GORSUCH HAUS

PLANNED DEVELOPMENT
DETAILED REVIEW APPLICATION

SUBMITTED TO THE CITY OF ASPEN BY
NORWAY ISLAND, LLC
MARCH 2, 2020

GORSUCH HAUS

PLANNED DEVELOPMENT
DETAILED REVIEW APPLICATION

SUBMITTED BY
NORWAY ISLAND, LLC
c/o Lowe Enterprises, Suite 240,
420 East Main Street
Aspen, CO 81611
970.544.6900 | jdefrancia@lowe-re.com
PO Box 12393
Aspen, Co 81612

CONSENTING LANDOWNER
ASPEN SKIING COMPANY
Dave Corbin, Vice President
P.O. Box 1248
Aspen, CO 81611
970.923.1220 | www.aspensnowmass.com

PREPARED BY
DESIGNWORKSHOP
120 East Main Street
Aspen, CO 81611

MARCH 2, 2020

GORSUCH HAUS PROJECT TEAM

PLANNER + LANDSCAPE ARCHITECTURE
Design Workshop, Inc
120 East Main Street, Suite 100
Aspen, CO 81611
970.925.8354 | www.designworkshop.com

ARCHITECTURE
4240 Architecture
3507 Ringsby Court, Suite 117
Denver, CO 80216
303.292.3388 | www.4240architecture.com

CIVIL ENGINEERING + SURVEYING
Sopris Engineering, LLC
502 Main Street, Suite A3
Carbondale, CO 81623
970.704.0311| www.sopriseng.com

FIRE PROTECTION CONSULTANT
Jensen & Hughes
4445 Northpark Drive, Suite 204,
Colorado Springs, CO 80907
719.257.2728 | jensenhughes.com

MUDFLOW ANALYSIS
Tetra Tech
130 Ski Hill Road, Suite 130
Breckenridge, CO 80424
970.453.6394 | www.tetratech.com

GEOTECHNICAL ASSESSMENT
HP Geotech
5020 County Road 154
Glenwood Springs, CO 81601
970.945.7988 | www.hpgeotech.com

PUBLIC COMMUNICATIONS
O Communications
P.O. Box 5128
Aspen, CO 81611
970.925.8480 | www.ocommunications.net

LEGAL REPRESENTATION
Holland & Hart, LLP
600 East Main Street, Suite 104
Aspen, CO 81611
970.925.3476 | www.hollandhart.com

HOTEL OPERATIONS
CoralTree Hospitality
5299 DTC BLVD #1260
Greenwood Village, CO 80111
303.799.3830 | www.coraltreehospitality.com

TABLE OF CONTENTS

I. INTRODUCTION

II. PROJECT REVISIONS

III. PROJECT REVIEW APPROVAL CONDITIONS

IV. REVIEW REQUIREMENTS

[This Application is subject to City of Aspen Code date March 27, 2016]

1. Planned Development Review *(Code Section 26.445.050)*
2. Commercial Design Review (*Code Section 26.412.050*)

APPENDIX

A. Supplemental Information

Exhibit 1. Pre-Application Summary
Exhibit 2. Title Insurance Commitment
Exhibit 3. Permission to Represent
Exhibit 4. Land Use Application Form
Exhibit 5. Dimensional Requirements Form
Exhibit 6. Application Fee Agreement
Exhibit 7. Homeowners Association Fee Compliance Form
Exhibit 8. List of adjacent Property Owners

B. Gorsuch Haus Plan Set

P001 Draft Gorsuch Haus Subdivision/PD Plan Set Cover Sheet
P002 Site Improvement Survey
P003 Proposed Illustrative Site Plan
P004.1 Existing and Proposed Development Overlay
P004.2 Proposed Development Enlargements
P004.3 Proposed Development Enlargements
P005 Existing Landscape Plan
P006 Proposed Landscape Plan
P007 Public Amenities Plan
P008 Illustrative Perspective
P009 Illustrative Perspective World Cup
P010 Illustrative Plan Viewing Arrival at South Aspen Street
P011 Illustrative Perspective from the South Aspen Street Approach
R100 Reference Plan - Level P1
R101 Reference Plan - Level 01
R102 Reference Plan - Level 02
R103 Reference Plan - Level 03
R104 Reference Plan - Level 04
R105 Reference Plan - Level 05
R106 Reference Plan - Level 06
R107 Reference Plan - Level 07
R108 Reference Plan - Level 08

R109 Reference Plan - Level 09
R110 Reference Plan – Roof
G031 Proposed Floor Area Calculations
G032 Proposed Floor Area Calculations
G033 Net Leasable Net Livable Calculations
G034 Height Plan – Proposed Grade
R200 Building Elevations
R201 Building Elevations
G050 Snow Shedding Roof Plan
G051 Dormer Plan
A801 Material Board
C.1.00 Cover & General Notes
C.1.01 Overall Site Plan
C.1.02 Snow Storage Plan
C.1.03 Emergency Fire Staging Exhibit
C.2.00 Cul-de-sac Plan, Profile and Grading
C.2.01 Cul-de-sac Sections
C.2.02 Cul-de-sac Sidewalk Plan & Profiles
C.2.03 Conceptual Perimeter Grading Plan
C.2.04 Mountain Road Plan, Profile & Grading
C.2.05 Mountain Road Sections
C.2.06 West Swale Plan, Profile & Sections
C.2.07 Mudflow Mitigation Plan
C.3.00 Master Conceptual Utility Plan
C.3.01 Ruthie's Sanitary Sewer Service Plan & Profile
C.3.02 Gorsuch Haus Sanitary Sewer Service Plan & Profile
C.3.03 16" Water Main Plan & Profile STA: 0+00-2+50
C.3.04 16" Water Main Plan & Profile STA: 2+50-END
C.3.05 6" Water Service Plan & Profile
C.4.00 Existing Off-Site Drainage Basin Plan
C.4.01 Post Development Drainage Basin Plan
C.4.02 Conceptual Master Drainage Plan
C.4.03 On-Site Conceptual Water Quality Treatment Plan
C.4.04 West Storm Pipe Profile
C.4.05 East Storm Pipe Profile
C.4.06 East Storm Pipe Profile
C.5.00 Site Details
C.5.01 Sanitary Sewer Details
C.5.02 City of Aspen Water Details
S.101 Gorsuch Haus PD/Subdivision Sheet 1
S.102 Gorsuch Haus PD/Subdivision Sheet 2
S.103 Gorsuch Haus PD/Subdivision Sheet 3
S.104 Gorsuch Haus PD/Subdivision Sheet 4
S.201 Street and Easement Vacation Plat Sheet 1

C. Detailed Review Submission Materials

Exhibit 1. City Council Ordinance No. 39 of 2016
Exhibit 2. Gorsuch Haus Project Ordinance 39, Series of 2016—Detailed Review Submission Cover Letter

Exhibit 3. Engineering Report [includes Mudflow Analysis]
Exhibit 4. Draft Subdivision / Planned Development Agreement
Exhibit 5. Draft Ski Operations Plan
Exhibit 6. Draft Revocable Encroachment License Hill Street ROW
Exhibit 7. Draft Utility Easement Summit Street ROW
Exhibit 8. Transportation Impact Analysis (TIA)
Exhibit 9. Construction Management Plan
Exhibit 10. Preliminary Construction Staging Plan Development Agreement
Exhibit 11. Development Review Committee: Sept. 26, 2018, Applicant Response
Exhibit 12. Colorado Passenger Safety Tramway Board Variance Request
Exhibit 13. Trip Generation and Impacts Memo
Exhibit 14. Slope Stability Memo

I. INTRODUCTION

A. APPLICATION DESCRIPTION

This Application requests Planned Development – Detailed Review approval for the Gorsuch Haus project sited at the base of Aspen Mountain adjacent to South Aspen Street. The site includes 4 parcels with three Parcel ID #'s 273513127001, 273513126001, 273513400028 located within the City of Aspen (see Pre-Application Conference Summary Appendix A. Exhibit 1). Final Commercial Design Review approval is also requested. The Application is submitted pursuant to Planned Development Section 26.445 and Commercial Design Review Section 26.412 of the City of Aspen Land Use Code (LUC) dated March 27, 2016 by the owner of the property, Norway Island LLC ("Applicant"), a Delaware limited liability company (see Title Insurance Commitment Appendix A. Exhibit 2). Permission for Design Workshop, Inc. to represent the Applicant is attached as Appendix A. Exhibit 3. The land use application form, dimensional requirements form, application fee agreement, homeowner association compliance form, and a list of property owners located within three hundred feet of the project site are attached as Appendix A. Exhibits 4-8.

To accommodate replacement of the Lift 1A ski lift and redevelopment of the western portal to Aspen Mountain, the Applicant proposes a mixed-use development of a ski lift corridor, ski run, complementary lodging and hospitality uses including food and beverage, affordable housing and limited multifamily residential. These improvements will provide critical infrastructure improvements and activate this part of town with community-oriented spaces and lodging resulting in a high level of public benefit.

A. The Proposed Project Illustrative Plan (Figure 1) identifies the major components of the Project including:
B. Lift corridor and realigned lift towers
C. New pedestrian walkways and street crosswalks connecting to the site
D. Gorsuch Haus Mixed Use Lodge including:
    - 81 hotel lodging rooms
    - 4 free-market multifamily units
    - One affordable housing unit
    - Undergrounded structured parking with 56 spaces
    - Outdoor restaurant/après ski deck with direct ski-in/ski-out access
    - Indoor restaurant and bar
    - Hotel amenity space
E. World cup race staging area
F. Relocated ski operations access road
G. Snowcat turnaround and ski return
H. Expanded South Aspen Street cul-de-sac and other infrastructure improvements that relate to the neighborhood
I. Ski facilities on Aspen Mountain.

Figure 1: Illustrative Site Plan

Gorsuch Haus

Aspen, Colorado

DESIGN WORKSHOP

This Application is organized into four sections. This introductory section, which provides a brief overview of the Application, is followed by Section II, which provides detail on the minor revisions to the project that have occurred since the public vote that secured the receipt of Planned Development – Project Review approval. Sections III and IV of this Application address the Project's compliance with the conditions of the Project Review approval and the Detailed Review criteria set forth in the 2016 LUC. All supporting documents related to this project, such as the improvement survey, site plan, landscape and tree mitigation plan, architectural floorplans and elevations, floor area calculations, architectural materials, engineering reports and plans, subdivision plat, and development Agreements are provided in the appendices to this Application.

This Application has been assembled with the intent to address all relevant provisions of the LUC and provide the information to enable a thorough evaluation of the proposed Project. If, however, questions warrant further information and/or clarification, the Applicant will provide such information over the course the Application's review.

B. REVIEW PROCESS

The Gorsuch Haus Project Review Application was originally submitted in March 2016. Successive amendments responded to comments from Planning and Zoning, City Council and the public. In 2017, the Gorsuch Haus Project Review was tabled by Council and the City of Aspen initiated a one-year process to determine the location of the replacement for Lift 1A with the greatest public benefit. This involved several stakeholders including the Lift One Lodge property, Aspen Skiing Company, Aspen Historical Society, City of Aspen Departments, and Gorsuch Haus.

Following the study of the potential of the lift to be relocated closer to town, the City's consultant SE Group, Inc. issued its Final Report on this option including three-dimensional studies, grading, lift profiles, and the width of corridors for lift and ski run return (Lift One Corridor Plan). SE Group presented these findings to the City in a May 15, 2018 Council Work Session. The lower lift terminal site at Dean Street was determined by City Council as the preferred location. This Detailed Review Application supports and fulfills the Lift One Corridor Plan.

The final Project Review Application reflecting the Dean Street Lift 1A replacement terminal location and the Gorsuch Haus portion of Lift One Corridor Plan improvements was submitted for Community Development review Sept. 4, 2019, with a letter of completeness issued on Sept. 26, 2019. Responses to the Development Review Committee are included in Appendix C. Exhibit 11. Following Council review, on January 7, 2019 the Project Review approval was referred to the voters pursuant to Resolution #2, Series of 2019. The Approved Plan Set was recorded Feb. 15, 2019. Ordinance 39 was approved through a public vote March 5, 2019. The Site Plan and information contained in this Detailed Review Application is consistent with the depiction in the Lift One Corridor and the Project Review Approval.

II. PROJECT REVISIONS

A. COMPLIANCE WITH PROJECT REVIEW

The proposed Project is consistent with the Project Review approval. As a result of the development of more detailed floor plans, elevations, the requirements of various building codes, site plan and landscaping refinements and further engineering analysis, minor updates to the property boundary, hotel architecture, dimensional requirements, site plan, landscaping, and civil engineering requirements have occurred.

Property Boundary and Setbacks

The draft Subdivision Plat maintains 2 lots (Appendix B. S.101-104). The Gross Lot Area of the Gorsuch Haus (Lot 1) Property remains at 44,545sf. This Property total defines the exchange of current private property and the vacation of Summit Street and the eastern one-half portion of South Aspen Street right of way. The lot configuration also grants 3,713sf of private property to City of Aspen Right-of Way. This planned right of way dedication is not included in the lot area of Lot 1. The remainder of the property from the 4 irregular shaped parcels that exist today is combined to create Lot 2, with an area of 238,189sf (5.468 acres). This lot will contain ski facilities, ski runs and includes access road, ski lift, and grading for the ski runs.

Minor adjustments to the Lot 1 property boundary and setbacks have occurred as a result of the addition of an emergency egress stairway on the western façade of the hotel, continuing upslope from the publicly accessible western skier stairway. The property boundary adjustments are upslope of the public stairway to facilitate stairs and landscape walls facilitating this emergency access. The Project Level approval included a dual shoring wall and retaining wall located within the setback and public right of way to accommodate the west public stairway. This wall location has remained consistent. The features in the setback were approved to accommodate IBC requirements mandating the stairway to be located at least 10ft from the face of the building. Where these walls and stairs are located in the setback the grade change is no greater than 30in, per 26.575.020.E.5.k. Modifications to the property boundary remain consistent with the rezoning approved in Ordinance 39 for the 44,545sf Parcel from the current designation of Conservation District (C) to Lodge District (L). See Lot 1 draft Gorsuch Haus PD / Subdivision Plat (Appendix B. S.101-104).

The Project is subject to 5 ft setbacks from the property line, per the dimensional standards. Due to the nature of the sloping site, ski run and lift, roadways and the existing conditions between the edge of the constructed building and the property boundaries, Section 7a in Ordinance 39 established no limitation on the grading changes for finished grade within the setback of any lot.

South Aspen Street Improvements

Changes to the terminus at South Aspen Street have resulted in minor design updates to the cul-de-sac, pedestrian access and the first level landscaping. These changes are in response to direct collaboration with Engineering and City of Aspen Engineering Standards in Title 21. These updates include:

- In compliance with City of Aspen Standards, the Project has eliminated stairs on the South Aspen Street sidewalk in favor of ramped access to the cul-de-sac. This modification includes a six-foot wide sidewalk.

- In compliance with City of Aspen Standards, the Project provides compliant access for public walkways, the Shadow Mountain driveway and other places affected by the cul-de-sac
- Insignificant shift of the cul-de-sac eastward to accommodate better pedestrian accessibility
- Inclusion of street trees and landscape features to provide a varied and enhanced street experience. These improvements include a street landscape feature between the pedestrian ramp and cul-de-sac, a cascade feature at the hotel arrival, and attractive landscaping within the cul-de-sac island.

Exchange of rights of way and the Creation of the New Public Street

Modifications to the terminus of South Aspen Street result in a requested vacation of 8,161sf of public right of way in lieu of 8,206sf described during Project Review. The Applicant proposes exchanging 3,713sf of private property to be dedicated to public right of way in lieu of 3,462sf described during Project Review. The request for vacation totaling for 8,161sf of public right of way and the Project dedication of 3,713sf of private lands makes the terminus of South Aspen Street a reality. The purpose that may have been served in the South Aspen Street right of way has been provided via permeant easements to the eastern side of the mountain including Ski Lift Easement, Ski Run Easement and surface water drainage easements. Utility provision will occur in the existing Hill Street Right of Way with additional easements to be granted for water, sanitary sewer and other surface utilities. Appendix B. S.201 provides further detail on the ROW exchange requested.

Mountain Access Road Realignment

The physical location of the ASC Mountain Operation Road and its grade have been adjusted to the benefit of Aspen Mountain. Further analysis of the road design indicated that a steeper road grade was operationally acceptable and therefore the length of road has been reduced and a challenging switchback has been eliminated. Grades shown are consistent with the existing road further up Aspen mountain.

Hotel Architecture and Dimensional Requirements

Minor changes are included in the revised plans and elevations contained in the Draft Gorsuch Haus Subdivision/PD Plan Set (Appendix B. P001). The project is consistent with the Project Approval – 40ft height requirement, setbacks, floor area, the number of units, and parking. The allowable floor area is not exceeded, nor are the floor areas defined in the Ordinance for Lodge or Commercial Use. Changes to the project's dimensions are limited to minor revisions to the hotel's various floor areas, average Lodge unit size, net leasable commercial configuration, Lodge net livable area, and an increase to the affordable housing net livable area.

Further detail architecture and engineering required for the preparation of the Detailed Review Application has brought about extensive studies related to architecture, interiors, mechanical, fire access, drainage and utilities. In some areas, this has led to efficiencies in the interior space layout. In addition, a slight overall increase to each unit resulted in an average unit size of 447.91sf from 431.94. The room configurations proposed maintain flexibility to accommodate party size, number of occupants and family stays. Singles, Kings, Queens/Doubles will be available in the Lodge rooms. As described at the Project Review, some rooms will have connecting doors to allow for flexible unit configurations. The hotel rooms are located along internal corridors to allow each room to face an exterior building wall and accommodate balconies on most rooms.

Table 1. Floor Area Comparison

	Project Review	Detailed Review	Proposed Floor Area
Lodge	42,077	40,014	1.41
Commercial	7,730	7,723	0.18
Affordable Housing	730	804	0.01
Free Market Residential	8,633	8,633	12%[1]
Non-Unit Space		8,003	
Total Floor Area	**64,023**	**61,975**	**2.19**
Total Number of Keys (Hotel Rooms)			**81**

The proposed floor areas comply with the dimensional standards approved in Ordinance 39. The Project design steps with the topography, therefore minor floor area adjustments driven by proportionate sub-grade area may continue through the development of construction documents. Additionally, perimeter grades have been adjusted to maintain the allowable heights and to respond to required exterior modifications for building code compliance like the addition of a western stairway required for fire access and walls enclosing lightwells. Modifications to the perimeter grades yielded a building with less percentage of exposed walls per level as the building moves upslope resulting in an overall reduction in floor area. Thus, the Applicant is requesting that the approved dimensions from the Project Approval pursuant to Ordinance 39 Series of 2016 remain the guiding parameter. Detailed floor area calculations for the proposed Project are provided in Appendix B. G031-G032.

Table 2. Floor Area Detail

TOTAL FLOOR AREA		Total Proposed Unit Space SF					
Floor Level	% of Exposed Wall	Affordable Housing	Lodge	Commercial	Residential	Non-Unit Space AH, L, C ,R	Total Above Grade Floor Area
Below Grade Parking	0.0%	0	0	0	0	0	-
Level 1 Arrival	27.0%	0	806	49	0	2,304	3,158
Level 2	41.6%	334	3,350	308	0	1,015	5,007
Level 3	67.3%	0	1,873	3,852	0	1,205	6,929
Level 4	69.5%	0	6,078	749	0	725	7,552
Level 5	72.5%	0	9,491	0	0	624	10,115
Level 6	75.5%	0	8,221	0	0	649	8,870
Level 7	85.2%	0	10,195	0	0	488	10,683
Level 8 Rooftop Deck	100.0%	0	0	0	5,441	1,027	6,468
Level 9	100.0%		0	0	3,192	0	3,192
Total Floor Area		**334**	**40,014**	**4,958**	**8,633**	**8,036**	**61,975**

Total Lot Area (slopes and rights-of-ways excluded)	28,301

PROPOSED FLOOR AREA RATIO	0.01	1.41	0.18	0.31		2.19

[1] This is noted as percentage of total Lodge units and affordable housing net livable area.

Height

The elevations included in Appendix B. R200-R201. show the building façades and the proposed massing of the Gorsuch Haus Mixed-Use Lodge. The elevations demonstrate how the building profile steps up with the slope, ranging from two to four stories. The height of the building, the finished and natural interpolated grade, define the height at the perimeter and the interior of the building. The Project complies with required maximum height limits established in Ordinance 39.

Site Plan, Landscaping and engineering

Site Plan modifications include:

- A cascade water feature has been added at the street level and in conjunction with the stairway leading from Level 1 to Level 2 terraces.
- An egress stairway has been accommodated on the western façade of the hotel connecting to the public stairway. Portions of this stairway encroach in the setback, which are permissible according to 26.575.020.E.5.k, which allows landscape walls and stairways in the setback provided they are 30in or less in height.

Landscaping has been modified to be consistent with the site plan. In December 2019, an updated survey of the existing trees was conducted in preparation for this Application. In comparison to the original survey, three additional spruce trees within the South Aspen Street right of way will be removed to accomplish City of Aspen drainage and mudflow requirements.

Public Amenity

Proposed public amenity provided at the Gorsuch Haus meets the minimum 25% requirement for the Lodge Zone District, a percentage based on the lot area. The Hotel's proposed Public Amenity space totals 11,136sf. The areas defined as public amenity have remained consistent with the areas described in the Project Review with minor refinement attributed to revisions to the site plan as well as dining terrace, world cup terrace and rooftop amenity.

Emergency Access and Fire Protection

Detailed building code review, City staff review, and detailed engineering review has been completed resulting in changes to the cul-de-sac and the addition of a western egress stairway. This stairway meets minimum dimensions and provides areas for emergency rescue assistance.

Transportation impact analysis

The updated TIA, as requested, is included. The project has been designed and planned to incorporate the following Multi Modal Level of Service and Transportation Demand Management strategies to mitigate 54.43 total trips and manage the maximum 52.7 peak hour trips that will be generated. Reference Appendix C. Exhibit 8. for the updated Transportation Impact Analysis.

B. PROJECT DATA

Dimensional Requirements

All dimensions, including density, mass and height were established in Ordinance 39 Series of 2016 (Appendix C. Exhibit 1). Pursuant to Code Section 26.710.330.D., Dimensional Requirements shall apply to all permitted and conditional uses as established by the adoption of a final Project plan pursuant to Code Section 26.445 which outlines the Planned Development (PD) process.

Table 3. Ordinance 39 Series of 2016 Approved Dimensional Standards

Approved Dimensional Standards		Gorsuch Haus
Minimum lot size		44,545sf
Minimum Net Lot Area per dwelling unit		N/A
Minimum Lot Width		+/- 60ft
Front yard setback (feet)		5ft
Side yard setbacks (feet)		5ft
Rear yard setback (feet)		5ft
Maximum height		40ft
Lodging Floor Area		42,077sq. ft.
Commercial Floor Area		7,730sq. ft.
Multi Family Floor Area		8,633sq. ft.
Affordable Housing Floor Area		1-1 bedroom unit. 730 sq. ft.
Maximum multifamily size cap		4 units. 1,500 sq. ft./per unit. Up to 2,000 sq. ft./per unit via use of TDR's
Minimum Off-Street Parking Spaces	Lodge	81 keys = 41 spaces
	Residential	4 units = 4 spaces
	Commercial	7,730 sq. ft. = 7.7 spaces
Public Amenity Space		Minimum of 11,136 sq. ft.

The Applicant is requesting that the approved dimensions from the Project Approval pursuant to Ordinance 39 Series of 2016 remain in full effect. Minor adjustments to reflect programming changes as the project moves from planning to building permit shall be permitted, but in no instance shall any dimensions exceed what is outlined in said Ordinance. Should the dimensions of the Final Building Permit issuance be lower than those outlined in the Ordinance 39, the Applicant shall have the right to add additional square footage to the project though an Insubstantial Amendment through the period of vesting. The governing Dimensional Standard in Section 1: General Approval, Section 7: Project Dimensions paragraphs A and B and Exhibit B Dimensional Standards complete approved standards.

III. PROJECT REVIEW AND APPROVAL CONDITIONS

Planned Development – Project Review approval for the Project of the Gorsuch Haus was granted subject to conditions referred to the voters pursuant to Resolution #2, Series of 2019 by City Council on Jan. 7, 2019 and ratified by an approving vote on March 5, 2019 pursuant to Ordinance No. 39, Series of 2016. The Ordinance's specific approval conditions and the compliance of the Detailed Review Application and the Development Agreement (hereafter referred to as the 'Agreement'), where necessary, are summarized below in the order and number they appear in the Ordinance.

SECTION 1: GENERAL APPROVALS

A. Land Use Approvals

In addition to Planned Development – Project Review approval, Ordinance No. 39 granted approval for Rezoning, Major Subdivision, Growth Management Quota System Reviews, Conceptual Commercial Design, Mountain View Plane, 8040 Greenline, Special Review for Lodge Density, Special Review for affordable housing unit net livable standards, and Vested Property Rights approval – allowing for the development of Lots 1 and 2.

SECTION 2: VESTED RIGHTS

This condition is addressed in Appendix C. Exhibit 4., Section 2.4 of the Agreement.

SECTION 3: SUBDIVISION AND REZONING

This condition is addressed in Appendix B. S.101 – 104.

SECTION 4: VACATION OF PUBLIC RIGHT OF WAY AND ACCCEPTANCE OF PUBLIC PROPERTY

This condition is addressed in Appendix C. Exhibit 4., Section 3.22 of the Agreement.

SECTION 5: LICENSES AND EASEMENTS

A. Ski Related Activity

This condition is addressed in Appendix C. Exhibit 4., Section 3.9a and Section 3.21a of the Agreement and the Ski Operations Plan Appendix C. Exhibit 4.

D. Construction Easements

This condition is addressed in Appendix C. Exhibit 4., Section 3.21b of the Agreement and the Construction Management Plan Appendix C. Exhibit 9.

SECTION 6: PLANNED DEVELOPMENT – PROJECT REVIEW

A. Approved Plan Set

Before March 5 2018, the Applicant submitted an 'Approved Plan Set.'

B. Detailed Review Submission

This Application meets this stipulated condition. The Detailed Review for the Gorsuch Haus is submitted on this day March 2, 2020 within the one-year window.

SECTION 7: PROJECT DIMENSIONS

A. Overall Height

The overall maximum height of the Lodge is maintained at or below 40'. In certain locations, rooftop elevators/elevator overruns exceed this height by a maximum of 10' as documented in Appendix B. R200-201 and G034. As approved in the Planned Development, the height measurement on the western elevation of the Lodge building is taken from the finished grade of the top of the retaining wall located adjacent and west of this stairway as documented in Appendix B. R201. The Lodge building does not exceed 40' in height from this approved measurement point. Lightwells along the east and west façade do not exceed 100sf and therefore do not count toward maximum permissible height. It is permissible for lightwells to walk out at the same level as adjacent rooms. Grading within the lot setback of greater than 30in is permitted on Lot 1 and Lot 2.

B. Lift Towers

The replacement lift towers on Lots 1 and 2 will exceed the height limits and setback requirements for the C and L zone districts. The extent of the height of the towers are subject to final engineering by ASC at the time of lift replacement.

SECTION 12: AFFORDABLE HOUSING

A. Gorsuch Haus Mitigation

The following calculations are based on the Land Use Code in effect at the time of Application, March 29, 2016. The included calculations are based on depictions of the uses sufficient for Detailed Review. Updated calculations will be conducted at final review and confirmed at building permit.

Table 4. Affordable Housing Mitigation Requirements

Lodging Take-offs[1]	
Regular Hotel Rooms	81
Total Number of Keys	81
Total Lodging Net Livable Area (sf)	36,554
Average Unit Size - Total Lodging Net Livable Area / Total Number of Keys (sf)	451.3

Required Mitigation Percentage - Interpolated Chart - Sec. 26.470.070.8.a.2 Lodge Development [2]			
Chart / Average Unit Size - Net Livable Area of Lodge Units	**Percent** (451.3-400)/100	**Mitigation % of Net Livable Area (Free Market)** ((30-20)*0.20+20)*100	**Mitigation % of Employee Generation (Lodge/Commercial)** ((40-20)*0.20+20)*100
500		30	40
451.3	0.51	25.13%	30.26%
400		20	20

Table 5. Affordable Housing Calculations

The Affordable Housing requirement with the Density Standard incentives applied are derived using 26.470.100(A)[3] and interpolated from the chart in Code Section: 26.470.070.8.a.2 based on the average unit size of 431.9.

Required Mitigation Percentage	
Free Market - Net Livable Area Percentage Requiring Mitigation	**0.00%**
Lodging/Commercial - Employee Generation Percentage Requiring Mitigation	**30.26%**

Lodge Land Use Category[4]	**Totals for Mitigation**		**Employee (FTEs) Generation Rate[5]** (Code Generation)	**FTE Employees Generated** (81 x 0.6)	**Percent of Employee Generation Required for Mitigation[1]**	**Requited Mitigation** (48.6 FTE x 26.39%)
	# of Keys	**Average Unit Size**				
Lodge / Owner Restricted Condominiums	81	451.3	0.6 Employees / Key[4]	48.60	30.26%	14.70
					Total Employee Generation Required (FTE)	**14.70**
					Total Square Footage Requirement[9] (at 400 sf per FTE)	**5,881.92**
Commercial Land Use Category[6]	**Net Leasable Square Feet (sf)[7]**		**Employees (FTEs) Generated for each 1,000 sf[8]** (Code Generation)	**FTE Employees Generated** a.(5,958/1000)*4.7 b.(642/1000)*3.5	**Percent of Employee Generation Required for Mitigation[1]**	**Requited Mitigation**
Total Commercial Net Leasable	7,723					
Total Commercial Net Leasable At Grade	4,958		4.7	23.30	30.26%	**7.05**
Total Commercial Net Leasable Subgrade [Level 1,2 & 3]	2,765		3.5	9.7	30.26%	2.93
					Total Employee Generation Required (FTE)	**9.98**
					Total Square Footage Requirement[9] (at 400 sf per FTE)	**3,991.46**
Free Market Multi-Family Residential	**Net Livable Square Feet (sf)[7]**				**Percent of Square Footage Required for Mitigation**	**Requited Mitigation** (8,000 x 30%)
Net Livable Area	8,000				0.00%	-
					Total Employee Generation Required (FTE)[3]	**0.00**
					Total Square Footage Requirement[9] (at 400 sf per FTE)	-
AFFORDABLE HOUSING REQUIREMENTS SUMMARY:						
					Total Employee Mitigation Required (FTEs) (Lodging FTE + Commercial FTE +,Free Market Net Livable Conversion to FTE)	**24.68**
					Total Square Footage Mitigation Requirement (sq. ft.)	**9,873.38**

Notes:

1. For lodging projects with flexible unit configurations, also known as "lock-off units," each separate "key" or rentable division shall constitute a unit.

2. With the density bonus established at 550 sf of gross lot area per lodging key through the dimensional standards for the Gorsuch Haus Planned Development within the Lodge zone district, the employee generation mitigation requirements are established utilizing the chart applicable to lodging development pursuant to the chart in Section 26.470.070.8.a.2 of the Land Use Code. The chart requires an interpolation of the percentage of mitigation required based on the average net livable area of the lodging units or 451.3 sf for the Gorsuch Haus development. When the average unit size falls between the square-footage categories (in this case between 400 sf and 500 sf) the required affordable housing is determined by interpolating the schedule illustrated in the chart for Section 26.470.070.8.a.2 (in this case between 20% and 30% for the Affordable Housing Net Livable Area required as a percent of free-market net livable area and between 20% and 40% for the percentage of employee generation requiring the provision of mitigation).

3. Per Code Section 26.470.100 (A) for lodge projects only: An efficiency or reduction in the number of employees required for the lodging component of the project may, at the discretion of the Commission as a City of Aspen Land Use Code Part 400 – GMQS Page 9 means of incentivizing a lodge project, be applied as a credit towards the mitigation requirement of the free-market residential component of the project. Any approved reduction shall require an audit to determine actual employee generation after two (2) complete years of operation of the lodge.

4. AH employee generation for Lodging is based off of the number of lodging units, other uses including administration, back of house, living room, front desk, ski concierge, ski locker, valet, storage, conference space, business center, etc. are classified as accessory uses and therefore they do not generate employees. The spa is also under the accessory use category as it is not anticipated to be open to the public and will serve only lodging and residential guests. Additionally, the unit space for lodging does not include circulation, mechanical, and other space that is not included in the calculations for net-livable or net leasable space.

5. Employee Generation Rate for the Lodge zone district pursuant to code section 26.470.100.A.1. Employee generation is 0.6 per lodging bedroom and 4.7 employees generated per 1000 sf of net leasable space

6. Commercial uses include Food and Beverage, Retail, Service and Recreation. The accessory lodging uses such as the spa area and conference facilities are not included in the mitigation for affordable housing as these are accessory lodging uses.

7. AH calculations for commercial and residential areas are based on the Net Leasable and Net Livable areas within a development as defined Per Code Section 26.575.020.I Measurement of Net Leasable Area and Net Livable Area.

8. Section 26.470.100.A states that per the Lodge or Commercial district zoning 4.7 employees are generated per 1,000 sf of net leasable space; however, for basement and upper floors the rates of employee generation shall be reduced by 25% (does not apply to lodge units) this equates to an employee generation rate of 3.525 employees per 1,000 sf of net leasable commercial space.

9. Per code section 26.470.100.A.4. Employee/square footage conversion. Whenever an affordable housing mitigation requirement is required to be converted between a number-of-employees requirement and a square-footage requirement, regardless of direction, the following conversion factor shall be used: 1 employee equals 400 square feet of net livable area.

B. Employee Generation Review

Project Review approved a reduction of FTEs for the Lodge Project pursuant to Section 26.470.050.C.6. This reduction requires an audit, two (2) years after issuance of Certificate of Occupancy, to evaluate actual employee generation. This condition is addressed in Section 3.2a of the Agreement (Appendix C. Exhibit 4).

SECTION 13: EMPLOYEE HOUSING UNIT

The project includes one (1), one-bedroom employee housing unit that has increased in size from 780sf to 804sf. This now provides 2.01FTE of required mitigation in place of 1.75 FTE described in Ordinance 39 Series of 2016. The Affordable Housing Conditions are addressed in Section 3.2c of the Agreement (Appendix C. Exhibit 4).

SECTION 14: ASPEN STREET IMPROVEMENTS

The cul-de-sac design proposed as part of the Detailed Review Application has been evaluated with input by the Engineering Department and Fire Department, refer to Appendix B. Exhibit C.2.00-.02.

Consistent with the terms and provisions of Ordinance No. 28, Series of 2011, the Applicant agrees to a reimbursement Agreement being developed to assist, on a proportionate basis, in the cost of the reconstruction of S. Aspen Street as depicted on the engineering drawings prepared by Schmueser Gordon Meyer Inc. and recorded as part of the final Project approvals for Lift One Lodge in Plat Book 102 at Pages 11-19 (the "South Aspen Street Improvement Plans"). This condition is addressed in Section 3.3 of the Agreement (Appendix C. Exhibit 4).

SECTION 15: PLANNED PROJECT – DETAILED REVIEW

In addition to the general documents required as part of a Planned Development – Detailed Review, the following items are included in the Planned Development – Detailed Review submission:

A. Outdoor Lighting Plan Section 4
B. Existing and Proposed Landscaping Plans Appendix B. P005-006
C. Draft Construction Management Plan Appendix C. Exhibit 9
D. Snow Storage and Shedding Plans: Plan Set Appendix B. C.1.02 and G050
E. An updated Transportation Impact Analysis: Appendix C. Exhibit 8
F. The final engineered design for the South Aspen Street improvements: Appendix B. Exhibit C.2.00-02.
G. Draft subdivision and vacation plat: Appendix B. S.101-104 and S.201
H. Draft Ski Operations Plan: Appendix C. Exhibit 5.
I. Draft Revocable Encroachment Agreement for improvements in the Hill Street right of way: Appendix C. Exhibit 6
J. Draft Utility Easement: Appendix B. Exhibit S.101-104, Appendix C. Exhibit 7

SECTION 16: SUBDIVISION/PD PLAT AND AGREEMENTS

A. Approved Plan Set

Recordation documents will comply with Section 26.490.040, Approval Documents Content and Form, and include the following:

1. Final Commercial Design Review/ Architectural Character Plan Appendix B. A801
2. Planned Development Project and Detail Review Plans. Appendix B.
3. Mud flow and Stormwater Mitigation Plans Appendix B. C.2.07
4. Public Amenity Plans. Appendix B. P007
5. Public Infrastructure Plan. Appendix B. C.1.00 – 5.02
6. Final Transportation Impact Analysis (TIA), including a monitoring plan. Appendix C. Exhibit 8
7. Subdivision Plat. Appendix B. S.101-104
8. Street, Alley and Easement Vacation Plat Appendix B. S.201

B. Project Agreements

1. A draft Development Agreement (Agreement) is included as Appendix C. Exhibit 4.
2. Draft Preliminary Construction Staging and Sequencing Plan Development Agreement as Appendix C. Exhibit 10.

SECTION 18: ENGINEERING DEPARTMENT

B. Drainage

A Grading and Drainage Plan is provided in the Appendix B. C.4.02 and addressed in Section 3.5a of the Agreement (Appendix C. Exhibit 4).

Detailed plans that include mudflow analysis, detailed utility plans, and address all comments provided as part of the Development Review Committee Sept. 26, 2018 (Appendix C. Exhibit 11) are provided in the Appendix B. C.1.00 – 5.02.

Additionally, the Engineering Report, which includes the Mudflow Analysis Report, Appendix C. Exhibit 3 can be found in and the Mudflow Mitigation Plan is included in Appendix B. 2.07. Comments received from the DRC are compiled in Appendix C. Exhibit 11.

C. Sidewalk/Curb/Gutter

The requirement that the Project comply with Title 21 of the Municipal Code and all sidewalk/curb/gutter standards published by the Engineering Department is addressed in Appendix B. 2.00-2.02 and Section 3.5b of the Agreement.

F. TIA

Revised commitments as part of the TIA Review are detailed in the revised TIA provided as Appendix C. Exhibit 8.

SECTION 19: FIRE MITIGATION

The codes adopted by the Aspen Fire Protection District shall be met and the design is compliant with the input of the Jensen Hughes, Fire Protection Consultants, Fire District staff and the City of Aspen Building Department, see Appendix B. C.103.

There is a pending application requesting variance from the Colorado Passenger Safety Tramway Board, see Appendix C. Exhibit 12.

SECTION 20: PARKS DEPARTMENT

A. Tree Removal

The requirement that tree removal permits be obtained before issuance of a building permit is addressed in Section 3.7a of the Agreement (Appendix C. Exhibit 4).

B. Tree Protection Plan

The required Tree Protection Plan is addressed in Section 3.7b of the Agreement, Appendix C. Exhibit 4, and the Plan is provided as Appendix B. P005-006. The Plan indicates location of protective zones for approval by the City Forester and prohibit excavation, storage of materials, storage of construction backfill, storage of equipment, and access over or through the zone by foot or vehicle.

C. Monarch Street Pedestrian Connection

The dedication of the proposed pedestrian and bicycle public access trail that provides access from Hill Street to the existing public access and skiers easement [the Monarch Street Connection] is addressed in Section 3.10c of the Agreement, Appendix C., Exhibit 4 and depicted in Appendix B. S101-104.

D. Lot 2 Public Access

The dedication of a proposed public access easement permitting access across Lot 2 is addressed in Section 3.7c of the Agreement, Appendix C. Exhibit 4, and depicted in Appendix B. S101-104.

E. Western Stairway Public Access

The dedication of a public access easement on the western stairway of the Lodge development is addressed in Section 3.7e of the Agreement, Appendix C. Exhibit 4, and depicted in Appendix B. S101-104.

SECTION 22: ENVIRONMENTAL HEALTH DEPARTMENT

B. Trash Enclosure

This lodge's trash/utility enclosure condition is addressed in Section 3.9b of the Agreement, Appendix C. Exhibit 4,. The location and size of the Lodge's trash/utility enclosure, delineation of clearance of the waste enclosure, and clarity on co-location of trash and recycling has been further refined from that which was reviewed at Project

Review. Responding to the Development Review Committee September 26Sept. 26, 2018, the area has been enlarged to 400ft. The type of doors to be installed at the Lodge's trash and delivery area are provided in Appendix B. A801.

SECTION 24: OUTDOOR LIGHTING AND SIGNAGE

All outdoor lighting and all signage will meet the requirement of the Aspen Municipal Code. The plan contains the following compliant elements:

- Lighting will highlight selected elements of the landscape and architecture in a subtle, tasteful, glare free manner.
- Placement will not allow direct view of any light sources from off-property.
- Full cutoff and glare control will be achieved with glare shields and/or louvers for all architectural light fixtures.
- Decorative fixtures will be of an appropriate wattage with glass, metal or other material that has a quality that obscures the direct view to any light source.
- These fixtures will be harmonious with the quality and style of the architecture.
- Temporary lighting will be used on the upper deck or restaurant patios for special events such as the World Cup or weddings.
- Seasonal holiday lighting will be incorporated into the landscape and architecture to liven up exterior spaces during the peak holidays and ski season.
- Exterior Stairs and balconies will be illuminated primarily with low-level dark-sky compliant step lights.
- Underwater lighting in combination with fully shielded, restrained monopoint lights will illuminate the cascade water feature.
- Monopoint lights and in-grade uplights are only specified where the landscape or building canopies keep the light from spilling into the night sky.
- Flags will be illuminated by a single light source from below.
- At the cul-de-sac that forms the arrival, custom pylon lights 16ft in height, mounted on a pole with an architectural base will be placed no closer than 2ft from the back of curb.
- All exterior lighting will be energy efficient LED lighting and will be a warm color of light (2,700k).
- All lighting will have the ability to be dimmed to allow light level adjustments.
- A whole-building lighting control system with an integral astronomical time-clock to automate night light.

SECTION 26: COLORADO PASSENGER TRAMWAY SAFETY BOARD REVIEW

The variance submission (pending) to the Colorado Passenger Safety Tramway Board is included as Appendix C. Exhibit 12.

SECTION 27: COST SHARING

F. Gorsuch Contribution

This condition is described in Section 3.13 in the Agreement (Appendix C. Exhibit 4).

SECTION 28: LOT 2 DEVELOPMENT RESTRICTION

A. Lot 2 Development Restrictions

This condition is described in Section 3.14 in the Agreement (Appendix C. Exhibit 4). See plat note Appendix B. Exhibit S.101-104.

SECTION 29: PUBLIC AMENITY SPACES

The requirements of this condition are addressed in Section 3.1e of the Agreement (Appendix C. Exhibit 4). As depicted on Appendix B. P007, the Lodge's commitment for public amenity area is maintained at a total of 11,316sf.

SECTION 30: SOUTH ASPEN STREET WINTER MAINTENANCE

The requirements of this condition are addressed in Section 3.15 of the Agreement.

SECTION 31: CONSTRUCTION SEQUENCING

The requirements of this condition are addressed in Section 3.16 of the Agreement, Appendix C. Exhibit 4, and included as Appendix C. Exhibit 10, Preliminary Construction Staging Plan Development Agreement.

IV. REVIEW REQUIREMENTS UPDATED PER AMENDED APPLICATION

The following City of Aspen Land Use Code requirements are addressed in this section of the Application:

1. Planned Development Project Review (26.445 / 26.445.050)
2. Commercial Design Review (46.412)

Within this Section, the required reviews for the Detailed Project Review are included pursuant to code Section 26.445.070. in this portion of the Application. These include Planned Development and Final Commercial Design. Previously, associated reviews were completed with the Project Level Review and included Growth Management, Rezoning, subdivision, 8040 Greenline, Mountain View Plane, Public amenity and off-street parking.

PLANNED DEVELOPMENT (26.445.070 DETAILED REVIEW STANDARDS)

The following are applicable review criteria, stated in bold type, with the applicant's response following.

A. Compliance with project Review. The proposed Project, including all dimensions and uses, is consistent with the Project Review approval and adequately addresses the conditions on the approval and direction received during the project review.

The Application is consistent with the Project Review approval in Ordinance 39, Series of 2016 (Appendix C. Exhibit 1) including all conditions and requirements stated therein. In order to accommodate necessary utility infrastructure, a retaining wall supporting the electrical transformer and switch gear has been added on the eastern side of the cul-de-sac and adjacent to the ski run. The Project adheres to the Dimensional Standards defined in Ordinance 39, of 2016. There are minor adjustments to the interior square footage that have occurred in the project as additional design and engineering has been completed. The listing of inconsequential adjustments to the non-unit space, circulation, and fire exiting are accounted for in Section II, which describe the variations that have occurred since the approval of the Project Level Approval.

B. Growth management. The proposed Project has received all required GMQS allotments or is concurrently seeking allotments.

The applicant has received all GMQS allocations.

C. Site Planning and landscape Architecture. The site plan is compatible with the context and visual character if the area. In meeting this standard, the following criteria shall be used:

1. The landscape plan exhibits a well-designed treatment of exterior spaces, preserves existing significant vegetation, and provides and ample quantity and variety of ornamental plant species suitable for the Aspen area climate. Vegetation removal, protection, and restoration plans shall be acceptable to the Director of Parks and Open Space.

The landscape plan includes planting that defines the public use areas of the project including the island in the cul-de-sac, the arrival and entry, the streetscape surrounding the cul-de-sac, the World Cup Terrace area, and the western public stairway from the mountain. The plants selected are hardy

for this climate and bring the mountain setting to the project. The landscape includes native and adapted plants. The areas that are graded or otherwise disturbed, including the ski runs, will be revegetated with native grasses and grass seed mix with wildflowers. The landscape plan includes vertical gardens accomplished through container planting. These are featured on the rails and balconies of the Lodge. The landscape will be supported by irrigation and will rely heavily on drip irrigation methods. The final irrigation plans will adhere to the City of Aspen's water conservation standards. The tree mitigation schedule and plan shown on Appendix B. P005 and the proposed landscape plan is included on Appendix B. P006

2. **Buildings and site grading provide simple, at-grade entrances and minimize extensive grade changes along building exteriors. The project meets or exceeds the requirements of the Americans with Disabilities Act and applicable requirements for emergency, maintenance and services vehicle access. Adequate snow storage is accommodated.**

   The Lodge main entry is located on the southern side of the cul-de-sac. This entry is generally flat and achieves an accessible grade from the curb line to the Lodge entry. The entry to the Lodge has a broad covered roof that protects pedestrians from near curb to the entry doors. Other portions of the walkways are also weather protected. An ADA route is provided from the new improvements at the main entry to the Lodge connecting to the sidewalk at South Aspen Street north of the site. The ADA route is compliant with the standards of ADA and the City. Two exterior access stairs to public amenities are provided; one to the World Cup Terrace and the other on the west side as a public walkway. Americans with Disabilities Act (ADA) requirements are accommodated within the building by elevator.

   Development of the final cul-de-sac design occurred with input from Engineering and the Fire Department. The Emergency Vehicle Staging Plan Appendix B. C.1.03. depicts the design consensus to meet applicable requirements for emergency, maintenance and service vehicle access.

   In addition to snowmelt, adequate snow storage is provided on-site (Appendix B. C.1.02).

3. **Energy efficiency or production features are integrated into the landscape in a manner that enhances the site.**

   Water conservation for landscape reduces energy use which indirectly contributes to the energy conservation of the project. The exterior roof top pool is 304sf of surface area which is a modest size for the project, minimizing the energy required for heating. Snow melted surfaces are used only where no other solution is possible to provide functionality and safety. Photo Voltaic panels are incorporated within the architecture, rather than placed on the lot. See the Architectural Roof Plan, Appendix B. R110.

4. **All site lighting is proposed so as to prevent direct glare or hazardous interference of any kind to adjoining streets and lands.**

   All exterior lighting shall comply with the City's Outdoor Lighting Standards. The fixtures provide street lighting at the front of the Lodge with both decorative fixtures and soffit downlighting.

The Final Outside Lighting Plan will include fixtures that meet the City Standards. Decorative lights located on the architecture façade feature of the architectural detail and area lights support pedestrian navigation. The main pedestrian routes will have downward directed wall and step lights. Each of the Lodge and residential units with outdoor decks will have downward directed lighting placed below waist height or lower just above floor height. The roof top amenity area will be generally low-level lighting with specific areas of task lighting at amenities like the barbeque use areas and service areas. Section III includes further detail on compliance with the Municipal Lighting Standards.

5. **Site drainage is accommodated for the proposed Project in compliance with Title 29 – Engineering Design Standards and shall not negatively impact surrounding properties.**

   The Engineering Report, prepared by Sopris Engineering, is consistent with Title 29. The Master Drainage Plan shows features including water quality vaults, bio swales, rain gardens areas, water quality finishing methods and the connections to utilize existing stormwater infrastructure. The drainage is accommodated on Lot 1 and 2 and there is a drainage swale that is in the City ROW. The full drainage information is located on Appendix B. C.4.00-06 and the Engineering report in Appendix C. Exhibit 3.

D. Design Standards and Architecture. The purposed architectural details emphasize quality construction and design characteristics. In meeting this standard, the following criteria shall be used:

1. **The project architecture provides for visual interest and incorporates present-day details and use of materials respectful of the community's past without attempting to mimic history.**

   The project is inspired by traditional alpine architecture. It is a handmade Lodge, with the traditions of European chalets to define the distinctive character. Craftsman details occur in the project and are expressed as touchable iron rails, lighting fixtures and a water cascade feature. Visual interest will be expressed in the architecture that steps with the slope of the land creating interest in a unique roofscape. Sloped roofs present chalet characteristics to the skier above the project and below toward the Town. The roofscape will be distinctive, with three major gables with large overhanging eaves sheltering balconies and protecting the areas below. Green roofs are included in the project on the flat roofs. The primary material is wood siding, heavy timber beams, posts and exposed roof rafters. The Lodge rooms and residential units have balconies enclosed with a generous wood rail. Stone veneer in a pattern of rectangular blocks and tightly fit joints clad portions of the exterior. Stone appears on the columns and the lower portions of the exterior walls. The area at the base of the Lift One Corridor contained the original Lodges derived from the "chalet style." These chalet styled buildings still exist within the Lift One Corridor neighborhood and provide the current reference to the place this architecture has in the history of Aspen.

2. **Exterior materials are of a high quality, durability, and comply with applicable design standards, including those outlines in Chapter 26.410, Residential Design Standards, Chapter 26.412, Commercial Design Standards and Chapter 26.415, Historic Preservation.**

   The stone base of the architecture is a durable material that will protect against snow and moisture. The large overhangs will protect siding and balconies. The quality of the architectural design will be

harmonious. Under the cover of the wide shallow pitched roof that frames the buildings, the composition of windows, shadow, materials and overhangs will be integrated. Elevations and materials are shown on Appendix B. A801.

3. **Building entrances are sited or designed to minimize icing and snow shedding effects**

   Snow retaining devices are located on the pitched roofs. These will maintain the snow on the roofs, minimizing the need for managing snow on the ground. All entries have a roof that sheds snow and protects the pedestrians with a gable roof ridge. Entries to public spaces have double doors that create vestibules to provide weather protected entries and help to avoid icing at the building entrances. The roof and eaves are highly insulated to contain the heat loss through the roof and minimize the melting of roof snow that would become ice. The snow retaining devices and covering roofs are shown on the architectural elevations, Appendix B. R110.

4. **Energy efficiency or production features are integrated into structures in a manner that enhances architecture.**

   The project is committed to reach a Silver LEED standard equivalence in the area of energy design. A notable feature is the inclusion of Sun Style solar shingles as a roof material. These tiles replace ordinary roofing with tiles that have the appearance of slate roof tile but are photo voltaic panels. This serves as a roof and the tiles produce active solar energy. Approximately 10% of the total building's energy needs will be provided by the Photo Voltaic characteristics of the roof. Other specific energy savings included in the project are a tight building envelope, insulated roof, and the use of renewal energy sources for the outdoor pool and snowmelt system included with the project. Refer to the elevations showing the location of the roof tiles on Appendix B. R110.

5. **All structure lighting is proposed so as to prevent direct glare or hazardous interference of any kind to adjoining streets or lands. All exterior lighting shall comply with the City's outdoor lighting standards.**

   Lighting at service entries and the entry to the underground parking has been shielded and is additionally located inside the structure to prevent light leakage. All lighting shall comply with the City's outdoor lighting standards. More detail on compliance of the Lighting is found in Section III and Section 3.12 of the Agreement, Appendix C. Exhibit 4.

E. Common Parks, Open Space, Recreation Areas and Facilities. If the proposed Project includes common parks, open space, recreation areas or common facilities, a proportionate, undivided interest is deeded in perpetuity to each lot or dwelling unit owner within the Planned Development. An adequate assurance through a Development Agreement for the permanent care and maintenance of open spaces, recreation areas, and shared facilities together with a prohibition against future development is required.

The Project contains some common areas and the responsibility for the maintenance and management of these areas will be the responsibility of the Residential and Commercial Association that will be formed. The intent of the Association documents will be to provide the management structure, cost sharing, and the responsibilities of each ownership party (Appendix C. Exhibit 4). The Subdivision and Planned Development Agreement provide assurances for the maintenance of common areas.

F. Pedestrian, bicycle & transit facilities. The Project improves pedestrian, bicycle and transit facilities. These facilities and improvements shall be prioritized over vehicular facilities and improvements. Any new vehicular access points minimize impacts on existing pedestrian, bicycle and transit facilities.

The Project includes components that improve pedestrian access including the addition of sidewalks, crosswalks, ADA routes, and connections to previous planned and approved sidewalks on South Aspen Street. A bicycle rack is included at the Lodge and private transit shuttle will provide guest transportation to the Lodge from town and the airport. The Project is a part of the Lift One Corridor plan which facilitates skiing to the bottom of Dean Street on the ski run located on Lot 2. The lift corridor access creates a new mountain portal via Ruby Park and will encourage the ridership of public transit. The TIA included as Appendix C. Exhibit 8 provides a listing of the improvement to the pedestrian and vehicular environments.

Any specific designs, mitigation techniques, and implementation timelines as required during Project Review comply with the applicable requirements of the Project Review and as otherwise required in the Land Use Code. These plans shall provide sufficient detail to determine if the design or mitigation concept complies with the intent of the requirements and to determine any required cost estimating for surety requirements, but do not need to be detailed construction documents.

City Council Ordinance 39 Series of 2016, Section 15 contains the detailed review requirements. These have been completed with this Application. The specific designs, mitigation techniques, and implementation timelines as required comply with the applicable requirements. Appendix B and C include the plans and related materials that provide sufficient detail to determine if the design or mitigation concept complies with the intent of the requirements. The plans are not detailed construction documents. The Preliminary Construction Staging Plan Development Agreement is included as Appendix C. Exhibit 10.

G. Engineering Design Standards. There has been accurate identification of engineering design and mitigation techniques necessary for development of the proposed subdivision to comply with the applicable requirements of Municipal Code Title 29 – Engineering Design Standards and the City of Aspen Urban Runoff Management Plan (URMP).

The Engineering Report in Appendix C. Exhibit 3 details compliance with the Engineering standards in Title 29 and the document is the guiding source of the engineering design. Due to conditions specific to the site and City objectives, several minor deviations from the standards resulted, each discussed with the Engineering Department. These include:

- Establishing a high point in the 16in water line at the fire hydrant resulting in a deeper line elsewhere;
- A 7ft clearance around the water line and the storm drain instead of 10ft, due to available space;
- Steep grading on the west side of the Lodge;
- A reduction in the Silvia cells size at the street trees due to space availability; and
- Typical setbacks on the side and rear yards of the lot for utility purpose are not being included in lieu of utility placement on other portions of the Project.

These deviations are included in the plan set and have been discussed as being appropriate for the project with the department.

H. Public Infrastructure and Facilities. The proposed Planned Project shall upgrade public infrastructure and facilities necessary to serve the project. Improvements shall be at the sole costs of the developer.

The conditions for the cost necessary to upgrade public infrastructure and facilities necessary to serve the Project are described in the Agreement, Appendix C. Exhibit 4. This Section describes the cost sharing for previous expenses that are part of the South Aspen Street Public Improvements Plan. Responsibility and cost sharing Agreements for other features of the Project documented in the Agreement, Appendix C. Exhibit 4.

I. Phasing of Project plan. If phasing of the Project plan is purposed, each phase shall be designed to function as a complete development and shall not be reliant on subsequent phases. Phasing shall insulate, to the extent practical occupants of initial phases from the construction of later phases. All necessary or proportionate improvements to public facilities, payment of impact fees and fess-in-lieu, construction of any facilities to be used jointly by residents of the Planned Project, construction of any required affordable housing, and any mitigation measures shall be completed concurrent or before the respective impacts associated with the phase.

The Construction Management Plan describes the phasing of the construction activities that will occur on-site, Appendix C. Exhibit 9. The Project will be constructed in a single phase when it is started and is planned to have a duration of approximately 24 months. The Preliminary Construction Staging Plan Development Agreement is defined in the Appendix C. Exhibit 10. The affordable housing mitigation will be completed at the time of project completion. Calculation of the affordable Housing requirements are determined in Section II.

COMMERCIAL DESIGN REVIEW (26.412)

Chapter 26.412 applies to all commercial, lodging and mixed-used development with a commercial component within the City requiring a building permit. The Review Criteria are highlighted in bold type and the applicant's response to the criteria follow.

26.412.015. ADOPTION OF COMMERCIAL DESIGN GUIDELINES

Pursuant to the powers and authority conferred by the Charter of the City, there is hereby adopted and incorporated herein by reference as if fully set forth those standards contained in the Commercial, Lodging and Historic District Design Objectives and Guidelines, as amended by ordinance from time to time by the City Council. At least one (1) copy of the aforementioned Guidelines shall be available for public inspection at the Community Development Department during regular business hours.

The Project complies with the Commercial, Lodging and Historic District Design Objectives and Guidelines in effect at the submission date of this original Application, March 26, 2016.

26.412.050. REVIEW CRITERIA

An Application for commercial design review may be approved, approved with conditions or denied based on conformance with the following criteria:

A. The proposed Project meets the requirements of Section 26.412.060, Commercial design standards, or any deviation from the standards provides a more appealing pattern of development considering the context in which the development is proposed and the purpose of the particular standard. Unique site constraints can justify a deviation from the standards. Compliance with Section 26.412.070, Suggested design elements, is not required but may be used to justify a deviation from the standards.

Responses to Sections 26.412.060-070 are outlined below.

B. For proposed development converting an existing structure to commercial use, the proposed Project meets the requirements of Section 26.412.060, Commercial design standards, to the greatest extent practical. Changes to the façade of the building may be required to comply with this Section.

This criterion is not applicable as the proposal is for a new structure.

C. The Application shall comply with the guidelines within the Commercial, Lodging and Historic District Design Objectives and Guidelines as determined by the appropriate Commission. The guidelines set forth design review criteria, standards and guidelines that are to be used in making determinations of appropriateness. The City shall determine when a proposal is in compliance with the criteria, standards and guidelines. Although these criteria, standards and guidelines are relatively comprehensive, there may be circumstances where alternative ways of meeting the intent of the policy objectives might be identified. In such a case, the City must determine that the intent of the guideline is still met, albeit through alternative means.

Compliance with the Commercial, Lodging and Historic District Design Objectives and Guidelines (in effect at the submission date of this original Application, March 26, 2016) for the Mountain Base Area is outlined below.

26.412.060. COMMERCIAL DESIGN STANDARDS

A. Public Amenity Space. Creative, well-designed public places and settings contribute to an attractive, exciting and vital downtown retail district and a pleasant pedestrian shopping and entertainment atmosphere. Public amenity can take the form of physical or operational improvements to public rights of way or private property within commercial areas.

On parcels required to provide public amenity, pursuant to Section 26.575.030, Public amenity, the following standards shall apply to the provision of such amenity. Acceptance of the method or combination of methods of providing the public amenity shall be at the option of the Planning and Zoning Commission or the Historic Preservation Commission, as applicable, according to the procedures herein and according to the following standards:

1. The dimensions of any proposed on-site public amenity sufficiently allow for a variety of uses and activities to occur, considering any expected tenant and future potential tenants and uses.

The public amenity spaces described above are designed for year-round use. The return skiing connection will serve the neighborhood in the winter and accommodate the new pathway system in the

summer. The plaza and après ski deck are designed to be welcoming, festive and attractive spaces for the general public, skiers, Lodge guests and residents. Additionally, the pathway extending to the east beyond the formalized public walkway leading to the plaza stairs, will allow pedestrian connection to the easement across the Mountain Queen Property, linking to Monarch Street. Without a formalized street grid in this area of the City, the extension and improvements of the pedestrian corridor will create a more walkable and connected neighborhood.

2. **The public amenity contributes to an active street vitality. To accomplish this characteristic, public seating, outdoor restaurant seating or similar active uses, shade trees, solar access, view orientation and simple at-grade relationships with adjacent rights of way are encouraged.**

   The plaza, as well as the stairway and the après deck and terraces, are oriented and designed around the ski area, with the public walkway serving as the visible and practical connection between the site's public areas from the South Aspen Street right of way. The pedestrian corridor will be an at-grade, visible amenity, drawing people in from South Aspen Street and leading them to the Lodge's outdoor use areas.

   The lift location has also been sited at the lowest possible point on the mountain and will be a new portal for skiers. The Lift One Corridor walkways, plaza and terraces will provide the type of public amenity found adjacent to the ski slope.

3. **The public amenity and the design and operating characteristics of adjacent structures, rights of way and uses contribute to an inviting pedestrian environment.**

   The relationship of the surrounding structures to the public amenity space is inclusive of public circulation patterns. Much of the new cul-de-sac zone is pedestrian use and makes connections to planned sidewalk improvements. The outdoor dining/après terrace is strategically located along Aspen Mountain to maximize views, serve as a unique venue for views, and to reinforce the finish of alpine skiing events. Outdoor dining is accessible for pedestrians entering the site from the north and skiers via ski-in ski-out access to the south. The service entry and garage are screened behind doors to minimize their impact on the pedestrian environment and designed to minimize their visual impact.

4. **The proposed amenity does not duplicate existing pedestrian space created by the malls, sidewalks or adjacent property, or such duplication does not detract from the pedestrian environment.**

   The proposed pedestrian amenities are scaled and designed for this specific mountain access portal. Appreciation for the intimate, relaxed setting of existing Lift 1A skier access will be maintained with this proposed Project. The proposed amenity seeks to complement and become an extension of the amenities provided on neighboring properties. For example, the improvements to the Gorsuch Haus Planned Development will allow for a pedestrian connection from Monarch to South Aspen Street and will provide a winter connection to the recreational easement and ski corridor traversing the Lift One Lodge property.

5. **Any variation to the design and operational standards for public amenity, Subsection 26.575.030.F., promotes the purpose of the public amenity requirements.**

Section 26.575.030.F Design and Operational Standards for Public Amenity are described in the responses to the Agreement, Appendix C. Exhibit 4.

B. Utility, delivery and trash service provision. When the necessary logistical elements of a commercial building are well designed, the building can better contribute to the overall success of the district. Poor logistics of one (1) building can detract from the quality of surrounding properties. Efficient delivery and trash areas are important to the function of alleyways. The following standards shall apply:

Commercial Design Standards Section 26.412.060.B. are satisfied as described in the responses to the Code section below:

1. **A trash and recycle service area shall be accommodated on all projects and shall meet the minimum size and location standards established by Title 12, Solid Waste, of the Municipal Code, unless otherwise established according to said Chapter.**

   Code sections 12.10.030.a/b. require 20 linear feet adjacent to the alleyway and 20ft in-depth, with 10ft of vertical clearance to be reserved for trash and recycling facilities. Due to lack of any alley at or adjacent to the site, Special Review pursuant to Section 12.10.080 from the Environmental Health Department is concurrently applied for pursuant to Code Section 12.10.030.C.

   Section 12.10.080 - Special Review states that The City of Aspen Environmental Health Department may reduce the required dimensions of the trash and recycling area or may approve a trash and recycling area with a different configuration by Special Review and in accordance with the standards set forth below in Subsection 12.10.080.C

   The trash and recycling service area meets the minimum size and location standards of 400sf. The trash and recycling area, which is anticipated to serve the project, will be grouped together in the service location. This area will be accessed from the South Aspen Street turnaround directly adjacent to the service entry. Trash and recycling shall be stored within the service bay in rolling containers. The project contains an internal system of service corridors that connect to the service and trash dock area.

2. **A utility area shall be accommodated on all projects and shall meet the minimum standards established by Title 25, Utilities, of the Municipal Code, the City's Electric Distribution Standards, and the National Electric Code, unless otherwise established according to said Codes.**

   The project will meet the specified codes. The utility plan is included in the Plan set as Appendix B. C.300. and the Appendix B. S.101 – 104.

3. **All utility, trash and recycle service areas shall be co-located and combined to the greatest extent practical.**

   The proposed trash areas are co-located internal to the building, meeting this requirement.

4. **If the property adjoins an alleyway, the utility, trash and recycle service areas shall be along and accessed from the alleyway, unless otherwise approved through Title 12, Solid Waste, of the Municipal Code, or through Chapter 26.430, Special Review.**

No alleyway is present; Special Review is requested by Environmental Health for the trash and recycling area proposed in the service dock.

5. **All utility, trash and recycle service areas shall be fenced so as not to be visible from the street, unless they are entirely located on an alleyway or otherwise approved though Title 12, Solid Waste, of the Municipal Code, or through Chapter 26.430, Special Review. All fences shall be six (6) feet high from grade, shall be of sound construction, and shall be no less than 90 percent (90%) opaque, unless otherwise varied through Chapter 26.430, Special Review.**

   The utility, trash and recycle service area is proposed to be located within the Lodge building. An external garage door will screen the service area.

6. **Whenever utility, trash, and recycle service areas are required to be provided abutting an alley, other portions of a building may extend to the rear property line if otherwise allowed by this Title, provided that the utility, trash and recycle area is located at grade and accessible to the alley.**

   No alley is present; therefore, this requirement is not applicable

7. **All utility service pedestals shall be located on private property. Easements shall allow for service provider access. Encroachments into the alleyway shall be minimized to the extent practical and should only be necessary when existing site conditions, such as an historic resource, dictate such encroachment. All encroachments shall be properly licensed.**

   Utility pedestals are located on private property and there are easements granted for access to the service provider. See Appendix B. C.300. and the Appendix B. S.101 – 104.

8. **All commercial and lodging buildings shall provide a delivery area. The delivery area shall be located along the alley if an alley adjoins the property. The delivery area shall be accessible to all tenant spaces of the building in a manner that meets the requirements of the International Building Code Chapters 10 and 11 as adopted and amended by the City of Aspen. All non-ground floor commercial spaces shall have access to an elevator or dumbwaiter for delivery access. Alleyways (vehicular rights of way) may not be utilized as pathways (pedestrian rights of way) to meet the requirements of the International Building Code. Any truck loading facility shall be an integral component of the building. Shared facilities are highly encouraged.**

   The commercial and lodging building delivery area is located at-grade and is accessible, meeting the International Building Code as adopted and amended by the City of Aspen. Non-ground level commercial uses are served by interior service areas and service elevator.

9. **All commercial tenant spaces located on the ground floor in excess of 1,500sf shall contain a vestibule (double set of doors) developed internal to the structure to meet the requirements of the International Energy Conservation Code as adopted and amended by the City of Aspen, or an air curtain.**

   This requirement has been met with the use of an air lock at the main entry and at the restaurant space on level three. There are no other tenant spaces.

10. **Mechanical exhaust, including parking garage ventilation, shall be vented through the roof. The exhaust equipment shall be located as far away from the street as practical.**

    Ventilation of the parking garage will occur on the east side of the loading and service area. This exhaust will occur on a wall mounted vent and is not located near the public sidewalks and street.

11. **Mechanical ventilation equipment and ducting shall be accommodated internally within the building and/or located on the roof, minimized to the extent practical and recessed behind a parapet wall or other screening device such that it shall not be visible from a public right of way at a pedestrian level. New buildings shall reserve adequate space for future ventilation and ducting needs.**

    Mechanical ventilation equipment is located on eastern side of the delivery and services area to ventilate the parking garage as a wall mounted vent. This does not face the street and is located as a metal screen. The chiller equipment is located on the west side at level three, behind a wood clad wall that screens the equipment. It also has a screening roof structure that will screen from Lodge rooms on that side of the building. The restaurant exhaust fan is located on the roof in an equipment enclosure. This is screened as part of the enclosure for the elevator override. All ducting is internal to the building. See Appendix B. R100-110.

12. **The trash and recycling service area requirements may be varied pursuant to Title 12, *Solid Waste*, of the Municipal Code. All other requirements of this subsection may be varied by special review (see Chapter 26.430.040.E, *Utility and delivery service area provisions*).**

    Special Review is required with this Application.

26.412.070. SUGGESTED DESIGN ELEMENTS.

The suggested design elements in Section 26.412.070 (Signage, Display Windows and Lighting), along with the proposed Project's compliance are summarized as follows:

The following guidelines are building practices suggested by the City but are not mandatory. In many circumstances, compliance with these practices may not produce the most desired development, and project designers should use their best judgment.

A. **Signage. Signage should be integrated with the building to the extent possible. Integrated signage areas already meeting the City's requirements for size, etc., may minimize new tenant signage compliance issues. Common tenant listing areas also serves a public way-finding function, especially for office uses. Signs should not block design details of the building on which they are placed. Compliance with the City's sign code is mandatory**

    The project will comply City signage requirements, which will be addressed in the Final Commercial Design Review submission. Signage and wayfinding are visualized to be appropriate scale for the need, be attached to the building structure and will be sized for pedestrian use.

B. Display windows. Display windows provide pedestrian interest and can contribute to the success of the retail space. Providing windows that reveal inside activity of the store can provide this pedestrian interest.

No display windows are proposed however a permeable façade will be provided at the restaurant level to provide visual interest and expose use to the outside and public corridors. Actual retail use is a small amount of commercial use.

C. Lighting. Well-lit (meaning quality, not quantity) display windows along the first floor create pedestrian interest after business hours. Dynamic lighting methods designed to catch attention can cheapen the quality of the downtown retail environment. Illuminating certain important building elements can provide an interesting effect. Significant light trespass should be avoided. Illuminating the entire building should be avoided. Compliance with the City's Outdoor lighting code, Section 26.575.150 of this Title, is mandatory.

The project will comply with lighting requirements.

COMMERCIAL, LODGING AND HISTORIC DISTRICT DESIGN OBJECTIVES

The Project site is located in the Mountain Base (MB) Character Area, as identified in the City of Aspen Commercial, Lodging and Historic District Design Objectives and Guidelines. The applicable design guidelines (Street & Alley System, Parking, Topography, Public Amenity Space, Building Placement, Building Height, Mass & Scale) addressed at the Conceptual Commercial Design Review stage are outlined below, along with the Project's approach to these guidelines.

The Mountain Base Character Area consists of the majority of the extensively developed Lodge Zone District, and is isolated between the commercial center and the base of the mountain. It is roughly bounded by Dean Street to the south. It is the concentrated focus of Lodge development for the ski resort economy.

The steeply rising terrain and its edge-of-city location produced a street network which departs from the grid. Although elements of the street pattern are initially evident, this is replaced first by an extended rectilinear form, and then by a more 'organic', curvilinear pattern. Block sizes also increase before the pattern is no longer evident approaching the base of the mountain. The drama of the terrain and a more natural open landscape introduce both constraint and opportunity in the form and design of future development. The Mountain Base Area includes the greatest concentration of the most intensively developed sites within the city, with some buildings rising to four stories.

The steep topography creates the opportunity for visual presence but, concomitantly, increases the challenge of reducing the apparent scale of a building. Building scale is much greater than elsewhere, but is also extremely varied, with smaller and often older development within close proximity to more recent and much more extensive hotel buildings. The relationship between building and street is adversely affected where the Lodge is excavated into the slope and set back and below the adjacent street level. Building materials cover a wide spectrum, from brickwork and natural stonework through other masonry to increasing use of woodwork.

The district character, street pattern and building character as described in the Design Objectives and Guidelines section appropriately describe the proposed Project context.

Design Objectives

1. **Provide a pedestrian-friendly street edge. Detached sidewalks with street landscaping are characteristic and should be encouraged. Where the Project abuts a street it should address the street, provide architectural interest and convey a human scale. The intent is to provide compatible transitions to the natural edges of these areas while creating pedestrian-friendly walkways along the more urban streets.**

   The entrance to the mixed-use Lodge is located at the southern end of the South Aspen Street cul-de-sac and will be framed by an attractive, human scale canopy area and framed by 2 and 3-story building elements. Sidewalk connections will be provided along the edge of a 5 ft buffer encircling the cul-de-sac, providing a sidewalk and pedestrian-friendly access from neighboring properties.

2. **Provide a sense of human scale. New development should establish a close relationship with the street frontage. Buildings should be articulated to reduce the apparent scale of larger development. This should be the case for all street façades and also for the buildings profile as viewed against the mountain side.**

   Articulation and stepping of the building structure provide a human scale and avoids the feeling of a monolithic building. Architectural layering with components such as window boxes, building articulation, shadow patterns, material selection and placement create a human scale to the building.

3. **Encourage pedestrian serving uses at the street level. Cafes, bars and other pedestrian and public serving uses should be located at the street level to help encourage pedestrian activity and animate the area.**

   The food and beverage offerings of the Project are not located along a public street. Instead, outdoor dining is accessible through convenient at-grade connections to the ski run. It is the opinion of the Applicant that the ski run is just as important an area to encourage pedestrian connectivity as the South Aspen Street terminus. The public spaces are designed to encourage pedestrian activity and animate the area. Seasonally appropriate food/coffee carts have the potential to supplement the public spaces at South Aspen Street for skiers accessing the ski run from the cul-de-sac.

4. **Reflect the natural topography. This area is one where topography and a more natural setting increasingly influence the form and location of the Project. It is important that new development step in height in accordance with the natural topography. Within this area a building should also respect natural contours and scenic vistas.**

   The proposed structure steps in height in accordance with the natural topography to provide compatibility with the surrounding mountain. Generous window openings provide the public with scenic vistas.

5. **Provide an interconnected pedestrian circulation system. New development should make provision for access through and between sites. This ensures an adequate balance between public and private realm as to avoid excessive privatization. Additional public access to mountain side and public trails should be provided. Visual access through and between sites is a priority to maintain direct visual and physical connection with the setting.**

Improving existing public access to the mountain is a primary goal of this Project. The proposed South Aspen Street terminus, sidewalks, and improved ski access seek to enhance mountain access for the public. Connections to neighboring pedestrian ways and direct pedestrian access is provided to the winter sports venue higher on Aspen Mountain. A visual connection to the mountain is also an important attribute of the architectural design.

6. **Maintain views to the mountain and other natural features. The area will continue to experience pressure for increased and enhanced hotel and lodging accommodation space and facilities. As this occurs, views through properties should be provided.**

   The view corridors from both Willoughby Park and up from South Aspen Street will be preserved with the building's placement. Additionally, as demonstrated in the Section 5 of this Chapter, the City's protected view planes will not be impacted by the proposed Project.

Conceptual Review Design Guidelines

A. Street & Alley Systems

4.1 Provide pedestrian ways through a property that will connect to public sidewalks and trails.

Pedestrian circulation is provided via the pedestrian walkway, lift plaza and proposed sidewalks on the eastern edge of the proposed South Aspen Street cul-de-sac. These pathways link to ski trails and the street network, connecting to the skier and pedestrian access easement which connects to Monarch Street and the pathways originating in Willoughby Park.

B. Parking

4.2 Minimize the visual impacts of parking.

4.3 Structured parking access shall not have a negative impact on the character of the street.

All parking is placed within a structure so that the visual impact of parking is minimized, and the site is most efficiently utilized, with a focus on pedestrians and human scale. The parking structure entrance is offset from the terminus of South Aspen Street and the structure is integrated into the overall Project.

C. Topography

4.4 A building on a sloping site should be designed to reduce the perceived mass and scale and reflect the natural slope of the site.

4.5 Design a building to integrate with the natural landscape.

The building façade at the site entrance steps in relation to the steep slopes of the site. The building height steps with the topography. The roof form is segmented to create the appearance of distinct building components. A range of materials and details are utilized on the façade to express this modulation. The south side of the building is integrated into the ski mountain base, and favorable views of Aspen Mountain are captured. The natural setting is also addressed with the use of compatible materials such as stone, wood, and appropriate choices in landscape materials. Additionally, public access through and adjacent to the site seeks to connect people with this natural landscape.

D. Public Amenity Space

4.6 Locate Public Amenity Space such that it is conveniently accessible.

4.7 Locate Public Amenity Space such that it is visible from the public way and takes advantage of solar potential for outdoor activities related to hotels.

4.8 Provide pedestrian ways that accommodate convenient access.

4.9 Provide Public Amenity Space which accommodates outdoor dining space adjacent or close to and directly visible from the public way.

See Section 2: Public Amenity Space.

E. Building Placement

4.10 Use setbacks to reduce building scale, enhance public access and accommodate landscaping where appropriate.

4.11 Orient a primary entrance to face the street or an area of open space adjacent to the street.

The Lodge's primary entry is facing South Aspen Street. There will also be an entrance provided off the skier plaza into the lounge area of the Lodge. The primary entrance for the restaurant will be provided facing the ski area.

F. Building Height, Mass & Scale

4.12 A new building or addition should reflect the range and variation in building height of the Mountain Base Area.

4.13 Incorporate varied heights of building components in a development.

4.14 Provide variation in building height and roof profile

The natural setting and mountain topography dictate the building heights and location of the building's massing. Wall planes and building components vary in setback and orientation. Multiple roof profiles include gabled roof forms and stepped green roofs. The face of the building's alignment changes position, adapting to topography and use which has the effect of scaling the main buildings mass to a minimum possible size.

GORSUCH HAUS
LODGE AND LIFT ONE CORRIDOR

South Aspen Street
ASPEN, COLORADO

GORSUCH HAUS SUBDIVISION/ DETAIL REVIEW PLAN SET COVER SHEET

Issue Date: March 2, 2020
Updated: September 21, 2020

VICINITY MAP

N
NTS

PROJECT DESCRIPTION

Project is located in downtown Aspen,Colorado. Together with the Lift One Corridor, the Gorsuch Haus and infrastructure, skiing, and public amenity improvements comprise significant development at the western portal to Aspen Mountain.

SHEET INDEX

Sheet No.	Sheet Title	3-2-2020 DRAFT REVIEW PLAN SET	9-21-2020 UPDATES DRAFT REVIEW PLAN SET	
Detail Application Drawings:				
P001	Draft Gorsuch Haus Subdivision/Detail Review Plan Set Cover Sheet	●	●	
P002	Site Improvement Survey	●	●	
P003	Proposed Illustrative Site Plan	●	●	
P004.1	Existing and Proposed Development Overlay	●	●	
P004.2	Proposed Development Enlargements	●	●	
P004.3	Proposed Development Enlargements	●	●	
P005	Existing Landscape Plan	●	●	
P006	Proposed Landscape Plan	●	●	
P007	Public Amenities Plan	●		
P008	Illustrative Perspective	●	●	
P009	Illustrative Perspective World Cup	●		
P010	Illustrative Plan arrival at South Aspen St.	●	●	
P011	Illustrative Perspective South Apsen St. Approach	●	●	
R100	Reference Plan - Level P1	●	●	
R101	Reference Plan - Level 01	●	●	
R102	Reference Plan - Level 02	●	●	
R103	Reference Plan - Level 03	●	●	
R104	Reference Plan - Level 04	●	●	
R105	Reference Plan - Level 05	●	●	
R106	Reference Plan - Level 06	●	●	
R107	Reference Plan - Level 07	●	●	
R108	Reference Plan - Level 08	●	●	
R109	Reference Plan - Level 09	●	●	
R110	Reference Plan - Roof	●	●	
G021	Code Summary		●	
G022	Code Summary		●	
G023	Code Summary		●	
G024	Code Summary		●	
G025	Code Summary		●	
G026	Code Summary		●	
G031	Proposed Floor Area Calculations	●	●	
G032	Proposed Floor Area Calculations	●	●	
G033	Proposed Floor Area Calculations	●	●	
G034	Height Plan - Proposed Grade	●	●	
G090	Code Analysis - Fire Separation Distance		●	
G091	Code Analysis - Fire Separation Distance		●	
G100	Code Analysis - Occupancy and Fire Rated Walls		●	
G101	Code Analysis - Occupancy and Fire Rated Walls		●	
G102	Code Analysis - Occupancy and Fire Rated Walls		●	
G103	Code Analysis - Occupancy and Fire Rated Walls		●	
G104	Code Analysis - Occupancy and Fire Rated Walls		●	
G105	Code Analysis - Occupancy and Fire Rated Walls		●	
G106	Code Analysis - Occupancy and Fire Rated Walls		●	
G107	Code Analysis - Occupancy and Fire Rated Walls		●	
G108	Code Analysis - Occupancy and Fire Rated Walls		●	
G109	Code Analysis - Occupancy and Fire Rated Walls		●	
G110	Exterior Stair Protection		●	
G200	Code Analysis - Egress and Travel Distance		●	
G201	Code Analysis - Egress and Travel Distance		●	
G202	Code Analysis - Egress and Travel Distance		●	
G203	Code Analysis - Egress and Travel Distance		●	
G204	Code Analysis - Egress and Travel Distance		●	
G205	Code Analysis - Egress and Travel Distance		●	
G206	Code Analysis - Egress and Travel Distance		●	
G207	Code Analysis - Egress and Travel Distance		●	
G208	Code Analysis - Egress and Travel Distance		●	
G209	Code Analysis - Egress and Travel Distance		●	
D200	Building Elevations	●	●	
D201	Building Elevations	●	●	
D202	Building Elevations Conceptual Approval vs. Detailed Review		●	
D306	Height Study - Section 1		●	
D307	Height Study - Section 2		●	
D308	Height Study - Section 3		●	
D309	Height Study - Section 4		●	
D310	Height Study - Section 5		●	
D311	Height Study - Section 6		●	
D312	Section 1 and 2		●	
D312	Section 3 and 4		●	
G050	Snow Shedding Roof Plan	●	●	
G051	Dormer. Plan	●	●	
A801	Material Board	●	●	
C.1.00	Cover & General Notes	●	●	
C.1.01	Overall Site Plan	●	●	
C.1.02	Snow Storage Plan	●		
C.1.03	Emergency Fire Staging Plan	●	●	
C.2.00	Cul-de-sac Plan, Profile and Grading	●		
C.2.01	Cul-de-sac Sections	●		
C.2.02	Cul-de-sac Sidewalk Plan & Profiles	●		
C.2.03	Conceptual Perimeter Grading Plan	●	●	
C.2.04	Mountain Road Plan, Profile & Grading	●		
C.2.05	Mountain Road Sections	●		
C.2.06	West Swale Plan, Profile & Sections	●	●	

		3-2-2020 DRAFT REVIEW PLAN SET	9-21-2020 UPDATES DRAFT REVIEW PLAN SET	
Detail Application Drawings:				
C.2.07	Mudflow Mitigation Plan	●		
C.3.00	Master Conceptual Utility Plan	●		
C.3.01	Ruthie's Sanitary Sewer Service Plan & Profile	●		
C.3.02	Gorsuch Haus Sanitary Sewer Service Plan & Profile	●		
C.3.03	16" Water Main Plan & Profile STA: 0+00+2+50	●		
C.3.04	16" Water Main Plan & Profile STA: 2+50+END	●		
C.3.05	6" Water Service Plan & Profile	●		
C.4.00	Existing Offsite Drainage Basin Plan	●		
C.4.01	Post Development Drainage Basin Plan	●		
C.4.02	Conceptual Master Drainage Plan	●		
C.4.03	Onsite Conceptual Water Quality Treatment Plan	●		
C.4.04	West Storm Pipe Profile	●		
C.4.05	East Storm Pipe Profile	●		
C.4.06	East Storm Pipe Profile	●		
C.5.00	Site Details	●		
C.5.01	Sanitary Sewer Details (Typ.)	●		
C.5.02	City of Aspen Water Details	●		
S.101	Gorsuch Haus PD/ Subdivision	●	●	
S.102	Gorsuch Haus PD/ Subdivision	●	●	
S.103	Gorsuch Haus PD/ Subdivision	●	●	
S.104	Gorsuch Haus PD/ Subdivision	●	●	
S.105	Gorsuch Haus PD/ Subdivision		●	
S.201	Street and Easement Vacation Plat	●	●	

PROJECT MANAGER:
NORWAY ISLAND LLC.
CONTACT: Jean Coulter
Tel: (303) 882-0702

ARCHITECT:
4240
CONTACT: Christian Barlock
3507 Ringsby Court Suite 117
Denver, CO 80216
Tel: (303) 292-3388

LANDSCAPE ARCHITECT:
DESIGNWORKSHOP
CONTACT: Richard Shaw
120 East Main Street
Aspen, Colorado 81611
Tel: (970) 925-8354

CIVIL ENGINEER:
SOPRIS ENGINEERING
CONTACT: Jesse Swan
Main Street
Carbondale, CO 81623
Tel: (970) 7040311

MEP. ENGINEER:
BG BUILDING WORKS
CONTACT:
222 Chapel Place, Unit AC-201
P.O. Box 9650, Avon, CO
81620
Tel: (970) 949-6108

LIGHTING DESIGNER:
186 LIGHTING DESIGN GROUP
CONTACT: Greg Mackell
1200 Bannock St,
Denver, CO 80204
Tel: (303) 534-5350

DW PROJECT NUMBER 4735

IMPROVEMENT SURVEY PLAT OF:

ASPEN SKIING COMPANY PROPERTY

A PARCEL OF LAND SITUATED IN THE $NE\frac{1}{4}NE\frac{1}{4}$ AND $SE\frac{1}{4}NE\frac{1}{4}$ OF SECTION 13
TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6th P.M.
CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO

SHEET 3 OF 4

SUBJECT PROPERTY EXISTING CONDITIONS

EXISTING TIE RETAINING WALL
EXISTING ROCK RETAINING WALL
EXISTING CHAIN LINK FENCE
EXISTING WOOD FENCE
EXISTING WIRE FENCE
EXISTING BOULDER
EXISTING DECIDUOUS TREE - CALIPER"XDRIP DIAMETER'
EXISTING CONIFER TREE - CALIPER"XDRIP DIAMETER'
EXISTING BUSH
EXISTING EDGE OF VEGETATION

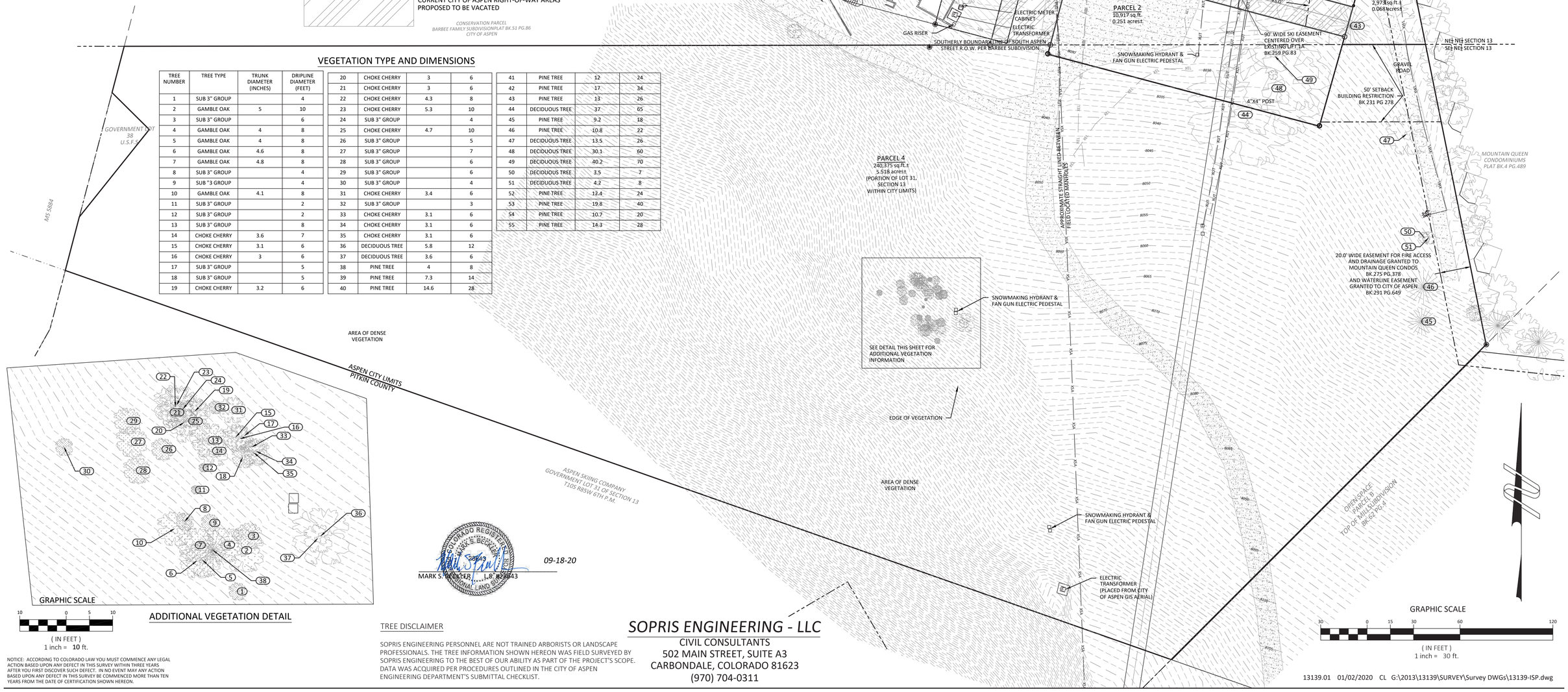
EXISTING UNDERGROUND TELEPHONE
EXISTING OVERHEAD ELECTRIC
EXISTING UNDERGROUND ELECTRIC
EXISTING SEWER
EXISTING WATER
EXISTING STORM SEWER
EXISTING GAS
EXISTING COMMON TRENCH

AREA OF REVOKABLE ENCROACHMENT LICENSE GRANTED TO SHADOW MOUNTAIN VILLAGE APARTMENTS REC. #543674

CURRENT CITY OF ASPEN RIGHT-OF-WAY AREAS PROPOSED TO BE VACATED

EXISTING CONDITIONS LEGEND

EXISTING ELECTRIC MANHOLE
EXISTING WATER MANHOLE
EXISTING DRAINAGE MANHOLE
EXISTING SEWER MANHOLE
EXISTING TELEPHONE MANHOLE
EXISTING UTILITY MANHOLE
EXISTING GUY WIRE
EXISTING POWER POLE
EXISTING FIRE HYDRANT
EXISTING WATER VALVE
EXISTING CURB STOP
EXISTING GAS METER
EXISTING ELECTRIC TRANSFORMER
EXISTING ELECTRIC METER
EXISTING TELEPHONE PEDESTAL
EXISTING CATV PEDESTAL
EXISTING ELECTRIC SERVICE
EXISTING TELEPHONE SERVICE
EXISTING SEWER CLEANOUT
EXISTING LIGHT POLE
EXISTING SIGN
EXISTING GAS MARKER
EXISTING IRRIGATION VALVE BOX
EXISTING IRRIGATION VALVE BOX



VEGETATION TYPE AND DIMENSIONS

TREE NUMBER	TREE TYPE	TRUNK DIAMETER (INCHES)	DRIPLINE DIAMETER (FEET)
1	SUB 3" GROUP		4
2	GAMBLE OAK	5	10
3	SUB 3" GROUP		6
4	GAMBLE OAK	4	8
5	GAMBLE OAK	4	8
6	GAMBLE OAK	4.6	8
7	GAMBLE OAK	4.8	8
8	SUB 3" GROUP		4
9	SUB "3 GROUP		4
10	GAMBLE OAK	4.1	8
11	SUB 3" GROUP		2
12	SUB 3" GROUP		2
13	SUB 3" GROUP		8
14	CHOKE CHERRY	3.6	7
15	CHOKE CHERRY	3.1	6
16	CHOKE CHERRY	3	6
17	SUB 3" GROUP		5
18	SUB 3" GROUP		5
19	CHOKE CHERRY	3.2	6
20	CHOKE CHERRY	3	6
21	CHOKE CHERRY	3	6
22	CHOKE CHERRY	4.3	8
23	CHOKE CHERRY	5.3	10
24	SUB 3" GROUP		4
25	CHOKE CHERRY	4.7	10
26	SUB 3" GROUP		5
27	SUB 3" GROUP		7
28	SUB 3" GROUP		6
29	SUB 3" GROUP		6
30	SUB 3" GROUP		4
31	CHOKE CHERRY	3.4	6
32	SUB 3" GROUP		3
33	CHOKE CHERRY	3.1	6
34	CHOKE CHERRY	3.1	6
35	CHOKE CHERRY	3.1	6
36	DECIDUOUS TREE	5.8	12
37	DECIDUOUS TREE	3.6	6
38	PINE TREE	4	8
39	PINE TREE	7.3	14
40	PINE TREE	14.6	28
41	PINE TREE	12	24
42	PINE TREE	17	34
43	PINE TREE	13	26
44	DECIDUOUS TREE	37	65
45	PINE TREE	9.2	18
46	PINE TREE	10.8	22
47	DECIDUOUS TREE	13.5	26
48	DECIDUOUS TREE	30.1	60
49	DECIDUOUS TREE	40.2	70
50	DECIDUOUS TREE	3.5	7
51	DECIDUOUS TREE	4.2	8
52	PINE TREE	12.4	24
53	PINE TREE	19.8	40
54	PINE TREE	10.7	20
55	PINE TREE	14.3	28

ADDITIONAL VEGETATION DETAIL

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

COLORADO REGISTERED
MARK S. BECKER
28643
PROFESSIONAL LAND SURVEYOR

09-18-20

MARK S. BECKER, L.S. #28643

TREE DISCLAIMER

SOPRIS ENGINEERING PERSONNEL ARE NOT TRAINED ARBORISTS OR LANDSCAPE PROFESSIONALS. THE TREE INFORMATION SHOWN HEREON WAS FIELD SURVEYED BY SOPRIS ENGINEERING TO THE BEST OF OUR ABILITY AS PART OF THE PROJECT'S SCOPE. DATA WAS ACQUIRED PER PROCEDURES OUTLINED IN THE CITY OF ASPEN ENGINEERING DEPARTMENT'S SUBMITTAL CHECKLIST.

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311

13139.01 01/02/2020 CL G:\2013\13139\SURVEY\Survey DWGs\13139-ISP.dwg

Gorsuch Haus Lodge:

- 81 Hotel Lodging Rooms
- 4 Free-Market Multi-Family Units
- 1 Affordable Housing Unit
- Underground Structured Parking: 56 Spaces

1. **Lift Corridor & Proposed Lift Towers**
2. **Lodge Loading/ Unloading**
3. **Schuss Gully Ski Run**
4. **Outdoor Restaurant/ Apres Ski Deck**
5. **Indoor Restaurant & Bar**
6. **Relocated Mountain Access Road**
7. **Expanded South Aspen St. Cul-de-Sac**
8. **Pedestrian Access Path**
9. **New Pedestrian Pathway**

ANSI SETBACK

MOUNTAIN OPERATIONS ROAD

NORWAY RUN

GORSUCH HAUS

MOUNTAIN QUEEN CONDOMINIUMS

CARIBOU CONDOMINIUMS

SHADOW MOUNTAIN CONDOMINIUMS

LIFT ONE LODGE FOOTPRINT*

LIFT ONE LODGE FOOTPRINT*

SOUTH ASPEN STREET

*Approximate Location Based on Ordinance 38 Series of 2018

Gorsuch Haus

Aspen, Colorado

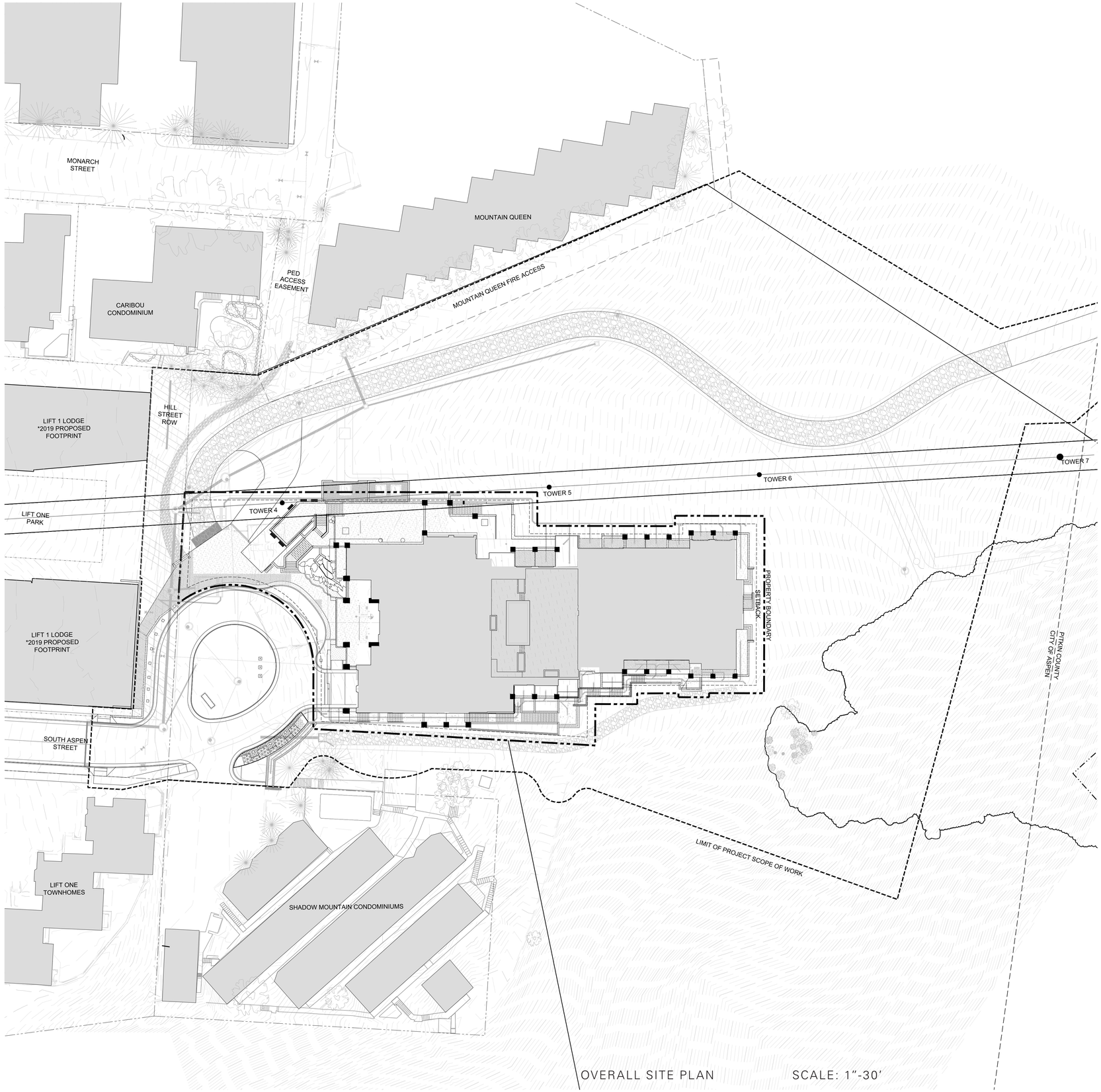
NORTH

0 10 20 40

ORIGINAL SCALE: 1"=20'-00"

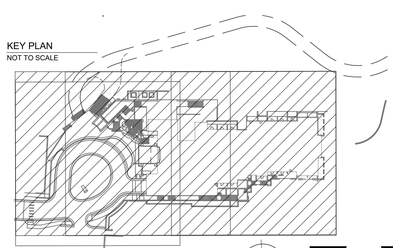
DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
120 East Main Street • Aspen, Colorado 81611 • 970-925-8354 Facsimile 970-920-1387

SITE PLAN P003



OVERALL SITE PLAN SCALE: 1"-30'

KEY PLAN
NOT TO SCALE



NORTH

0 10 20 40
ORIGINAL SCALE: 1"= 20'

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Asheville • Aspen • Austin • Chicago • Denver • Dubai
Houston • Lake Tahoe • Los Angeles • Shanghai

120 East Main Street
Aspen, Colorado 81611
(970) 925-8354
(970) 920-1387

WWW.DESIGNWORKSHOP.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE: January 15, 2020

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MM, CK REVIEWED: RWS

DETAILED APPLICATION

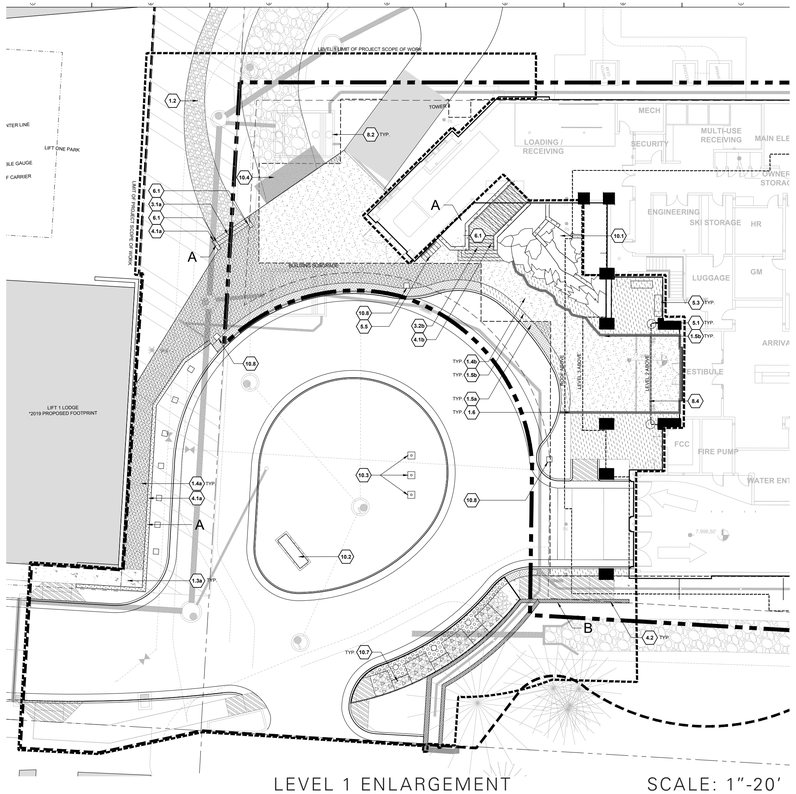
PROJECT NUMBER: 4735

EXISTING AND PROPOSED DEVELOPMENT OVERLAY

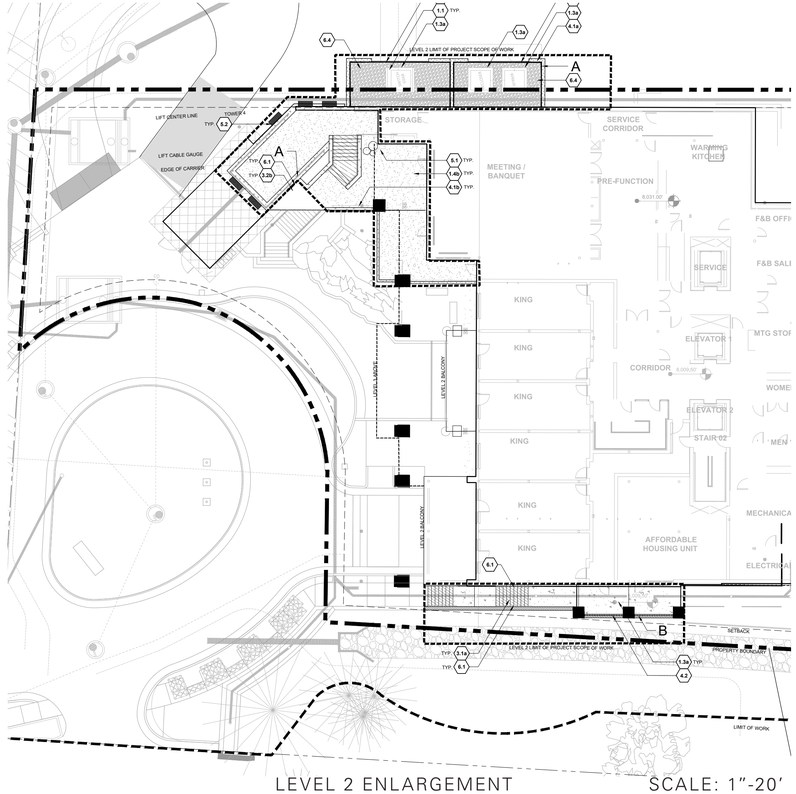
SHEET NUMBER

P004.1

©COPYRIGHT DESIGNWORKSHOP, INC.



LEVEL 1 ENLARGEMENT SCALE: 1"-20'



LEVEL 2 ENLARGEMENT SCALE: 1"-20'

SITE KEYNOTES:

1.0 PAVEMENTS, RAMPS, CURBS
- 1.1 Gravel Mulch
- 1.2 Gravel Paving - Decomposed Granite
- 1.3a Concrete Paving Type 1A
- 1.3b Concrete Paving Type 1B - Over Structure
- 1.4a Stone Paving Type 1A
- 1.4b Stone Paving Type 1B - Over Structure
- 1.5a Stone Paving Type 2A - 4x4 Cobble
- 1.5b Stone Paving Type 2B - Over Structure
- 1.6 Stone Paving Type 3 - Stone Band Over Structure
- 1.7 Stone Paving Type 4 - Roof

2.0 JOINTING
- 2.1 Control Joint
- 2.2 Expansion Joint - Doweled
- 2.3 Expansion Joint - Non-Doweled
- 2.4 Stone Paving Mortar Joint - Type 1
- 2.5 Stone Paving Mortar Joint - Type 2

3.0 STEPS
- 3.1a Stair Type 1a - Concrete
- 3.1b Stair Type 1b - Concrete Over Structure
- 3.2a Stair Type 2a - Stone Veneer
- 3.2b Stair Type 2b - Stone Veneer Over Structure
- 3.3 Stair Type 3 - Stone Veneer - Roof

4.0 SITE WALLS/ EMBANKMENTS
- 4.1a Wall Type 1a - Stone Veneer
- 4.1b Wall Type 1b - Stone Veneer Over Structure
- 4.2 Wall Type 2 Rusticated Ribbed Concrete Wall
- 4.3 Crafted Boulder Wall

5.0 SITE FURNITURE
- 5.1 Planter Type 1
- 5.2 Planter Type 2 - Window Box
- 5.3 Benches
- 5.4 Trash Receptacles
- 5.5 Bike Racks
- 5.6 Ski Racks

6.0 RAILINGS, BARRIERS, FENCING
- 6.1 Handrail Type 1
- 6.2 Handrail Type 2
- 6.3 Utility Area Gates
- 6.4 Utility Area Overhead Screening Grate

7.0 SITE LIGHTING

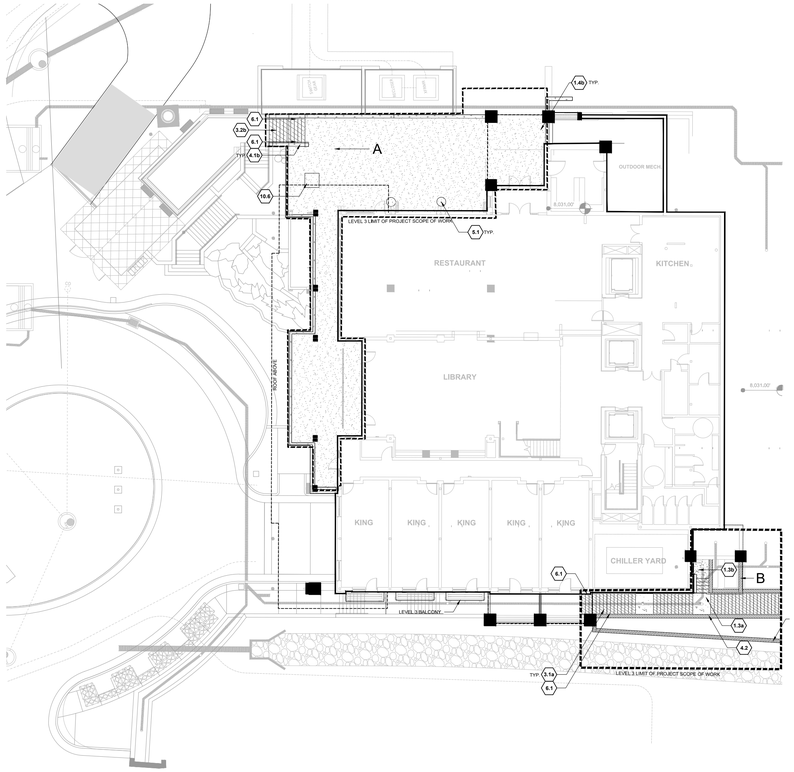
REFER TO LIGHTING DESIGNER DRAWINGS.

8.0 DRAINAGE
- 8.1 Hardscape Area Drain
- 8.2 Softscape Area Drain
- 8.3 Trench Drain
- 8.4 Slot Drain

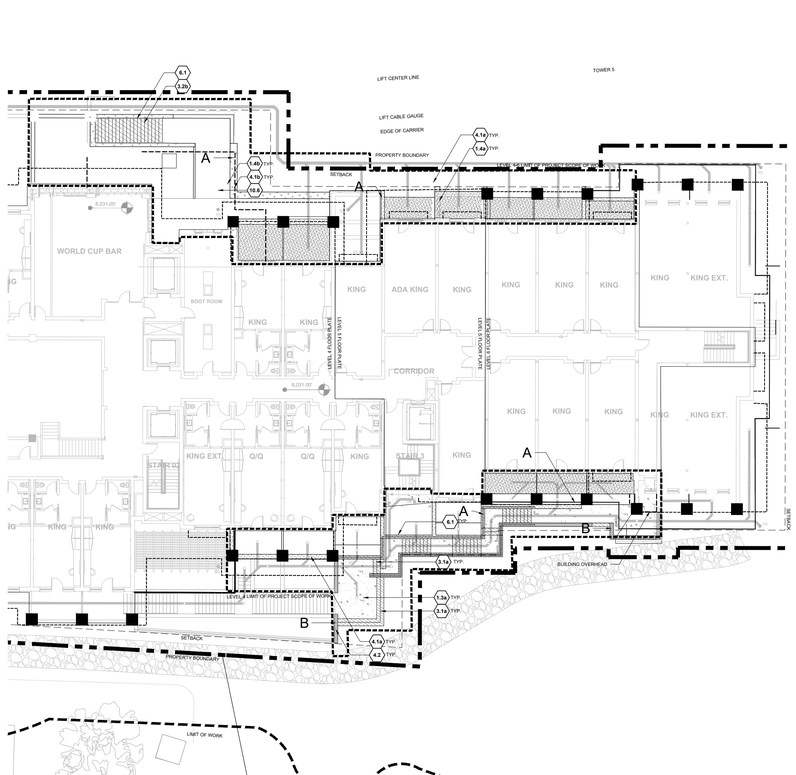
9.0 PLANTING AND LANDSCAPE

REFER TO PLANTING SERIES.

10.0 MISCELLANEOUS ELEMENTS
- 10.1 Water Feature
- 10.2 Entry Sign
- 10.3 Flagpoles
- 10.4 Mountain Access Road Ramp
- 10.5 Art Installation
- 10.6 Fire Feature
- 10.7 Silva Cells
- 10.8 Pylon Light



LEVEL 3 ENLARGEMENT SCALE: 1"-20'



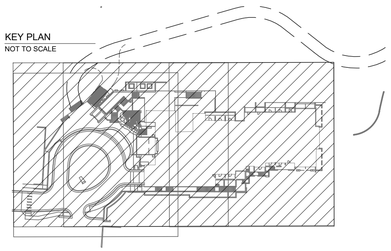
LEVEL 4-6 ENLARGEMENT SCALE: 1"-20'

WALL MATERIAL LEGEND:

A STONE VENEER WALL - SEE ARCHITECTURE MATERIALS LEGEND

B CONCRETE WALL - SEE ARCHITECTURE MATERIALS LEGEND
*NOTE: DEPENDING ON WEST STAIR, IT MAY ONLY BE STONE.

KEY PLAN
NOT TO SCALE



DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Asheville • Aspen • Austin • Chicago • Denver • Dubai
Houston • Lake Tahoe • Los Angeles • Shanghai

120 East Main Street
Aspen, Colorado 81611
(970) 925-8354
(970) 920-1387

WWW.DESIGNWORKSHOP.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE: January 15, 2020

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MM, CK REVIEWED: RWS

DETAILED APPLICATION

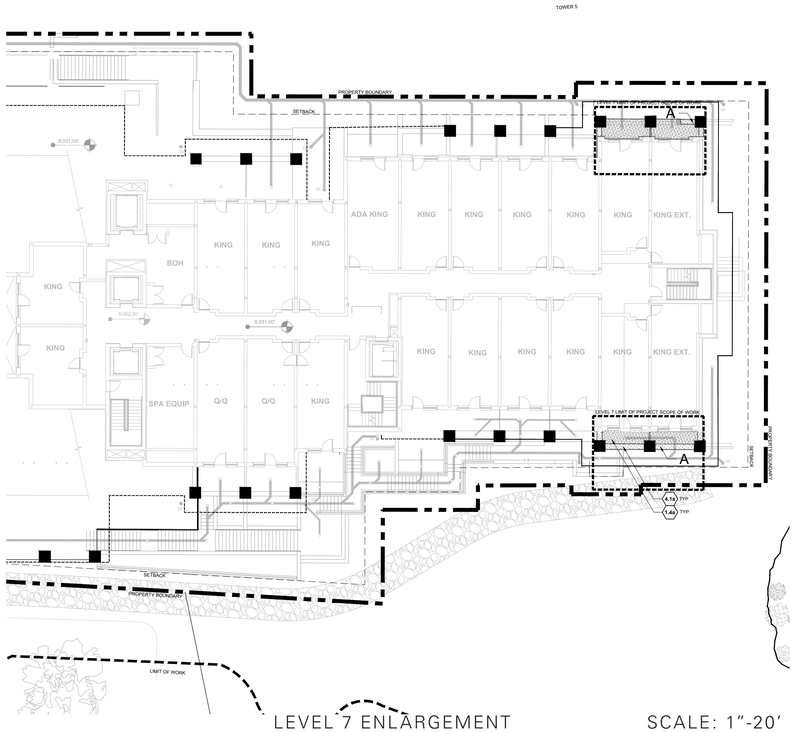
PROJECT NUMBER: 4735

PROPOSED DEVELOPMENT ENLARGEMENTS

SHEET NUMBER

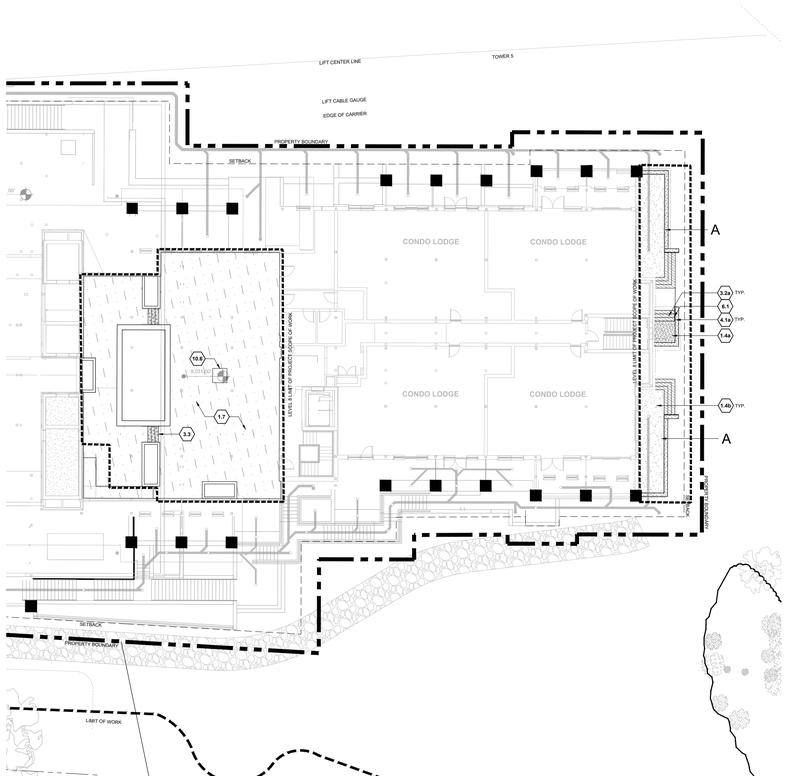
P004.2

©COPYRIGHT DESIGNWORKSHOP, INC.



LEVEL 7 ENLARGEMENT

SCALE: 1"-20'



LEVEL 8 ENLARGEMENT

SCALE: 1"-20'

SITE KEYNOTES:

1.0 PAVEMENTS, RAMPS, CURBS
- 1.1 Gravel Mulch
- 1.2 Gravel Paving - Decomposed Granite
- 1.3a Concrete Paving Type 1A
- 1.3b Concrete Paving Type 1B - Over Structure
- 1.4a Stone Paving Type 1A
- 1.4b Stone Paving Type 1B - Over Structure
- 1.5a Stone Paving Type 2A - 4x4 Cobble
- 1.5b Stone Paving Type 2B - Over Structure
- 1.6 Stone Paving Type 3 - Stone Band Over Structure
- 1.7 Stone Paving Type 4 - Roof

2.0 JOINTING
- 2.1 Control Joint
- 2.2 Expansion Joint - Doweled
- 2.3 Expansion Joint - Non-Doweled
- 2.4 Stone Paving Mortar Joint - Type 1
- 2.5 Stone Paving Mortar Joint - Type 2

3.0 STEPS
- 3.1a Stair Type 1a - Concrete
- 3.1b Stair Type 1b - Concrete Over Structure
- 3.2a Stair Type 2a - Stone Veneer
- 3.2b Stair Type 2b - Stone Veneer Over Structure
- 3.3 Stair Type 3 - Stone Veneer - Roof

4.0 SITE WALLS/ EMBANKMENTS
- 4.1a Wall Type 1a - Stone Veneer
- 4.1b Wall Type 1b - Stone Veneer Over Structure
- 4.2 Wall Type 2 Rusticated Ribbed Concrete Wall
- 4.3 Crafted Boulder Wall

5.0 SITE FURNITURE
- 5.1 Planter Type 1
- 5.2 Planter Type 2 - Window Box
- 5.3 Benches
- 5.4 Trash Receptacles
- 5.5 Bike Racks
- 5.6 Ski Racks

6.0 RAILINGS, BARRIERS, FENCING
- 6.1 Handrail Type 1
- 6.2 Handrail Type 2
- 6.3 Utility Area Gates
- 6.4 Utility Area Overhead Screening Grate

7.0 SITE LIGHTING

REFER TO LIGHTING DESIGNER DRAWINGS.

8.0 DRAINAGE
- 8.1 Hardscape Area Drain
- 8.2 Softscape Area Drain
- 8.3 Trench Drain
- 8.4 Slot Drain

9.0 PLANTING AND LANDSCAPE

REFER TO PLANTING SERIES.

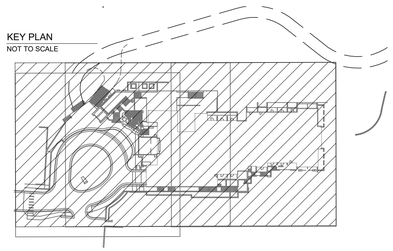
10.0 MISCELLANEOUS ELEMENTS
- 10.1 Water Feature
- 10.2 Entry Sign
- 10.3 Flagpoles
- 10.4 Mountain Access Road Ramp
- 10.5 Art Installation
- 10.6 Fire Feature
- 10.7 Silva Cells
- 10.8 Pylon Light

WALL MATERIAL LEGEND:

A STONE VENEER WALL - SEE ARCHITECTURE MATERIALS LEGEND

B CONCRETE WALL - SEE ARCHITECTURE MATERIALS LEGEND
*NOTE: DEPENDING ON WEST STAIR, IT MAY ONLY BE STONE.

KEY PLAN
NOT TO SCALE



DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Asheville • Aspen • Austin • Chicago • Denver • Dubai
Houston • Lake Tahoe • Los Angeles • Shanghai

120 East Main Street
Aspen, Colorado 81611
(970) 925-8354
(970) 920-1387

WWW.DESIGNWORKSHOP.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE: January 15, 2020

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MM, CK REVIEWED: RWS

DETAILED APPLICATION

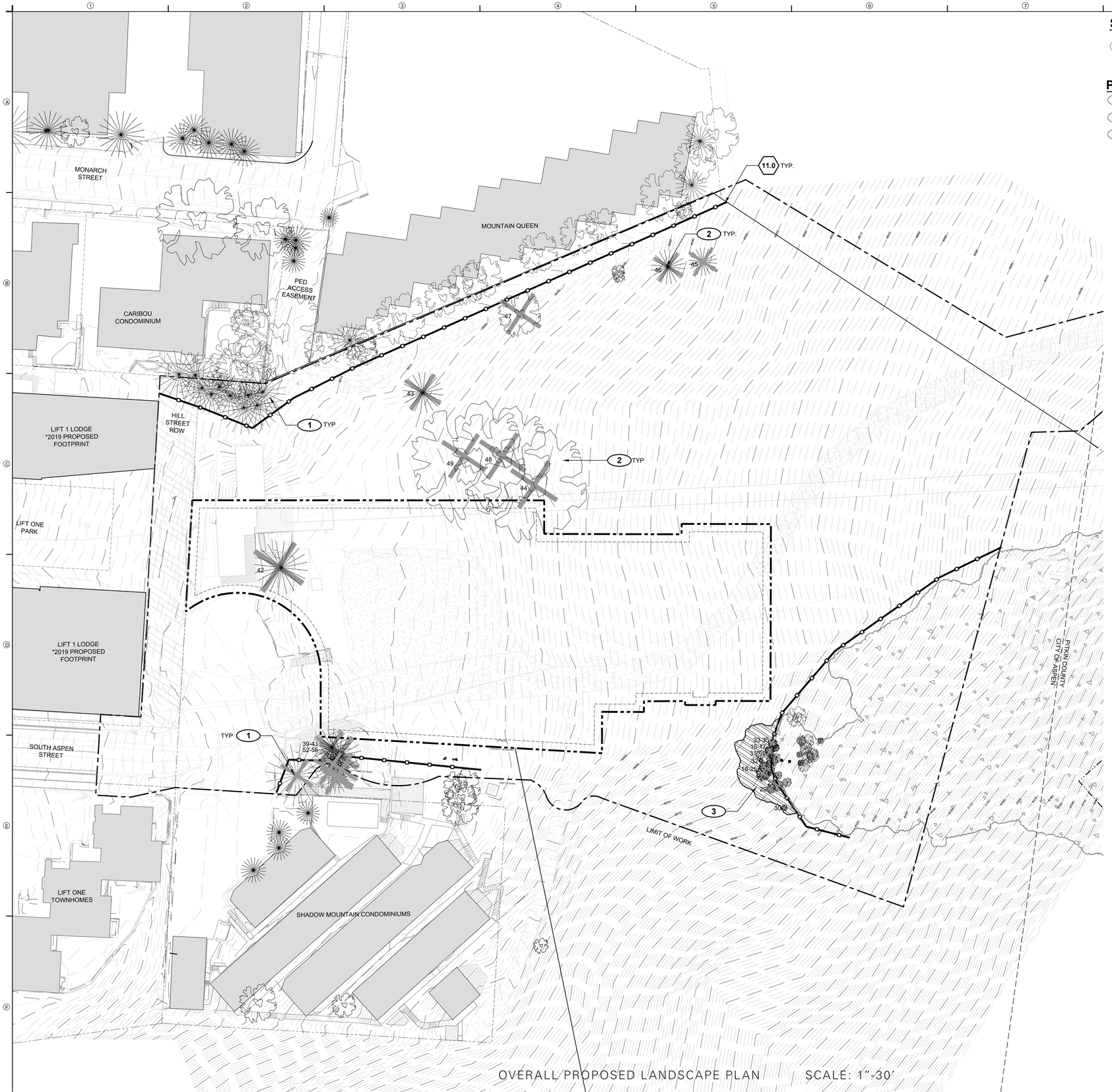
PROJECT NUMBER: 4735

PROPOSED DEVELOPMENT ENLARGEMENTS

SHEET NUMBER

P004.3

©COPYRIGHT DESIGNWORKSHOP, INC.



OVERALL PROPOSED LANDSCAPE PLAN SCALE: 1"=30'

SITE KEYNOTES:

		DETAIL SHEET
11.0	PLANT PROTECTION	
11.1	Tree Protection Fencing	1 / L7-

PLANT PROTECTION & DEMO REFERENCE NOTES:

1. Existing tree to be preserved. Do not disturb. Protect in place.
2. Existing tree to be removed.
3. Existing stand of shrubs to be removed.

NOTE:
Only trees planned to be removed are labeled in this list. Find corresponding trees labeled below on drawing.

TREE REMOVAL LIST

TREE #	TREE TYPE	SIZE NOTES	VALUE	
15	Choke Cherry	3.1" cal.	$339.47	
16	Choke Cherry	3" cal.	$317.93	
19	Choke Cherry	3.2" cal.	$361.73	
20	Choke Cherry	3" cal.	$317.93	
21	Choke Cherry	3" cal.	$317.93	
22	Choke Cherry	4.3" cal.	$653.16	
23	Choke Cherry	5.3" cal.	$992.28	
25	Choke Cherry	4.7" cal.	$780.33	
31	Choke Cherry	3.4" cal.	$408.36	
33	Choke Cherry	3.1" cal.	$339.47	
34	Choke Cherry	3.1" cal.	$339.47	
35	Choke Cherry	3.1" cal.	$339.47	
39	Pine Tree	7.3" cal.	$1,882.47	
40	Pine Tree	14.6" cal.	$7,529.88	
41	Pine Tree	12" cal.	$5,086.80	
42	Pine Tree	17" cal.	$10,208.93	
43	Pine Tree	13" cal.	$5,969.93	*Value less 25% due to poor tree condition*
44	Deciduous Tree	37" cal.	$12,089.98	*Value less 75% due to poor tree condition*
45	Pine Tree	9.2" cal.	$2,989.91	*Value less 75% due to poor tree condition*
46	Pine Tree	10.8" cal.	$4,120.31	*Value less 25% due to poor tree condition*
47	Deciduous Tree	13.5" cal.	$6,437.98	
48	Deciduous Tree	30.1" cal.	$8,001.20	*Value less 75% due to poor tree condition*
49	Deciduous Tree	40.2" cal.	$14,271.65	*Value less 75% due to poor tree condition*
52	Pine Tree	12.4" cal.	$5,431.57	
53	Pine Tree	19.8" cal.	$13,848.81	
54	Pine Tree	10.7" cal.	$4,044.36	
55	Pine Tree	14.3" cal.	$7,223.61	
			$109,879.91	

NOTES:
1. Only Deciduous trees larger than 6" caliper in size, Conifer trees larger than 4" caliper in size, and Gamble Oak/Choke Cherry trees larger than 3" caliper in size, are provided on this chart. Additional vegetation (i.e, understory shrubs, groundcover, etc.) may also need to be removed and is indicated as approximately as possible. Final limits of vegetation removal shall be determined in field.
2. Refer to P006 Plant List for proposed trees and caliper inches for mitigation
3. Final value to be removed to be determined by City Forester

NORTH
0 15 30 60
ORIGINAL SCALE: 1"= 30'

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Asheville • Aspen • Austin • Chicago • Denver • Dubai
Houston • Lake Tahoe • Los Angeles • Shanghai

120 East Main Street
Aspen, Colorado 81611
(970) 925-8354
(970) 920-1387

WWW.DESIGNWORKSHOP.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE: January 15, 2020

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MM, CK REVIEWED: RWS

DETAILED APPLICATION

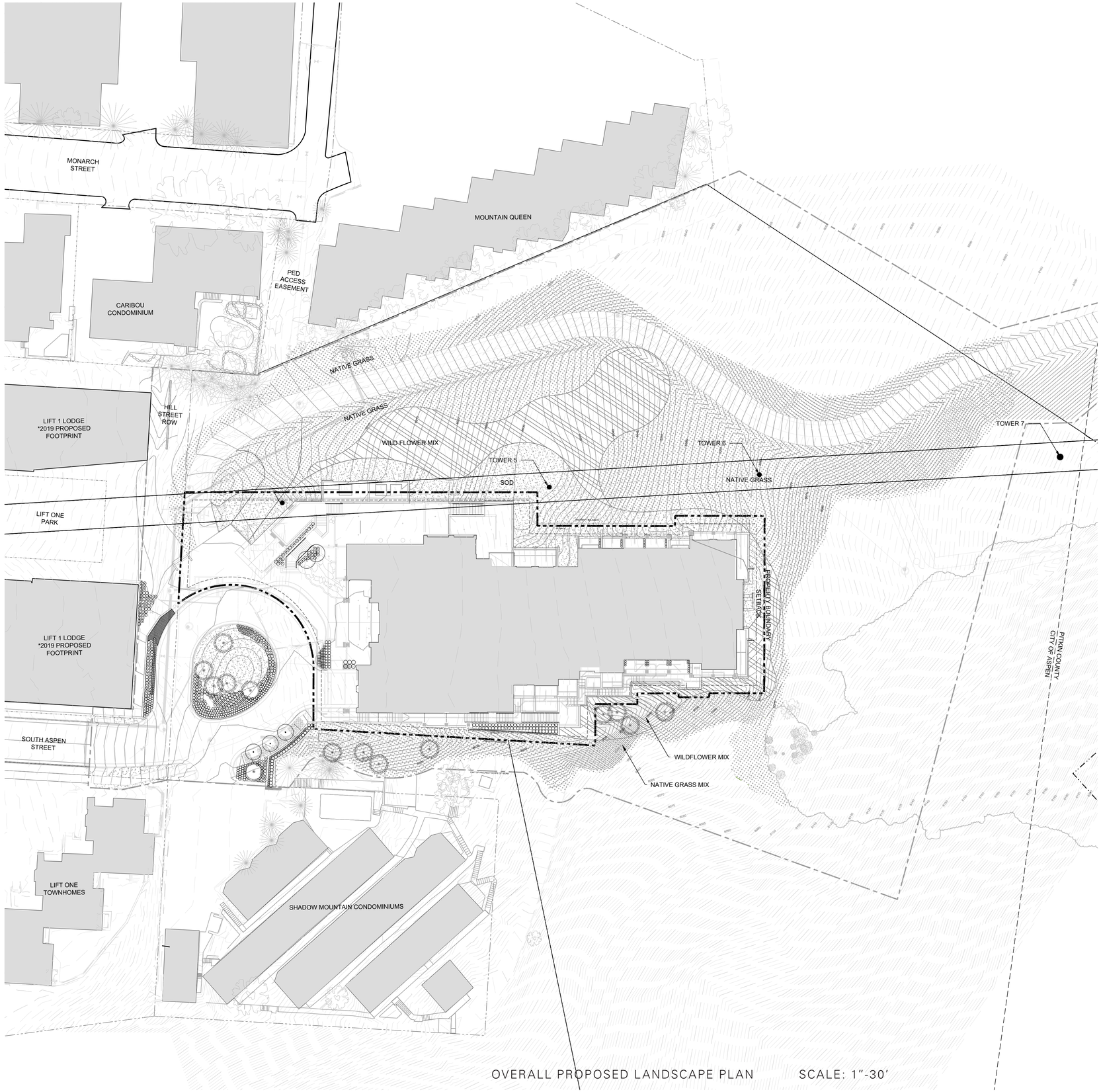
PROJECT NUMBER: 4735

EXISTING LANDSCAPE PLAN

SHEET NUMBER

P005

© COPYRIGHT DESIGNWORKSHOP, INC.



OVERALL PROPOSED LANDSCAPE PLAN SCALE: 1"-30'

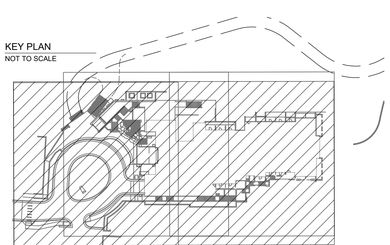
PLANTING PLAN REFERENCE NOTES

1. All Areas distributed due to construction activity, shall be re-vegetated with approved native seed mix.
2. Existing Aspen to remain
3. Existing Spruce to remain

PLANT LIST

ABBR.	QTY.	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
AR-3	5	Acer rubrum	Red Maple
CONIFEROUS TREES			
PP-16	4	Picea pungens	Colorado Blue Spruce
PP-18	2	Picea pungens	Colorado Blue Spruce
PP-20	3	Picea pungens	Colorado Blue Spruce
PP-22	1	Picea pungens	Colorado Blue Spruce
DECIDUOUS & EVERGREEN SHRUBS			
		Arctostaphylos uva-ursi 'Massachusetts'	Massachusetts Kinnikinnick
		Cotoneaster acutifolius var. lucidus	Peking Cotoneaster
		Cornus sericea	Red Twig Dogwood
		Cotoneaster apiculatus	Cranberry Cotoneaster
		Cotoneaster acutifolius	Peking Cotoneaster
		Juniperus communis 'Effusa'	Effusa Juniper
		Potentilla fruticosa 'McKay's White'	McKay's White Potentilla
		Rhus aromatica 'Gro-Low'	Grow Low Sumac
		Rosa Woodsii	Woods' Rose
		Spiraea japonica 'Froebelii'	Japanese Spirea
GROUNDCOVERS/ PERENNIALS/ ORNAMENTAL GRASSES			
		Aquilegia caerulea	Rocky Mountain Columbine
		Brunnera macrophylla	False Forget-Me-Not
		Echinacea purpurea	Purple Coneflower
		Echinacea purpurea 'White Swan'	Purple Coneflower
		Galium odoratum	Sweet Woodruff
		Geranium 'Johnson's Blue'	Johnson's Blue Geranium
		Leucanthemum x superbum	Alaska Shasta Daisy
		Ligularia stenocephala	Ragwort 'The Rocket'
		Nepeta x faassenii 'Little Trudy'	Faassen's Catmint
		Salvia nemorosa 'Caradonna'	Meadow Sage Salvia
		Sedum spectabile 'Autumn Joy'	Autumn Joy Stonecrop
		Thymus serpylum	Mother of Thyme
VINE			
		Parthenocissus quinquefolia	Virginia Creeper
SOD			
		Poa pratensis	Kentucky Blue Grass
NATIVE GRASSES/ WILDFLOWERS			
		PITCO Native Grass Mix	
		PITCO Wildflower Mix	

KEY PLAN
NOT TO SCALE



NORTH

0 10 20 40
ORIGINAL SCALE: 1"= 20'

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Asheville • Aspen • Austin • Chicago • Denver • Dubai
Houston • Lake Tahoe • Los Angeles • Shanghai

120 East Main Street
Aspen, Colorado 81611
(970) 925-8354
(970) 920-1387

WWW.DESIGNWORKSHOP.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE: January 15, 2020

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MM, CK REVIEWED: RWS

DETAILED APPLICATION

PROJECT NUMBER: 4735

PROPOSED LANDSCAPE PLAN

SHEET NUMBER

P006

©COPYRIGHT DESIGNWORKSHOP, INC.

Gorsuch Haus

Aspen, Colorado

ILLUSTRATIVE PERSPECTIVE P008

Gorsuch Haus

Aspen, Colorado

ILLUSTRATIVE PERSPECTIVE ARRIVAL AT SOUTH ASPEN STREEET

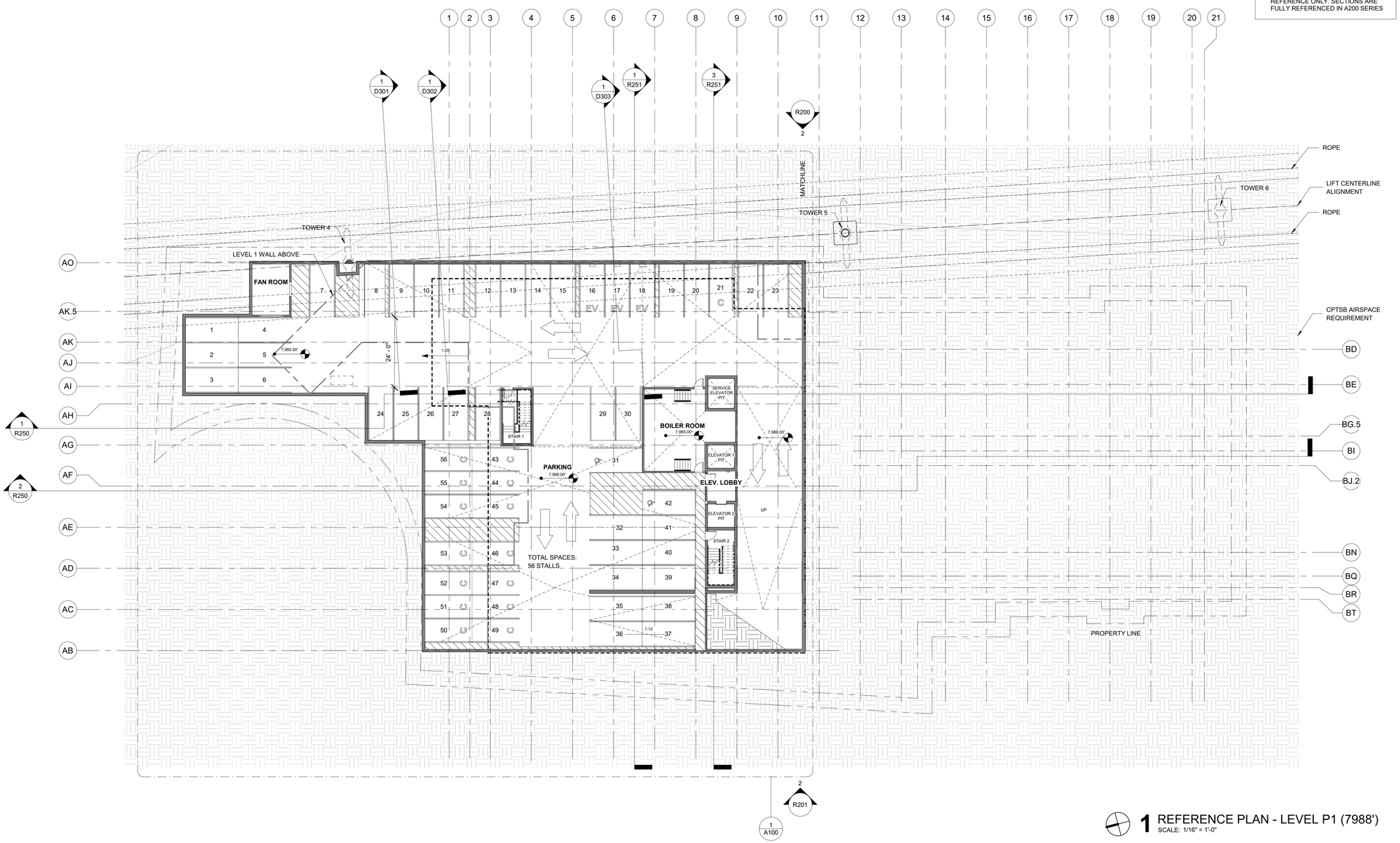
Gorsuch Haus

Aspen, Colorado

ILLUSTRATIVE PERSPECTIVE FROM THE SOUTH ASPEN STREET APPROACH

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL P1 (7988')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

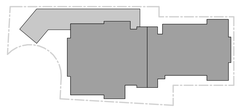
OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised	14 SEP 2020

ISS.# DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



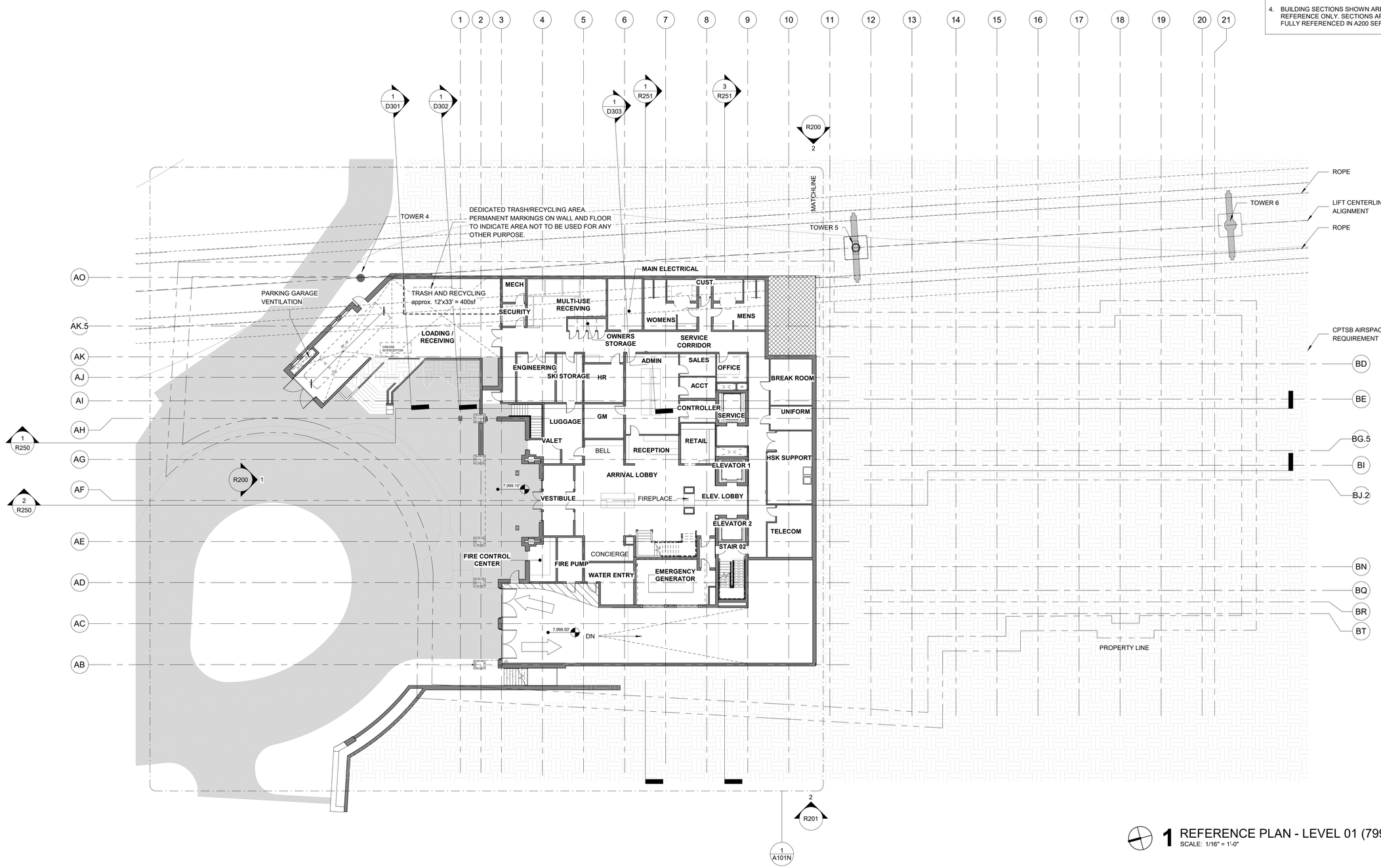
KEY PLAN

REFERENCE PLAN - LEVEL P1

R100

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 01 (7999')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

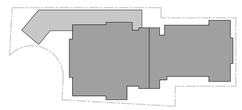
OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised 14 SEP 2020

ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver



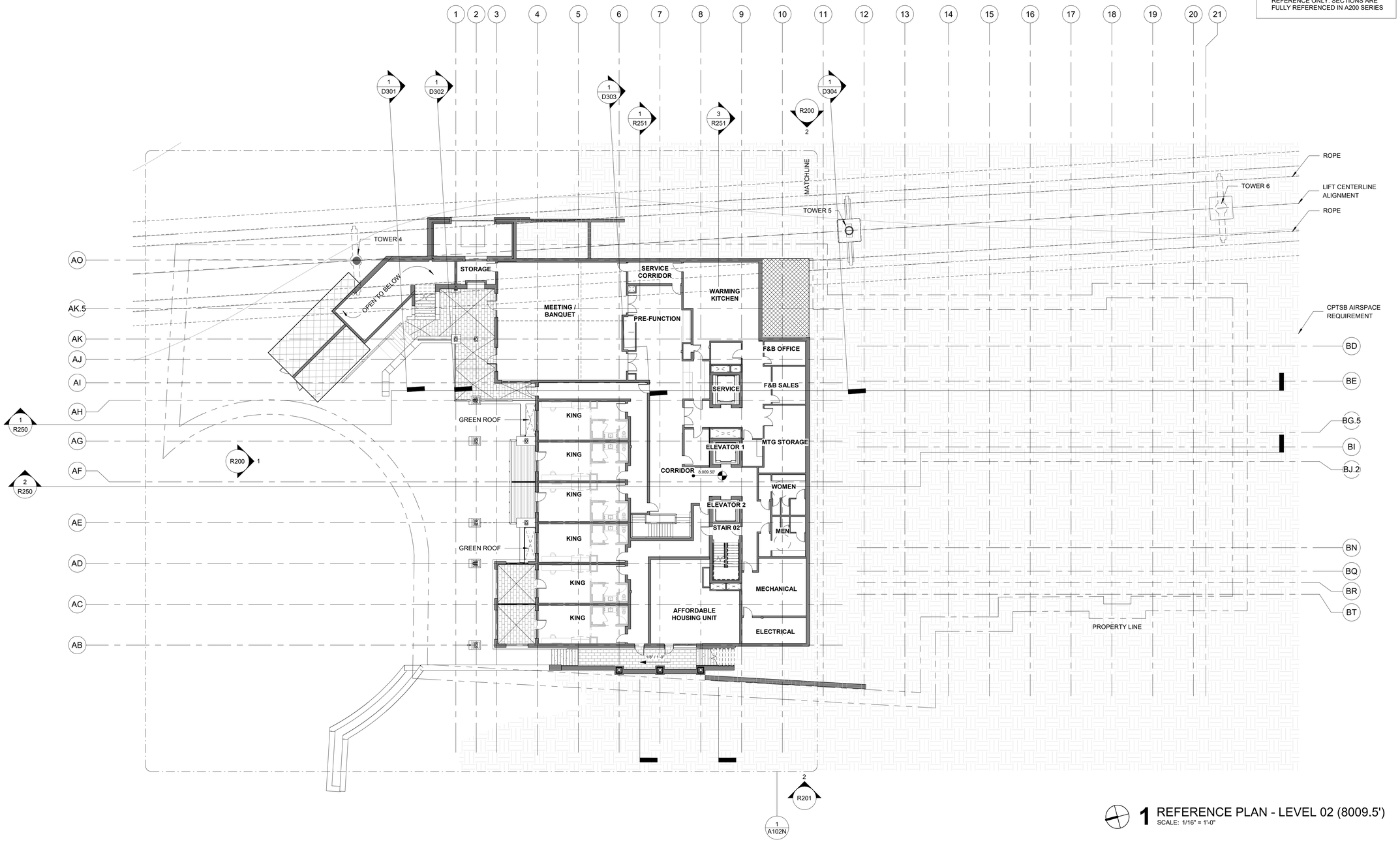
KEY PLAN

REFERENCE PLAN - LEVEL 01

R101

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 02 (8009.5')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

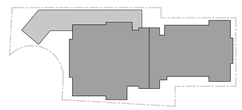
GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised — 14 SEP 2020

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



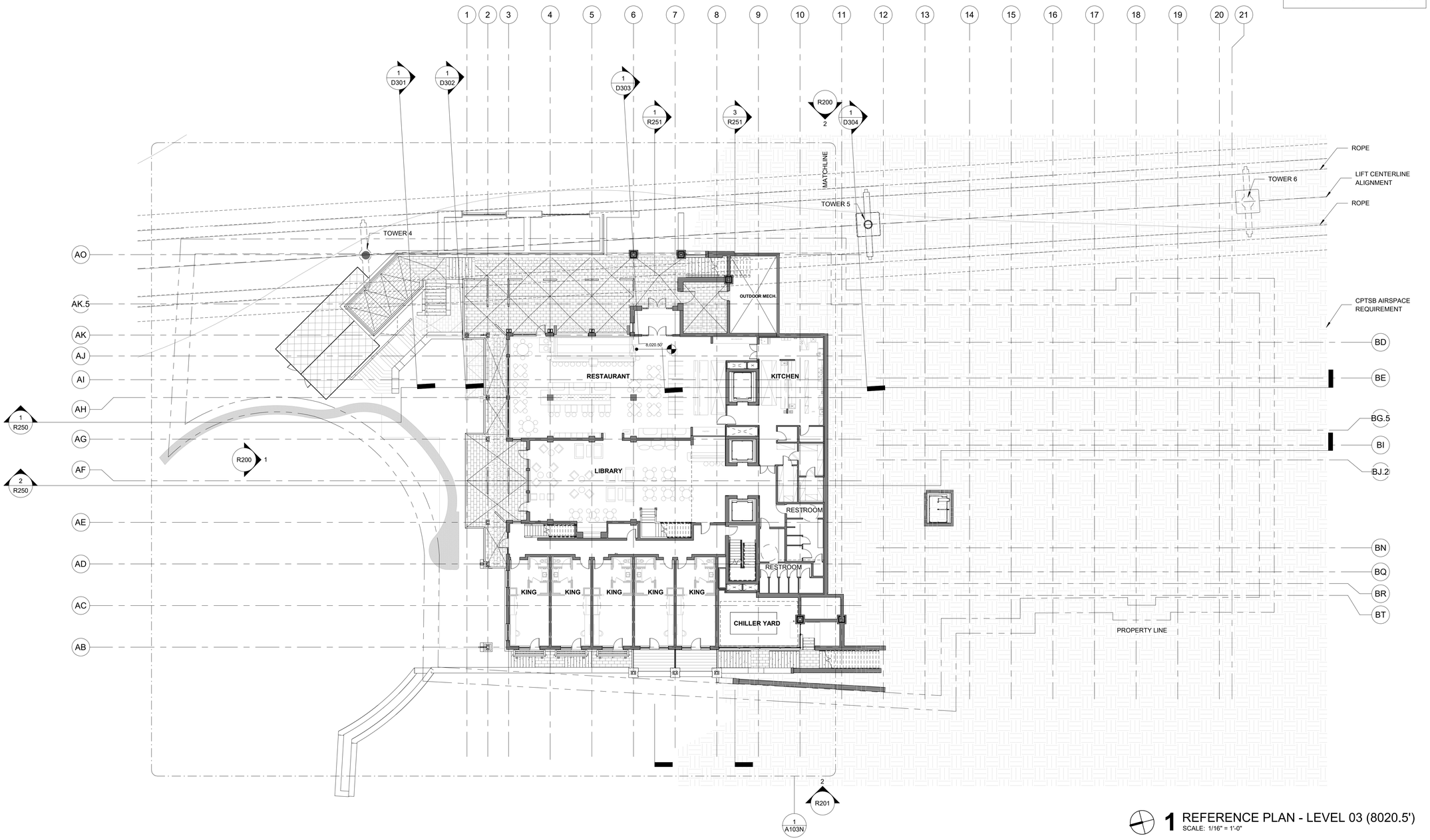
KEY PLAN

REFERENCE PLAN - LEVEL 02

R102

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 03 (8020.5')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

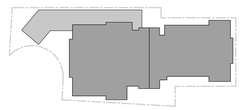
GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised — 14 SEP 2020

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



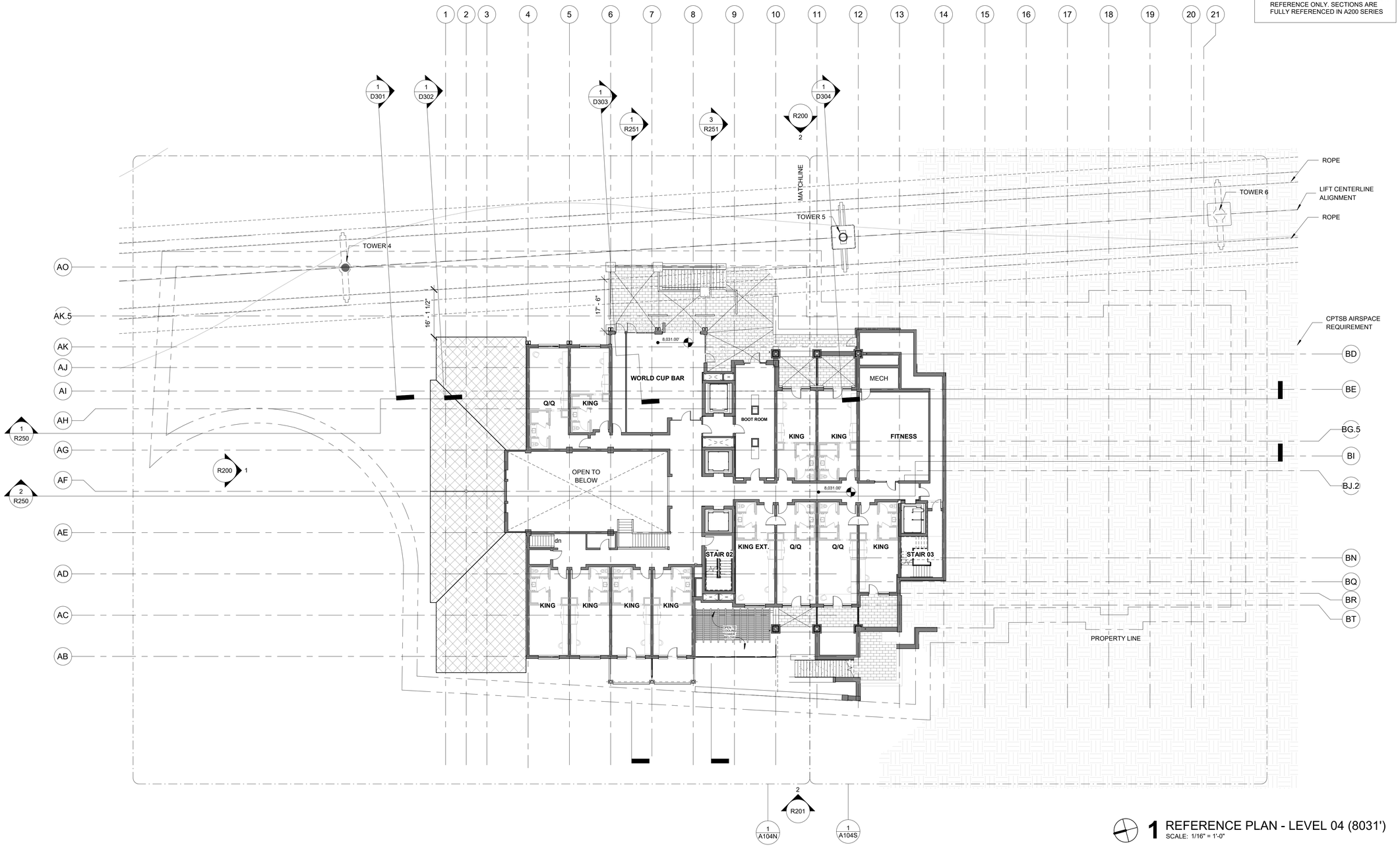
KEY PLAN

REFERENCE PLAN - LEVEL 03

R103

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 04 (8031')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

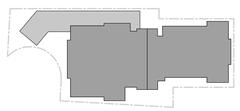
GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised	14 SEP 2020

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



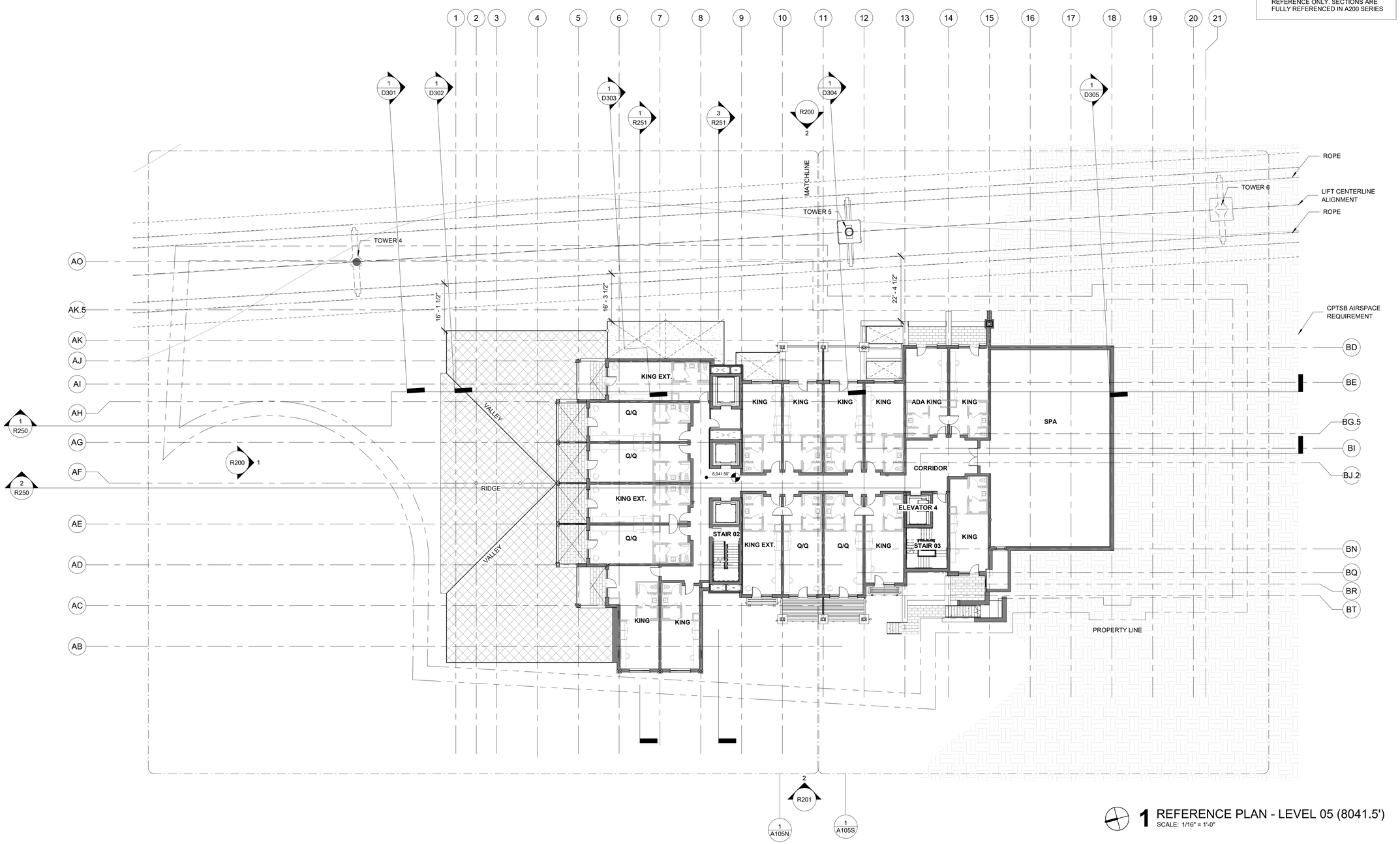
KEY PLAN

REFERENCE PLAN - LEVEL 04

R104

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 05 (8041.5')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

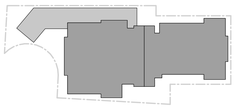
OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised	14 SEP 2020

ISS. # DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



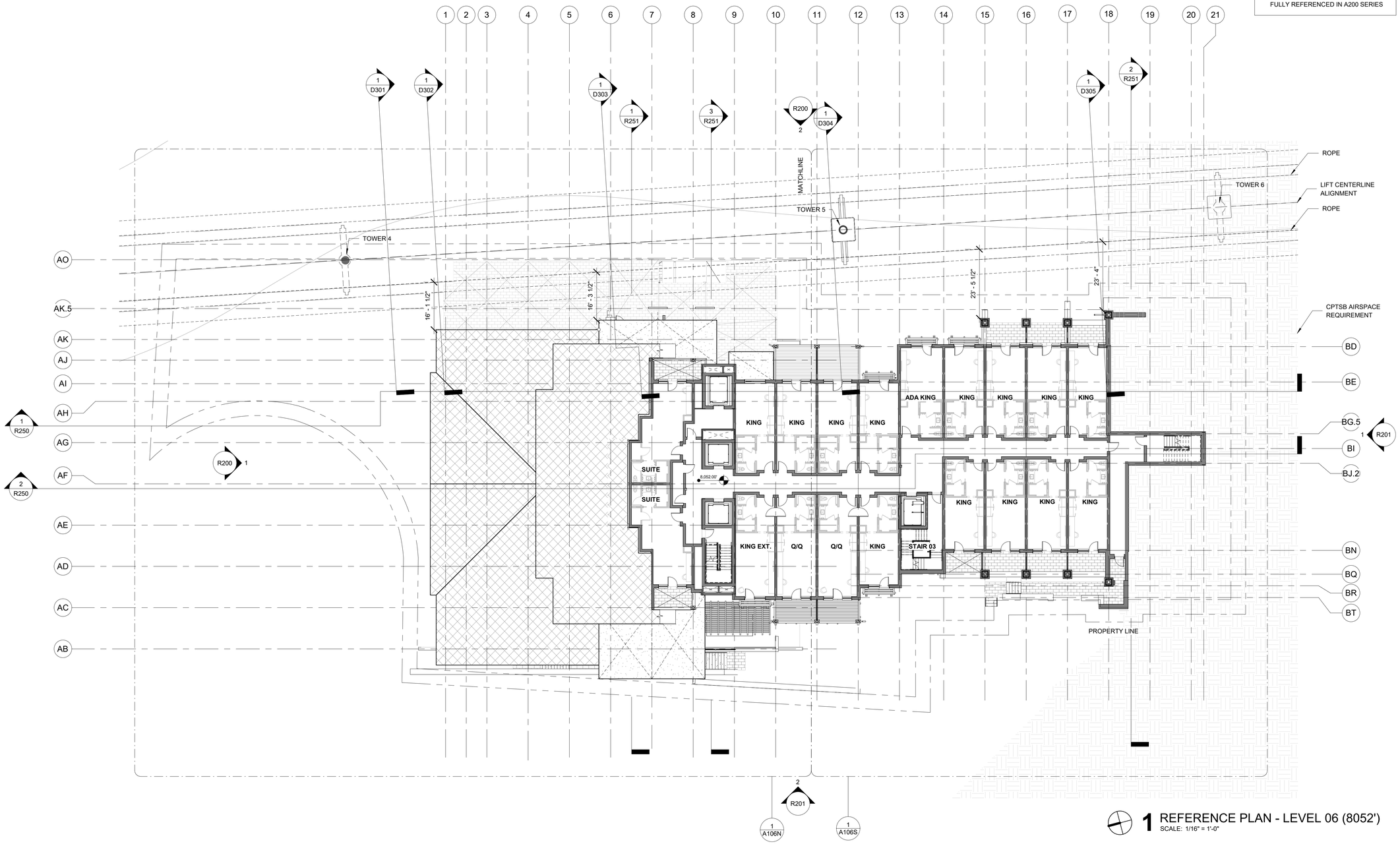
KEY PLAN

REFERENCE PLAN - LEVEL 05

R105

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 06 (8052')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised	14 SEP 2020

ISS. # DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

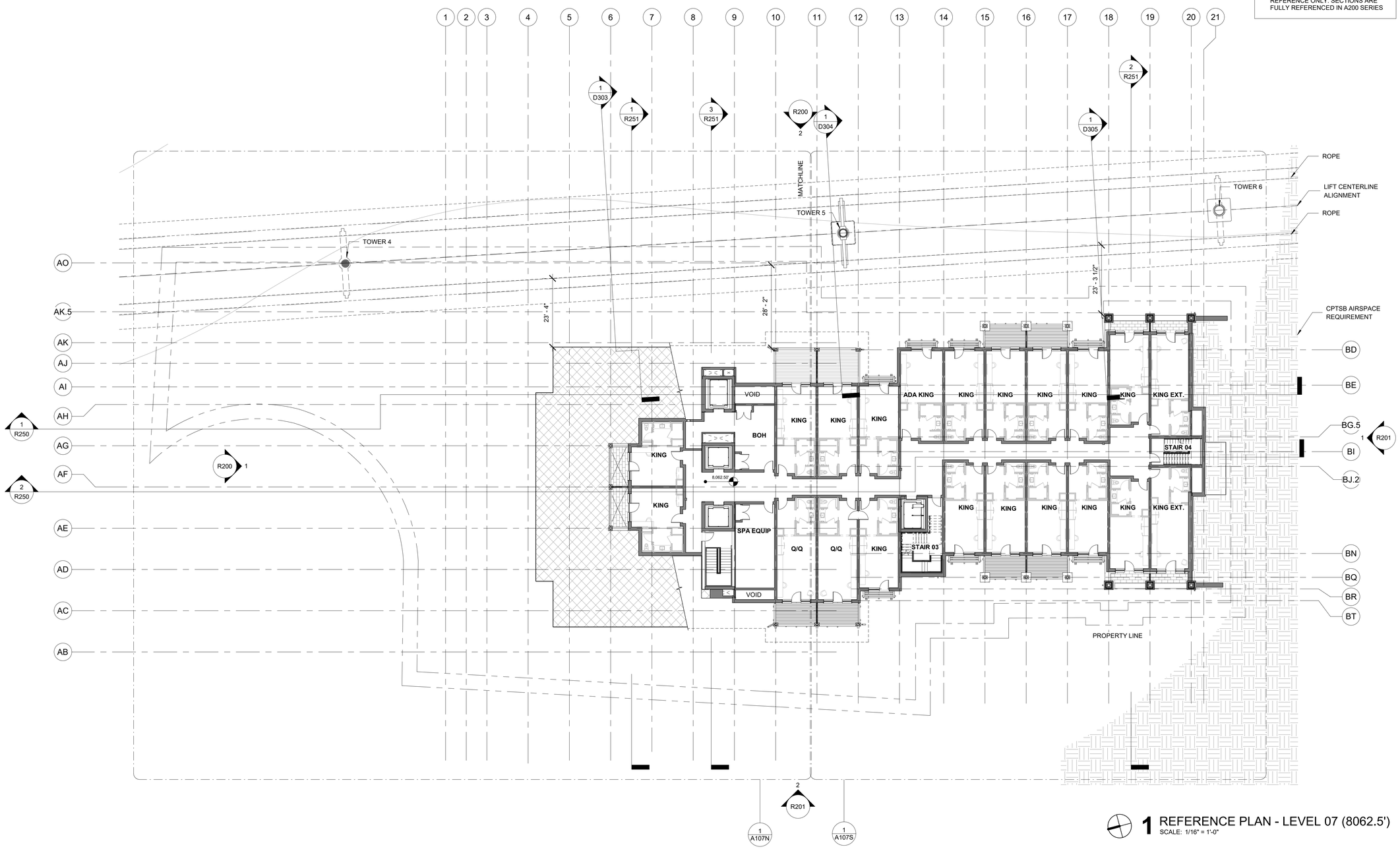
KEY PLAN

REFERENCE PLAN - LEVEL 06

R106

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 07 (8062.5')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

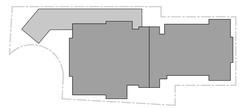
OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised	14 SEP 2020

ISS. # DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



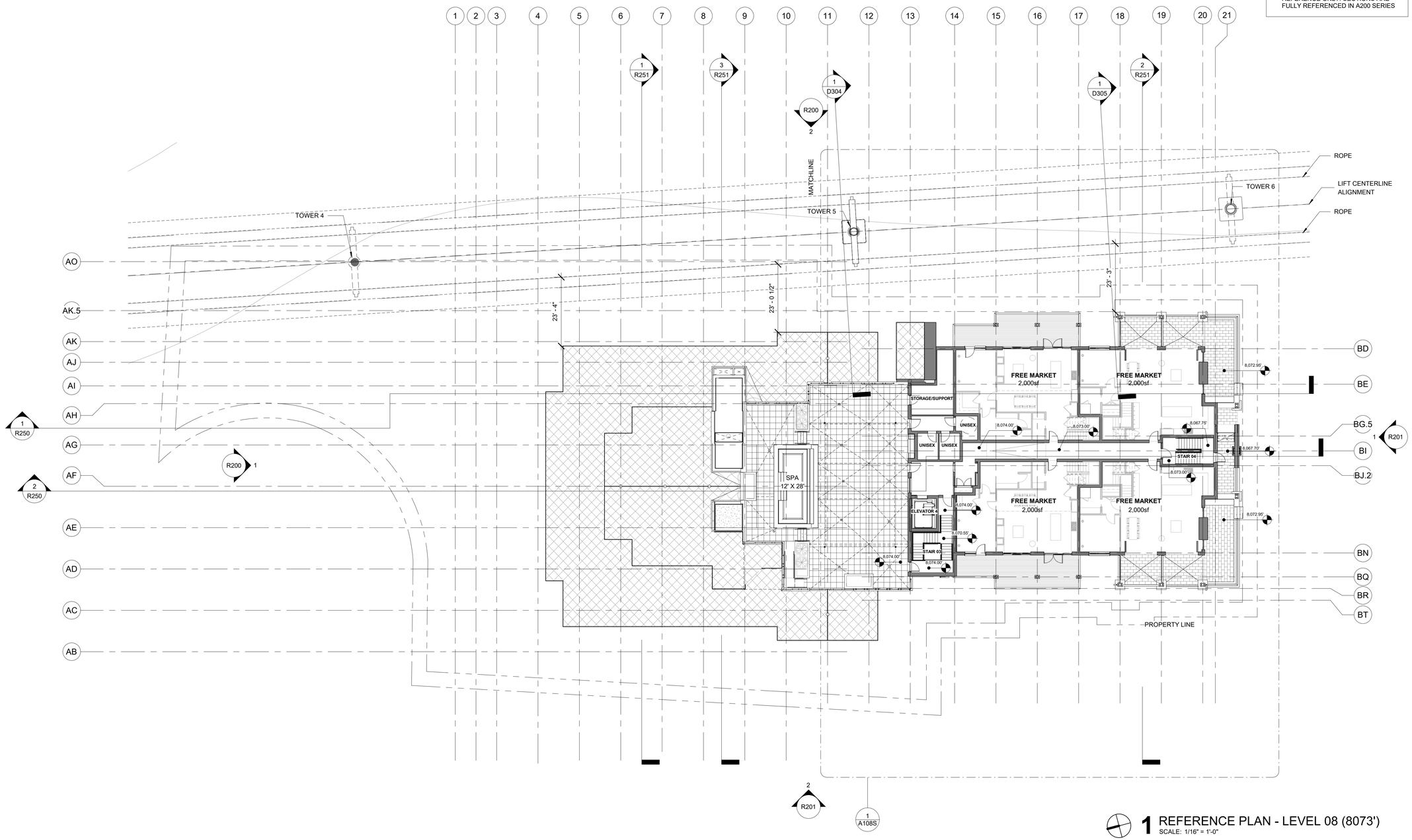
KEY PLAN

REFERENCE PLAN - LEVEL 07

R107

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 08 (8073')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

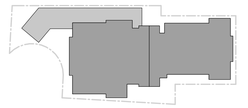
OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised	14 SEP 2020

ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver



KEY PLAN

REFERENCE PLAN - LEVEL 08

R108

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES

1 REFERENCE PLAN - LEVEL 09 (8082')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

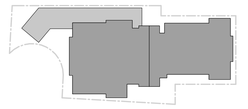
GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised 14 SEP 2020

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



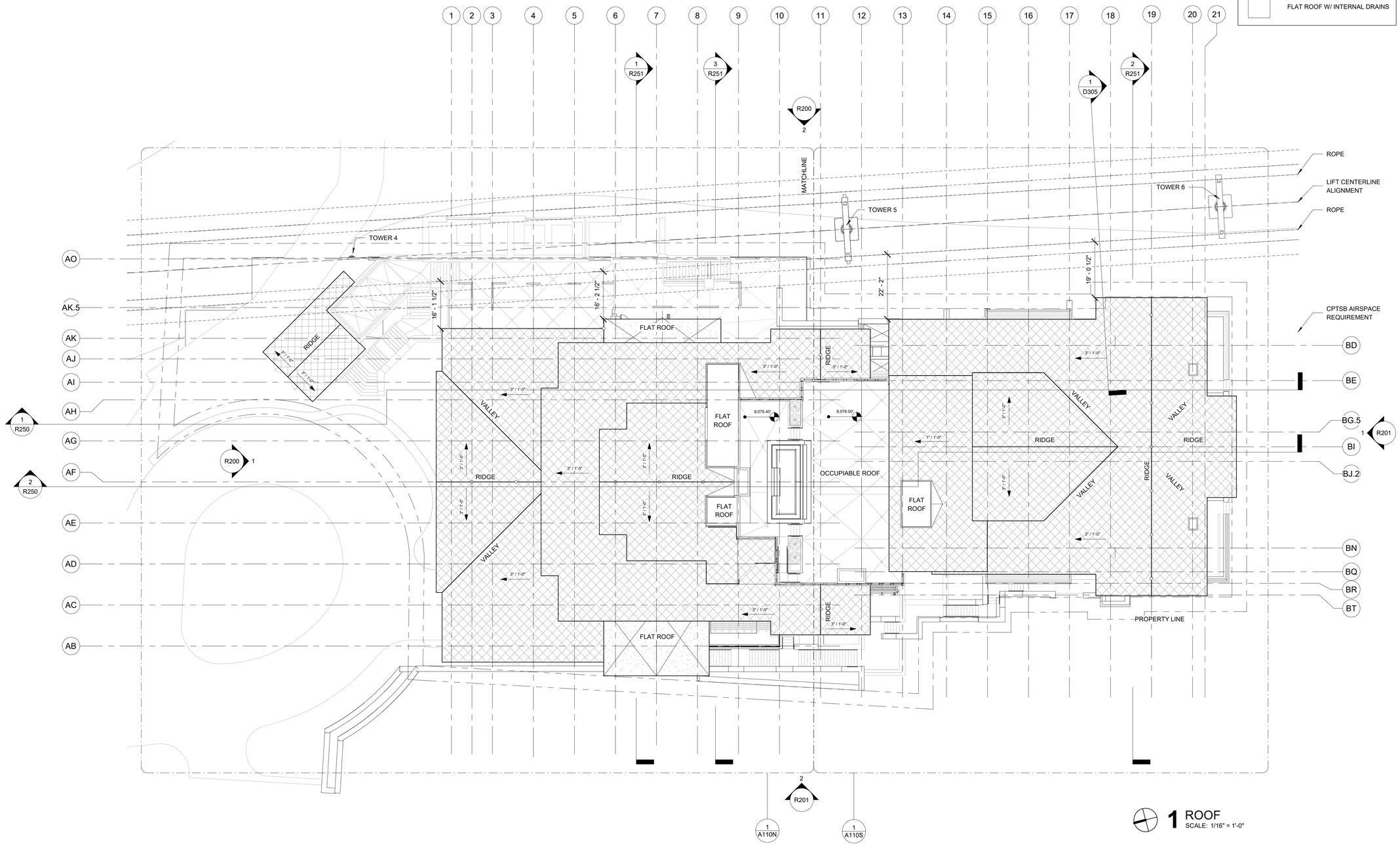
KEY PLAN

REFERENCE PLAN - LEVEL 09

R109

ROOF LEGEND

- FLAT ROOF W/ INTERNAL DRAINS AND VEGETATION
- DIAMOND PATTERN SOLAR TILES
- POOL DECK TERRACE - FLAT ROOF W/ INTERNAL DRAINS AND PEDESTAL PAVER SYSTEM
- FLAT ROOF W/ INTERNAL DRAINS



1 ROOF
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

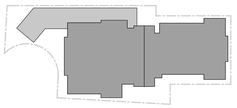
OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised	14 SEP 2020

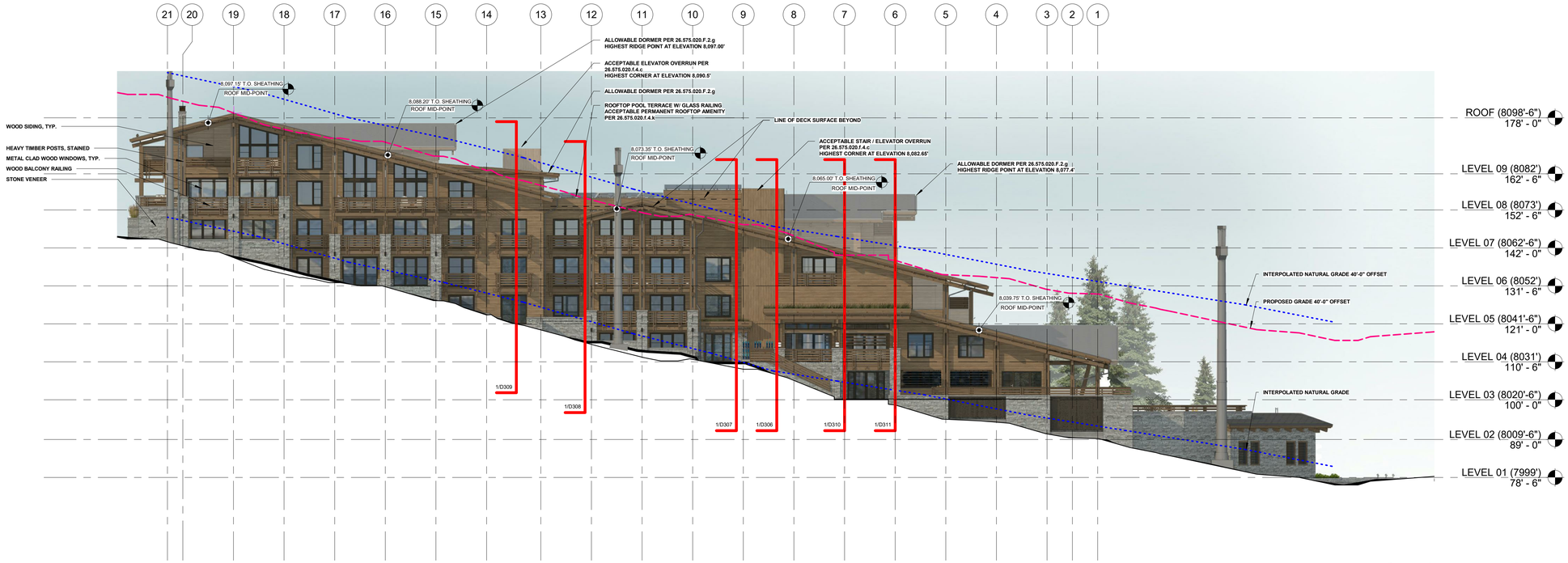
ISS. # DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



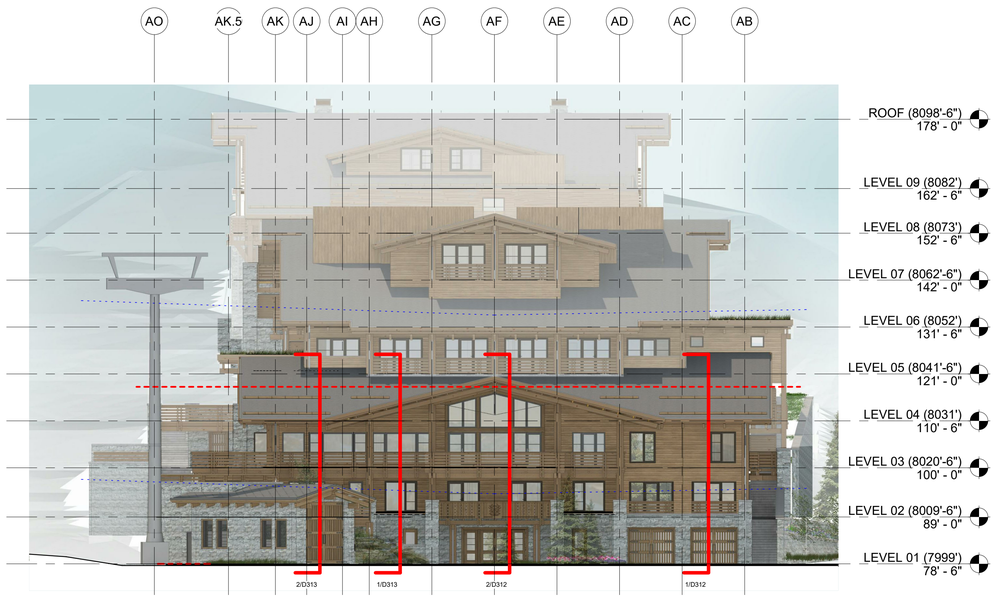
KEY PLAN

REFERENCE PLAN - ROOF

R110



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

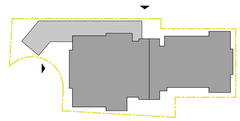
GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised	14 SEP 2020

ISS. #	DESCRIPTION	DATE

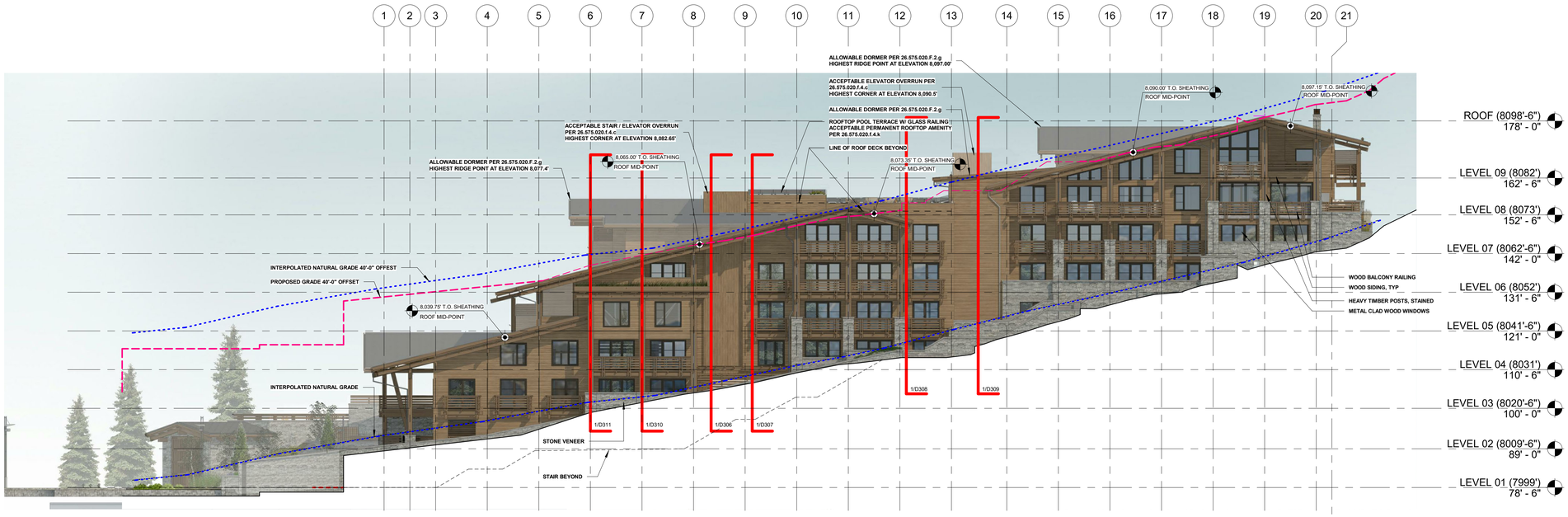
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



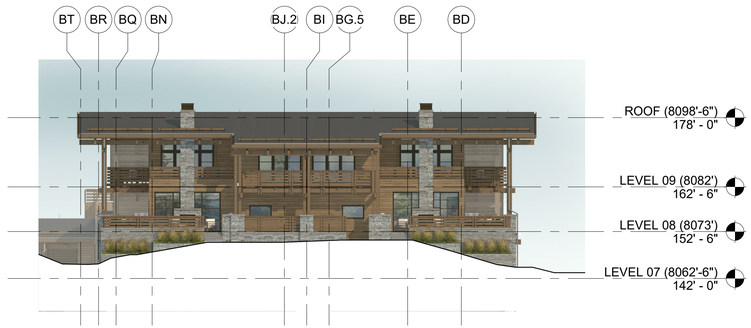
KEY PLAN

BUILDING ELEVATIONS

D200



2 WEST ELEVATION
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

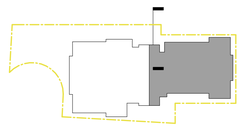
GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised	14 SEP 2020

ISS. #	DESCRIPTION	DATE

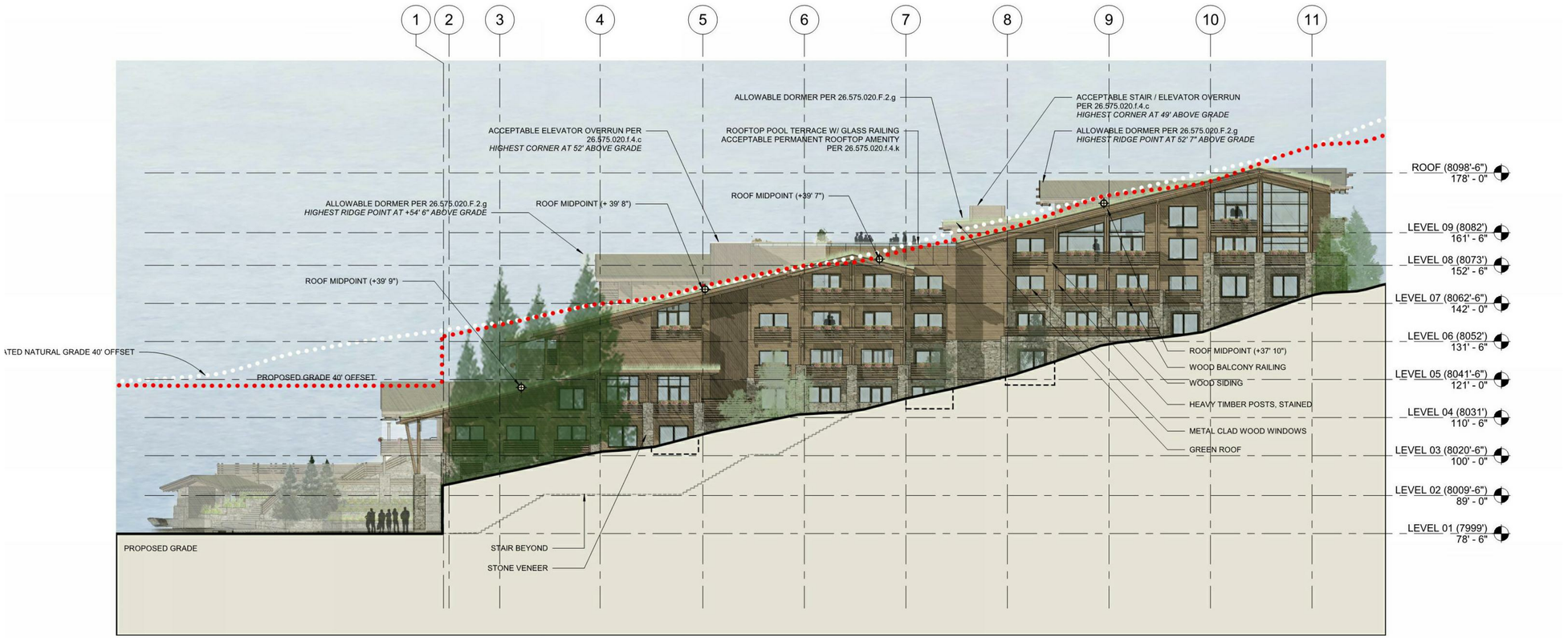
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



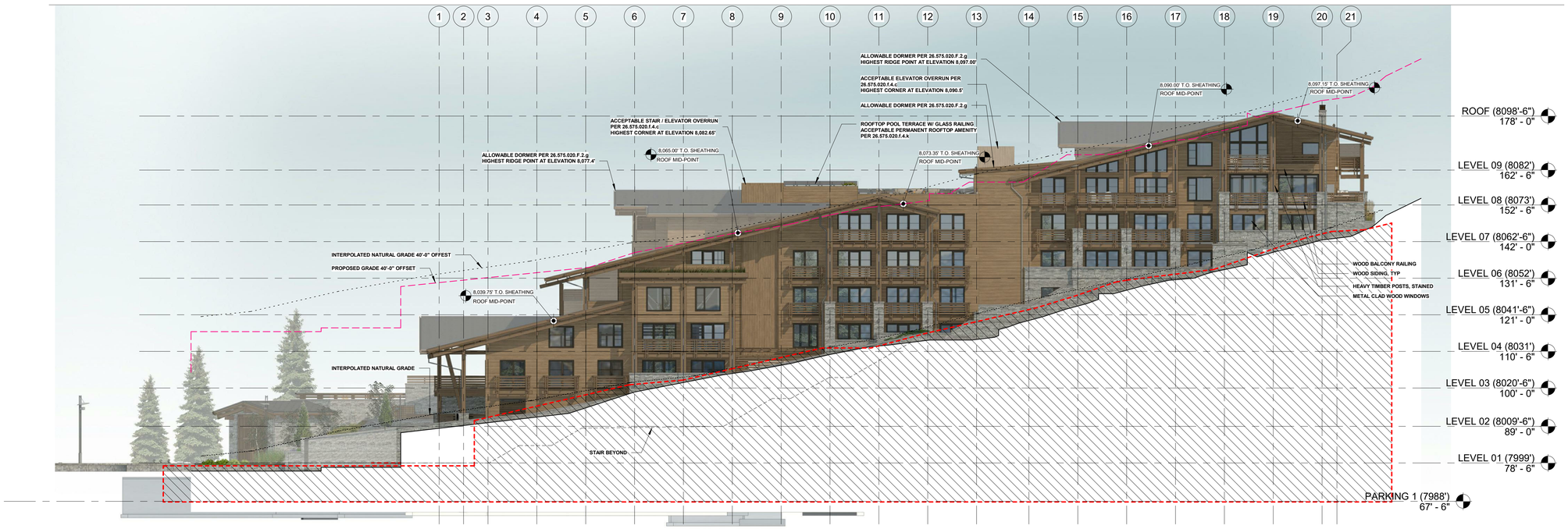
KEY PLAN

BUILDING ELEVATIONS

D201



1 WEST ELEVATION **CONCEPTUAL APPROVAL**
SCALE: 1/16" = 1'-0"



CONCEPTUAL GRADE OVERLAY

1 WEST ELEVATION **CURRENT**
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

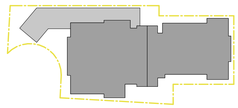
GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised 14 SEP 2020

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



KEY PLAN

WEST ELEVATION OVERLAY

D202

EXTERIOR MATERIALS PALETTE

ZOLA ALUMINUM CLAD WOOD WINDOWS AND DOORS
- DARK ALUMINUM EXTERIOR CLADDING

DRY STACK GREY STONE
- REGIONALLY SOURCED
- RANDOM ASHLAR PATTERN
- TO BE USED ON RETAINING WALLS LABELED AS TYPE A ON SITE PLAN.

1x6 OR 1x8 WOOD CLADDING
- CLEAR STAIN WITH INTEGRATED FIRE RETARDANT COMPLIANT WITH IBC 2303.2
- HORIZONTAL AND VERTICAL APPLICATIONS

EXTERIOR PAVERS W/ SNOWMELT SYSTEM
- GRAY GRANITE

SUNSTYLE PHOTOVOLTAIC ROOF
- GREY SHINGLES
- 35"x35" PANELS WITH APPROXIMATE 26"x26" EXPOSURE
- OCCURS AT SLOPED ROOFS

GREEN ROOF
- DROUGHT TOLERANT, REGIONAL SPECIFIC VEGETATION

CUSTOM METAL GUTTERS & DOWNSPOUTS
- GALVANIZED METAL

WOOD SOFFITS AND BEAMS
- T&G WOOD SOFFIT BOARDS
- HEAVY TIMBER COLUMNS, BEAMS, AND PURLINS

CRAFTED METAL CONNECTIONS

CUSTOM WOOD OUT-SWING CARRIAGE DOORS
- LOADING DOCK / GARAGE ENTRY DOORS

WOOD BALCONY RAILINGS
- WOOD POSTS WITH DECORATIVE CAP FLASHING
- HORIZONTAL WOOD RAILS
- VERTICAL PICKETS WITH DECORATIVE CUTOUTS AT SELECT LOCATIONS

LAZER CUT METAL SCREEN
- UTILIZED FOR SCREENING TRANSFORMERS AND CUSTOM LOUVERS AT LOADING DOCK

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

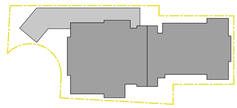
GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised 14 SEP 2020

ISS. #	DESCRIPTION	DATE

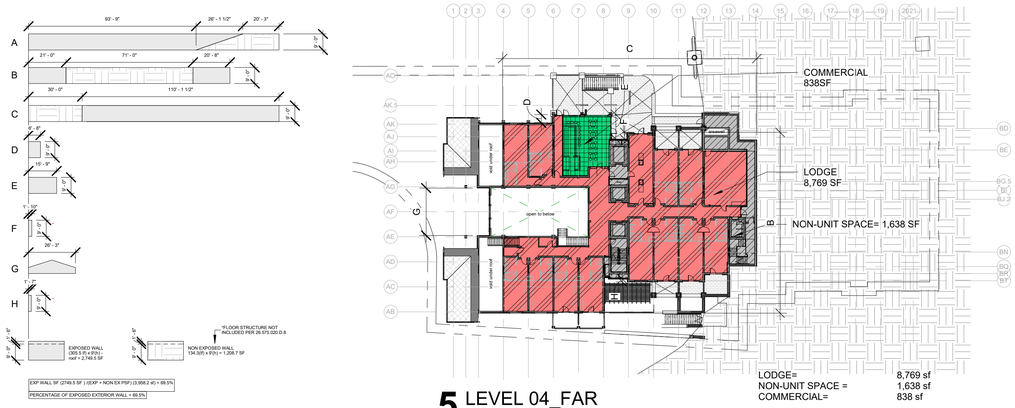
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



KEY PLAN

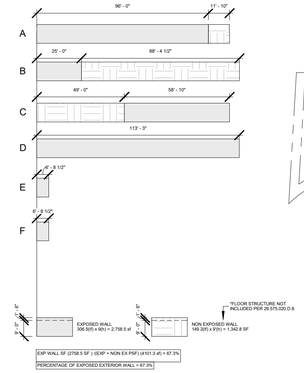
MATERIAL BOARD

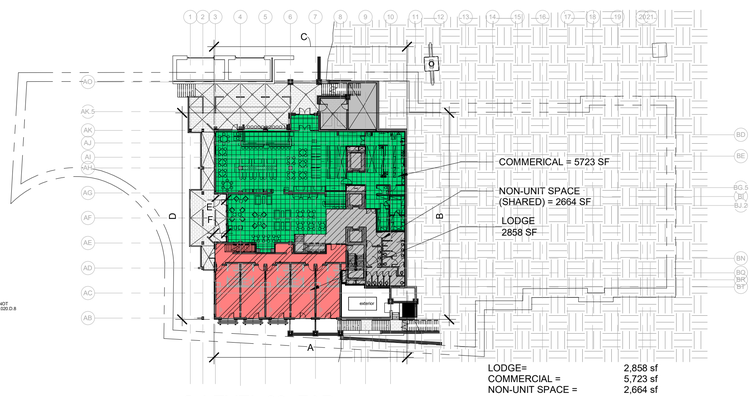
A801



5 LEVEL 04_FAR
SCALE: 1" = 40'-0"

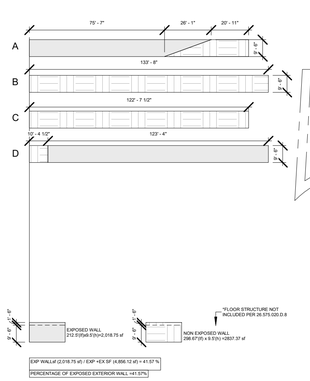
LODGE=	8,769 sf
NON-UNIT SPACE =	1,638 sf
COMMERICAL=	838 sf
	11,245 sf

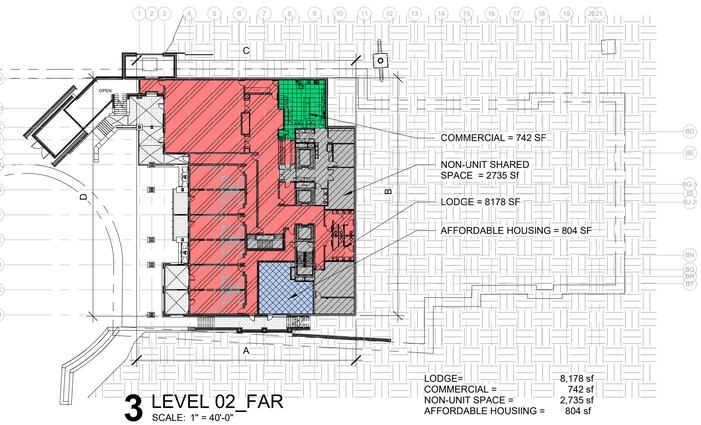




4 LEVEL 03_FAR
SCALE: 1" = 40'-0"

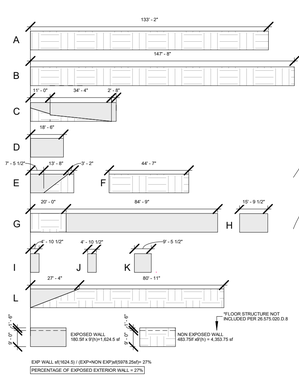
LODGE=	2,858 sf
COMMERCIAL =	5,723 sf
NON-UNIT SPACE =	2,664 sf
	11,245sf

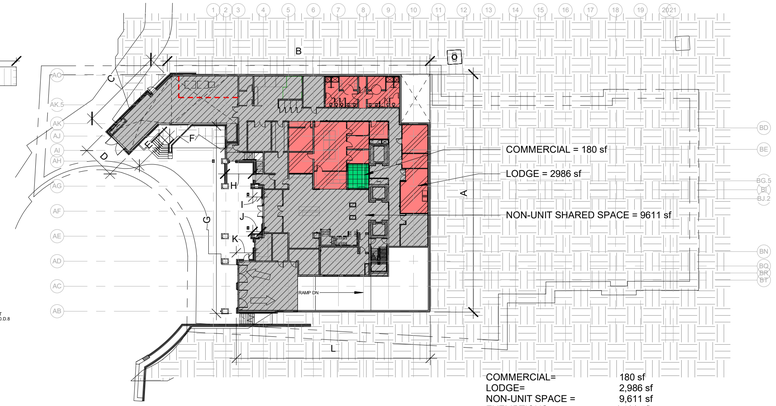




3 LEVEL 02_FAR
SCALE: 1" = 40'-0"

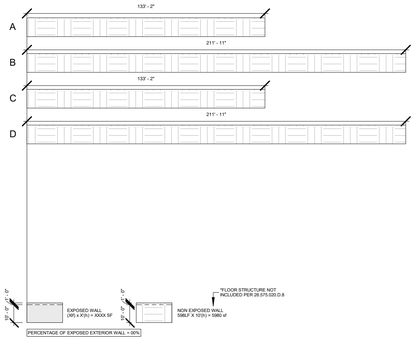
LODGE=	8,178 sf
COMMERCIAL =	742 sf
NON-UNIT SPACE =	2,735 sf
AFFORDABLE HOUSIING =	804 sf
	12,459 sf

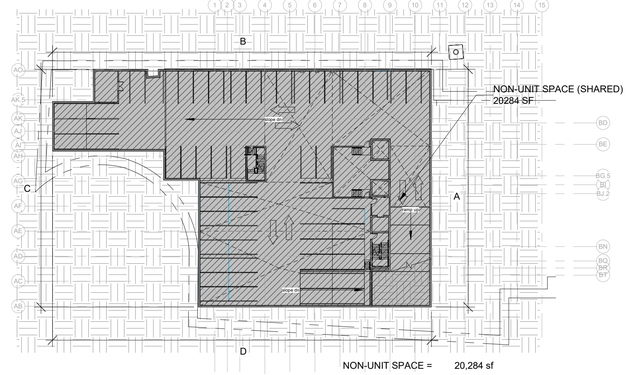




2 LEVEL 01_FAR
SCALE: 1" = 40'-0"

COMMERICAL=	180 sf
LODGE=	2,986 sf
NON-UNIT SPACE =	9,611 sf
EXEMPTIONS =	(-100 sf)
	11,598 sf





NON-UNIT SPACE = 20,284 sf

1 PARKING LEVEL 01_FAR
SCALE: 1" = 40'-0"

20,284 sf

USE LEGEND	
LODGE	
COMMERCIAL	
RESIDENTIAL	
AFFORDABLE HOUSING	
NON-UNIT SPACE (SHARED)	
EXEMPTIONS	
OPEN TO BELOW	

*FAR CALCULATED PURSUANT TO LAND USE CODE SECTION 26.575.020

NOTE: CALCULATIONS SUBJECT TO CHANGE AS BUILDING DESIGN IS REFINED DURING PERMITTING STAGE

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

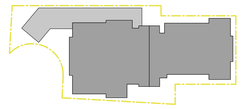
GORSUCH HAUS

ASPEN, CO 81611

Detailed Review 14 SEP 2020
Application_Revised

ISS. #	DESCRIPTION	DATE

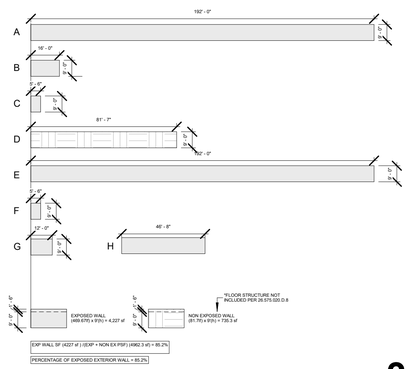
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

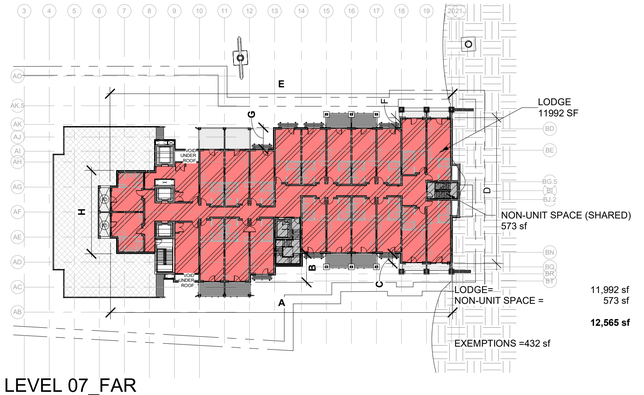


KEY PLAN

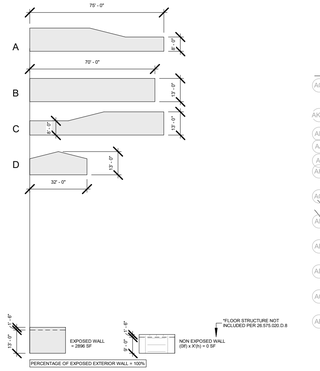
PROPOSED FLOOR AREA CALCULATIONS

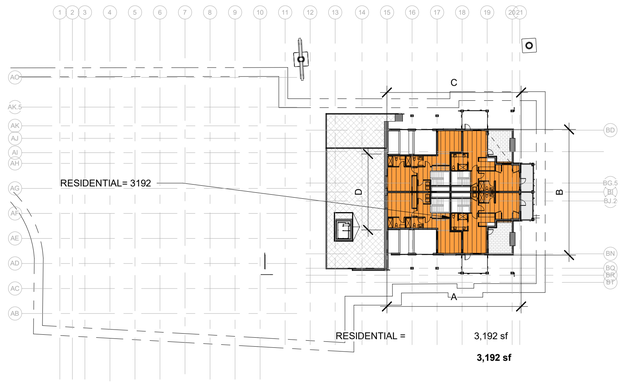
G031



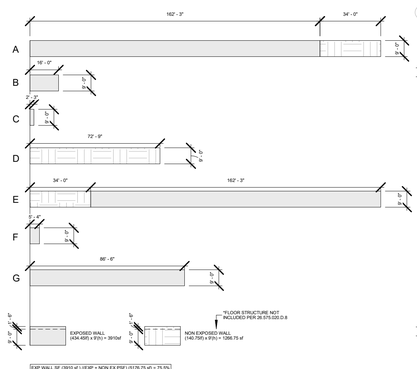


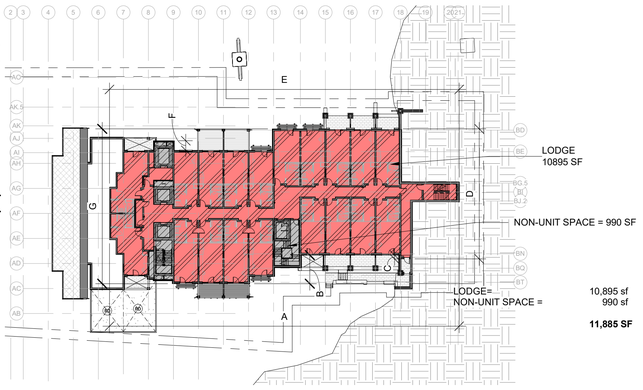
3 LEVEL 07_FAR
SCALE: 1" = 40'-0"



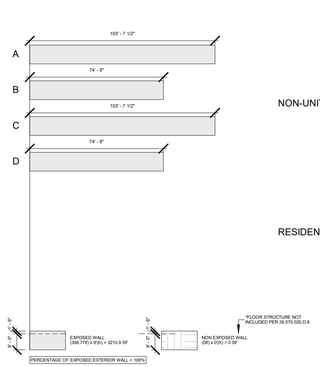


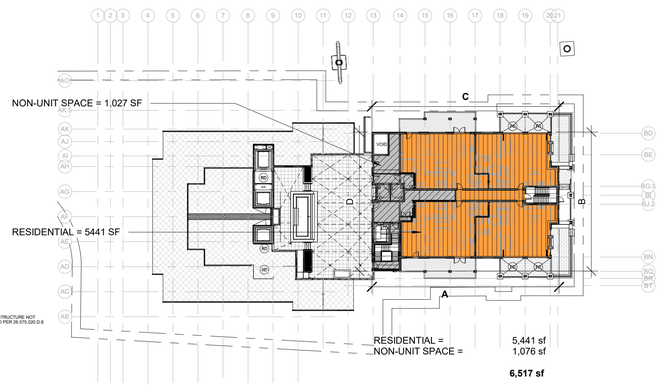
5 LEVEL 09_FAR
SCALE: 1" = 40'-0"



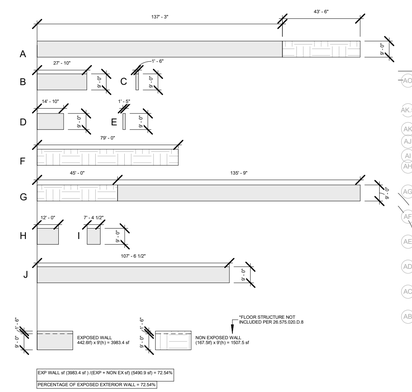


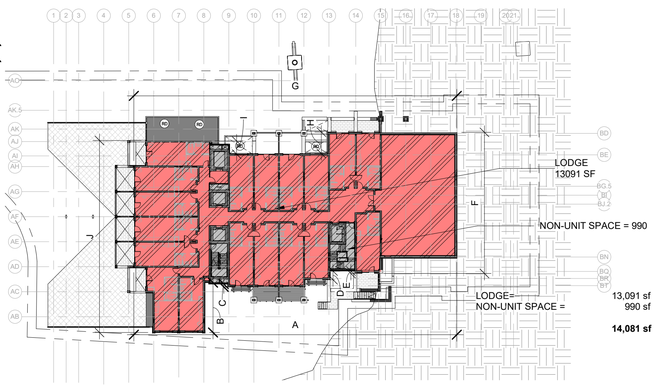
2 LEVEL 06_FAR
SCALE: 1" = 40'-0"





4 LEVEL 08_FAR
SCALE: 1" = 40'-0"





1 LEVEL 05_FAR
SCALE: 1" = 40'-0"

USE LEGEND	
LODGE	
COMMERCIAL	
RESIDENTIAL	
AFFORDABLE HOUSING	
NON-UNIT SPACE (SHARED)	
EXEMPTIONS	
OPEN TO BELOW	

*FAR CALCULATED PURSUANT TO LAND USE CODE SECTION 26.575.020

NOTE: CALCULATIONS SUBJECT TO CHANGE AS BUILDING DESIGN IS REFINED DURING PERMITTING STAGE

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

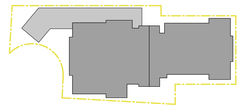
GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised	14 SEP 2020

ISS. #	DESCRIPTION	DATE

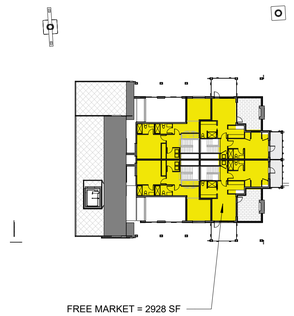
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



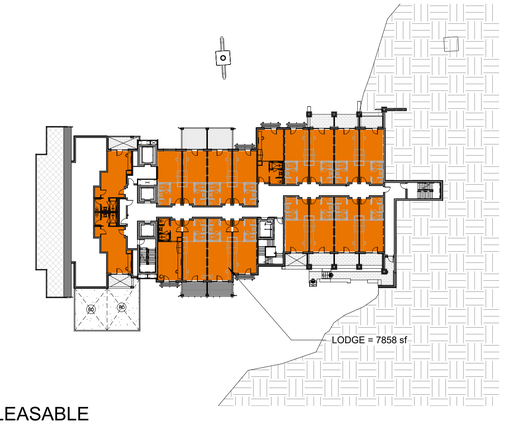
KEY PLAN

PROPOSED FLOOR AREA CALCULATIONS

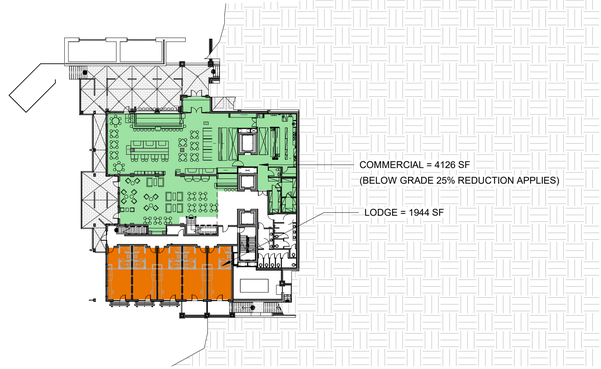
G032



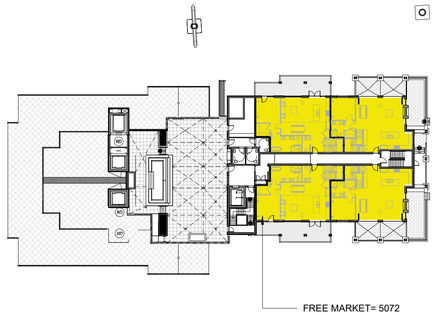
9 LEVEL 09_LEASABLE
SCALE: 1" = 40'-0"



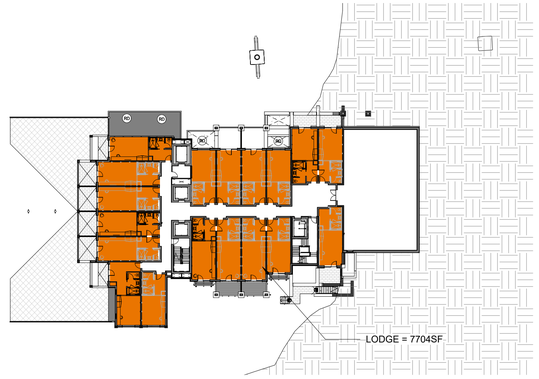
6 LEVEL 06_LEASABLE
SCALE: 1" = 40'-0"



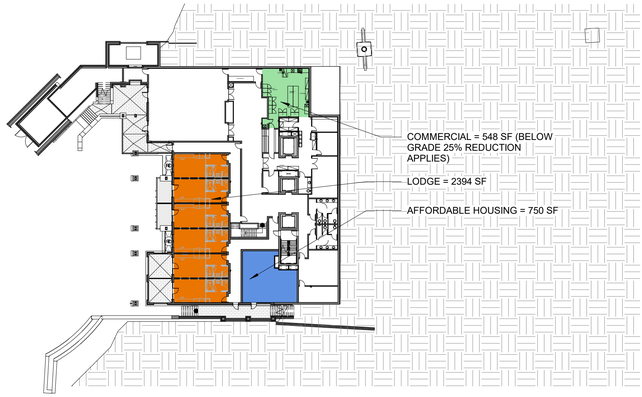
3 LEVEL 03_LEASABLE
SCALE: 1" = 40'-0"



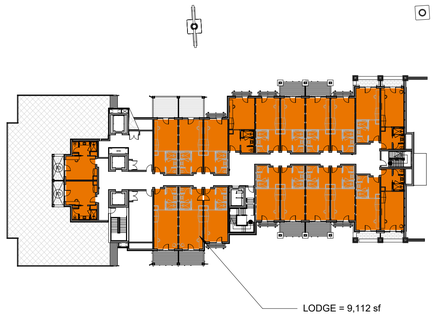
8 LEVEL 08_LEASABLE
SCALE: 1" = 40'-0"



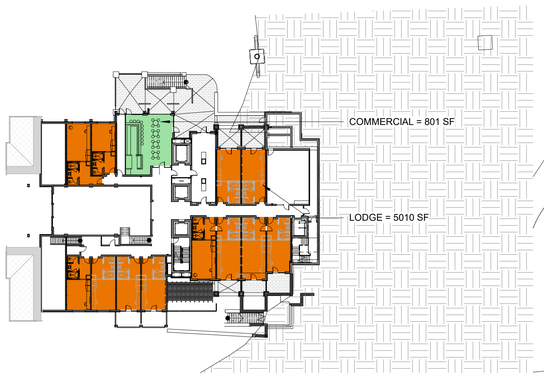
5 LEVEL 05_LEASABLE
SCALE: 1" = 40'-0"



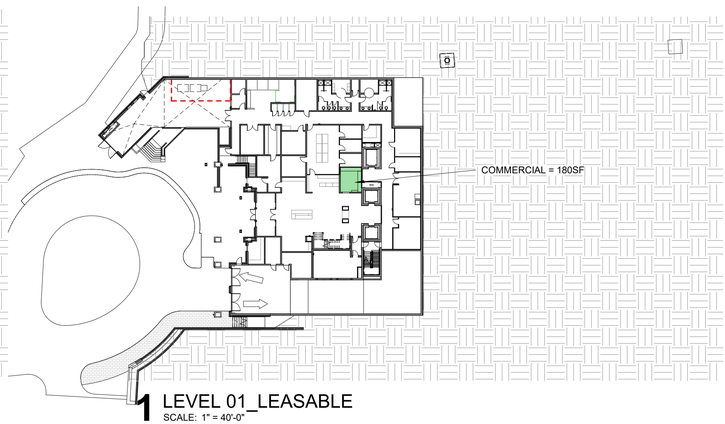
2 LEVEL 02_LEASABLE
SCALE: 1" = 40'-0"



7 LEVEL 07_LEASABLE
SCALE: 1" = 40'-0"



4 LEVEL 04_LEASABLE
SCALE: 1" = 40'-0"



1 LEVEL 01_LEASABLE
SCALE: 1" = 40'-0"

*LEASABLE / LIVABLE
CALCULATED PURSUANT
TO LAND USE CODE
SECTION 26.575.020.I.

NOTE: CALCULATIONS SUBJECT TO CHANGE AS BUILDING DESIGN IS REFINED DURING PERMITTING STAGE

LEASABLE / LIVABLE LEGEND	
LEASABLE	
LIVABLE - LODGE	
LIVABLE - RESIDENTIAL	
LIVABLE - AFFORDABLE HOUSING	

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

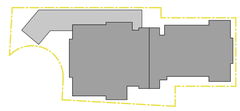
OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Detailed Review 14 SEP 2020
Application_Revised

ISS. # DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



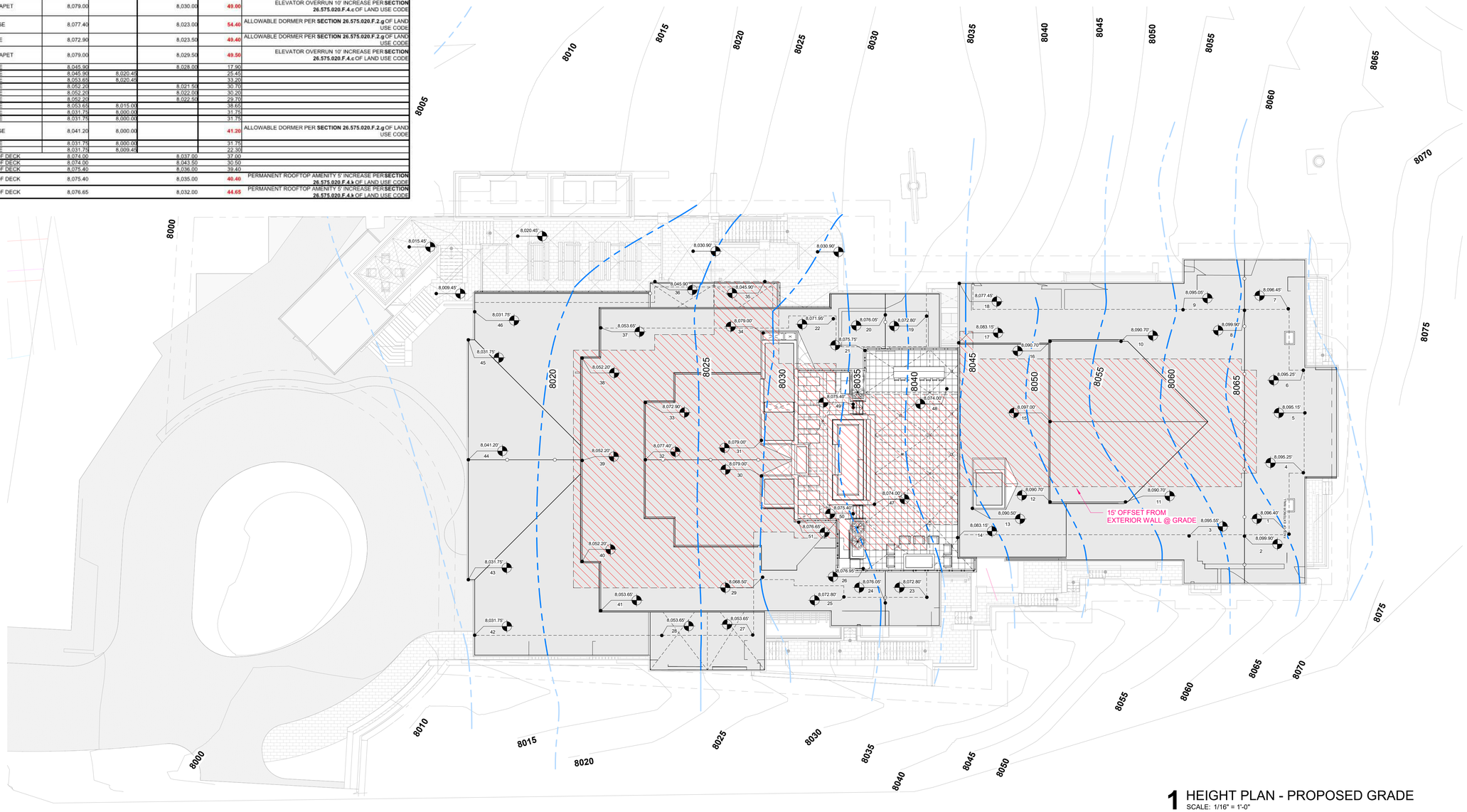
KEY PLAN

PROPOSED FLOOR AREA CALCULATIONS

G033

GORSUCH HAUS

	POINTS	BUILDING ELEVATION (FT)	PROPOSED GRADE (FT) (AT FACE OF EXTERIOR WALL)	INTERPOLATED NATURAL GRADE (FT) (15' OFF FACE OF EXTERIOR WALL)	HEIGHT OFF GRADE (FT)	NOTES
1	EAVE	8,096.40	8,065.00		31.40	
2	EAVE	8,099.90	8,061.50		38.40	
3	EAVE	8095.55	8,060.00		35.55	
4	EAVE	8,095.25	8,071.00		24.25	
5	EAVE	8,095.15	8,071.00		24.15	
6	EAVE	8,096.25	8,071.00		25.25	
7	EAVE	8,096.45	8,065.00		31.45	
8	EAVE	8,099.90	8,059.95		39.95	
9	EAVE	8,095.05	8,057.50		37.55	
10	EAVE	8,090.70	8,052.00		38.70	
11	EAVE	8,090.70	8,051.00		39.70	
12	DORMER EAVE	8,090.70	8,045.00		**45.70**	ALLOWABLE DORMER PER **SECTION 26.575.020.F.2.g** OF LAND USE CODE
13	PARAPET	8,090.50	8,042.00		**48.50**	ELEVATOR OVERRUN 10' INCREASE PER **SECTION 26.575.020.F.4.c** OF LAND USE CODE
14	DORMER EAVE	8,083.15	8,039.00		**44.15**	ALLOWABLE DORMER PER **SECTION 26.575.020.F.2.g** OF LAND USE CODE
15	RIDGE	8,097.00		8,051.50	**45.50**	ALLOWABLE DORMER PER **SECTION 26.575.020.F.2.g** OF LAND USE CODE
16	EAVE	8,090.70		8,047.00	**43.70**	ALLOWABLE DORMER PER **SECTION 26.575.020.F.2.g** OF LAND USE CODE
17	EAVE	8,083.15		8,044.50	38.65	ALLOWABLE DORMER PER **SECTION 26.575.020.F.2.g** OF LAND USE CODE
18	EAVE	8,077.45	8,039.00		38.45	
19	EAVE	8,072.80	8,037.50		35.30	
20	RIDGE	8,076.05	8,036.25		39.80	
21	POOL DECK	8,075.75	8,037.50		38.25	PERMANENT ROOFTOP AMENITY 5' INCREASE PER **SECTION 26.575.020.F.4.k** OF LAND USE CODE
22	EAVE	8,071.95	8,032.00		39.95	
23	EAVE	8,072.80	8,033.00		39.80	
24	RIDGE	8,076.05	8,032.00		**44.05**	CENTER OF ROOF BELOW 40' ALLOWABLE HEIGHT
25	EAVE	8,072.60	8,030.00		**42.80**	CENTER OF ROOF BELOW 40' ALLOWABLE HEIGHT
26	POOL DECK	8,076.95	8,032.00		**44.95**	PERMANENT ROOFTOP AMENITY 5' INCREASE PER **SECTION 26.575.020.F.4.k** OF LAND USE CODE
27	EAVE	8,053.65	8,025.00		28.65	
28	EAVE	8,053.65	8,018.00		35.65	
29	EAVE	8,068.50	8,030.00		38.50	
30	PARAPET	8,079.00		8,030.00	**49.00**	ELEVATOR OVERRUN 10' INCREASE PER **SECTION 26.575.020.F.4.c** OF LAND USE CODE
31	PARAPET	8,079.00		8,030.00	**49.00**	ELEVATOR OVERRUN 10' INCREASE PER **SECTION 26.575.020.F.4.c** OF LAND USE CODE
32	RIDGE	8,077.40		8,023.00	**54.40**	ALLOWABLE DORMER PER **SECTION 26.575.020.F.2.g** OF LAND USE CODE
33	EAVE	8,072.90		8,023.50	**49.40**	ALLOWABLE DORMER PER **SECTION 26.575.020.F.2.g** OF LAND USE CODE
34	PARAPET	8,079.00		8,029.50	**49.50**	ELEVATOR OVERRUN 10' INCREASE PER **SECTION 26.575.020.F.4.c** OF LAND USE CODE
35	EAVE	8,045.90		8,028.00	17.90	
36	EAVE	8,045.90	8,020.45		25.45	
37	EAVE	8,053.65	8,020.45		33.20	
38	EAVE	8,052.20		8,021.50	30.70	
39	EAVE	8,052.20		8,022.00	30.20	
40	EAVE	8,052.20		8,022.50	29.70	
41	EAVE	8,053.65	8,015.00		38.65	
42	EAVE	8,031.75	8,000.00		31.75	
43	EAVE	8,031.75	8,000.00		31.75	
44	RIDGE	8,041.20	8,000.00		**41.20**	ALLOWABLE DORMER PER **SECTION 26.575.020.F.2.g** OF LAND USE CODE
45	EAVE	8,031.75	8,000.00		31.75	
46	EAVE	8,031.75	8,009.45		22.30	
47	ROOF DECK	8,074.00		8,037.00	37.00	
48	ROOF DECK	8,074.00		8,043.50	30.50	
49	ROOF DECK	8,075.40		8,036.00	39.40	
50	ROOF DECK	8,075.40		8,035.00	**40.40**	PERMANENT ROOFTOP AMENITY 5' INCREASE PER **SECTION 26.575.020.F.4.k** OF LAND USE CODE
51	ROOF DECK	8,076.65		8,032.00	**44.65**	PERMANENT ROOFTOP AMENITY 5' INCREASE PER **SECTION 26.575.020.F.4.k** OF LAND USE CODE



1 HEIGHT PLAN - PROPOSED GRADE
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

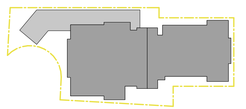
GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised 14 SEP 2020

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



KEY PLAN

HEIGHT PLAN - PROPOSED GRADE

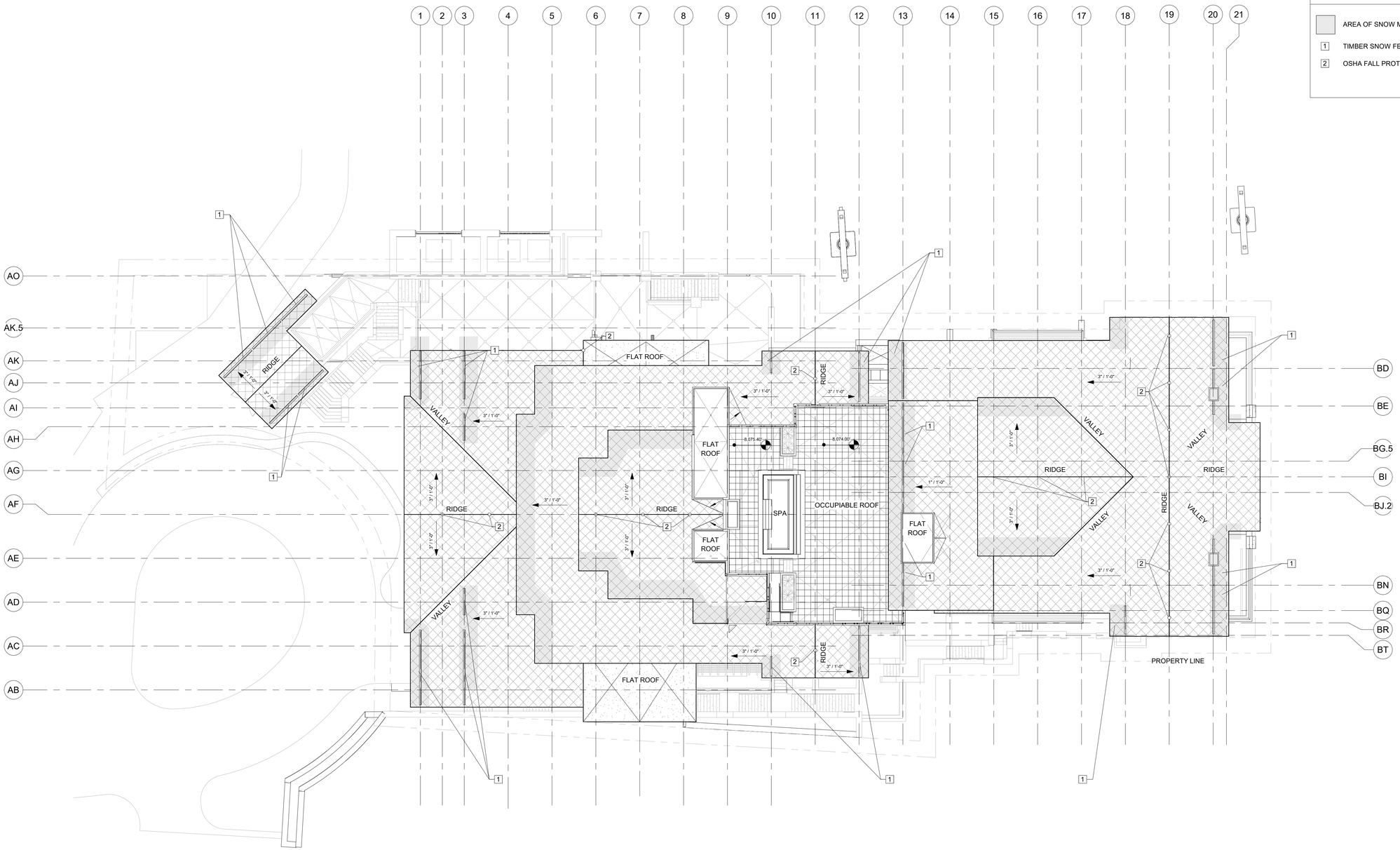
G034

ROOF LEGEND

- FLAT ROOF W/ INTERNAL DRAINS AND VEGETATION
- DIAMOND PATTERN SOLAR TILES
- POOL DECK TERRACE - FLAT ROOF W/ INTERNAL DRAINS AND PEDESTAL PAVER SYSTEM
- FLAT ROOF W/ INTERNAL DRAINS

LEGEND

- AREA OF SNOW MELT
- [1] TIMBER SNOW FENCE SYSTEM
- [2] OSHA FALL PROTECTION ANCHOR



1 SNOW SHEDDING PLAN
SCALE: 1/16" = 1'-0"

0' 4' 8' 16'

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

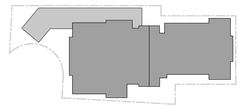
OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised	14 SEP 2020

ISS. # DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



KEY PLAN

SNOW SHEDDING ROOF PLAN

G050

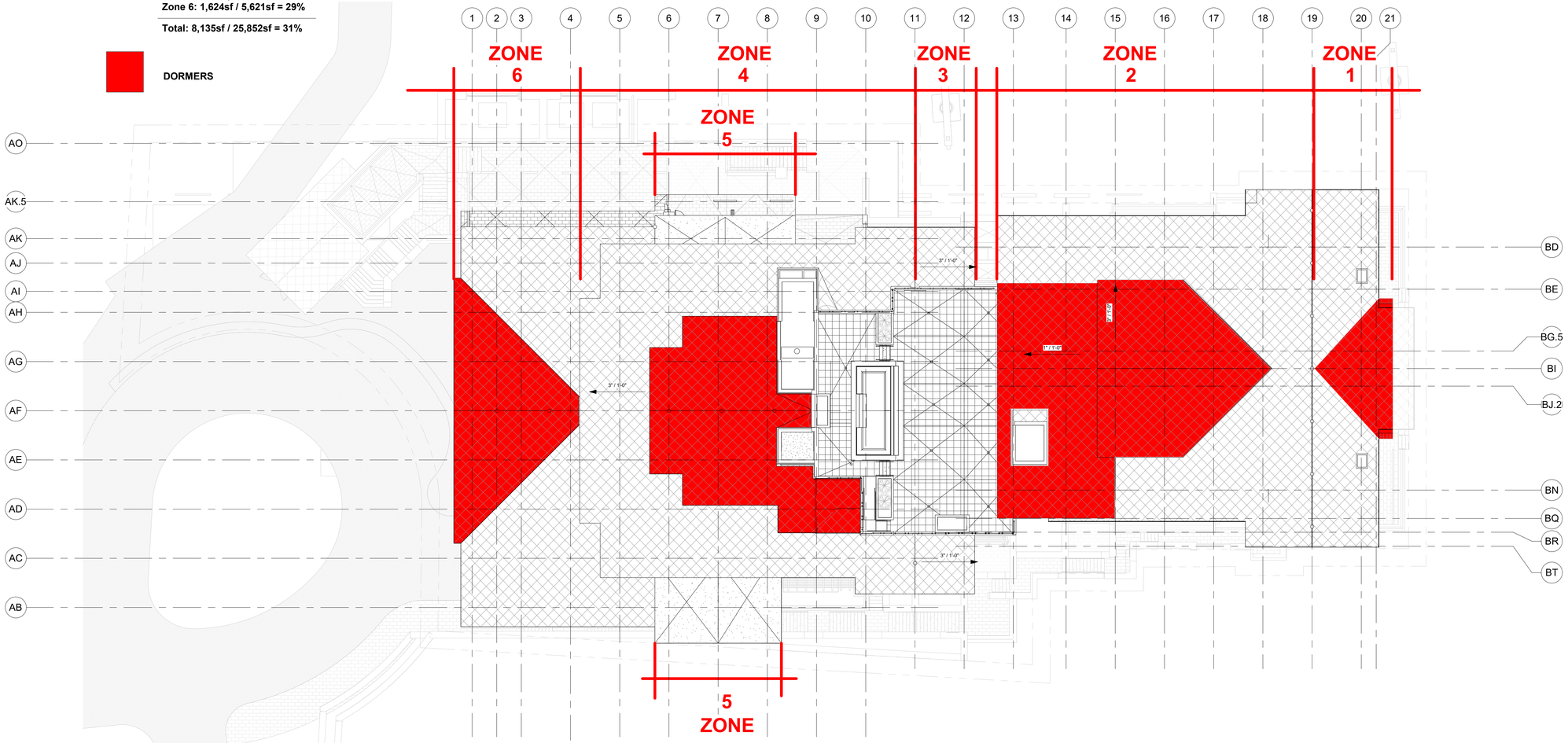
Calculated pursuant to City of Aspen Land Use Code Section 26.575.020.F.2.g

DORMER SF / TOTAL ROOF SF = DORMER COVERAGE

Zone 1: 540sf / 2,156sf = 25%
Zone 2: 3,692sf / 8,656sf = 43%
Zone 3: 0sf / 606sf = 0%
Zone 4: 2,279sf / 7,454sf = 30%
Zone 5: 0sf / 1,359sf = 05
Zone 6: 1,624sf / 5,621sf = 29%

Total: 8,135sf / 25,852sf = 31%

DORMERS



1 ROOF_DORMER CALCULATIONS
SCALE: 1/16" = 1'-0"

0' 4' 8' 16'

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

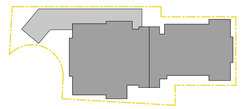
GORSUCH HAUS

ASPEN, CO 81611

Detailed Review Application_Revised 14 SEP 2020

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



KEY PLAN

DORMER PLAN

G051

FINAL PLAT OF:

GORSUCH HAUS PD/SUBDIVISION

A PARCEL OF LAND SITUATED IN THE NE¼ OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6th P.M., CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO

THE PURPOSE OF THIS PLAT IS TO CREATE A PLANNED DEVELOPMENT (PD), REZONE, AND SUBDIVIDE THE SUBJECT PROPERTY

SHEET 1 OF 5

DEDICATION, CERTIFICATES, AND CONTROL DIAGRAM

CERTIFICATE OF OWNERSHIP, DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, THAT ASPEN SKIING COMPANY ("ASC") BEING THE RECORD TITLE OWNER OF THE SUBJECT PROPERTY AS DESCRIBED AND DEPICTED ON SHEET 2 HEREOF, SITUATED IN THE CITY OF ASPEN, PITKIN COUNTY, COLORADO.

PURSUANT TO AND IN ACCORDANCE WITH ORDINANCE NO. 39, SERIES OF 2016, (HEREINAFTER, "ORDINANCE 39") RECORDED APRIL 8, 2019 IN THE PITKIN COUNTY REAL PROPERTY RECORDS UNDER RECEPTION NO. 655085, OWNER HAS, BY THESE PRESENTS, LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS 1 AND 2, AS DEPICTED AND DESCRIBED HEREON UNDER THE NAME AND STYLE OF GORSUCH HAUS PD/SUBDIVISION.

ASC EXPRESSLY RESERVES THE RIGHT TO ENGAGE IN SKI OPERATIONS ON, OVER AND ACROSS ALL OF LOT 2 IN CONJUNCTION WITH THE OPERATION AND MANAGEMENT OF THE ASPEN MOUNTAIN SKI AREA. IN THIS REGARD, ASC EXPRESSLY RESERVES THE RIGHT TO CONDUCT AND ACCOMMODATE SKIING, SKI OPERATIONS AND RECREATIONAL ACTIVITIES ON THE PROPERTIES COVERED BY THIS PLAT AS DESCRIBED IN THE PLAT NOTES ON SHEET 4 AND SHEET 5 HEREOF, INCLUDING, WITHOUT LIMITATION TO CONDUCT AND ACCOMMODATE SKI ACTIVITIES AND SKI OPERATIONS ON THE "SKIWAY" SHOWN AND IDENTIFIED ON SHEET 4 HEREOF AND ON THE DRAINAGE ACCESS AND MAINTENANCE EASEMENTS SHOWN AND IDENTIFIED ON SHEET 5 . ALL OF THE FOLLOWING DEDICATIONS AND RESERVATIONS ARE MADE SUBJECT TO SUCH RESERVED RIGHTS AND EXPRESS AUTHORIZATIONS CONTAINED IN ORDINANCE 39 TO ENGAGE IN SKI ACTIVITIES AND RECREATIONAL OPERATIONS ON LOT 2, AND SPECIFICALLY WITHIN THE SKIWAY ON LOT 1 AND LOT 2 AND THE DRAINAGE AND MAINTENANCE EASEMENTS SHOWN AND IDENTIFIED ON SHEET 5 .

ASC HEREBY MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS FOR THIS PLAT:

1. DOES HEREBY DEDICATE TO THE CITY OF ASPEN THOSE PORTIONS OF THE LANDS CONTAINED HEREIN SHOWN AND DEPICTED ON SHEET 3 HEREON, AND LABELED "DEDICATED ROW" FOR PURPOSES OF CONSTRUCTING, OPERATING, AND MAINTAINING SUBGRADE PUBLIC UTILITIES, A PUBLIC ROADWAY, PEDESTRIAN SIDEWALK, AND OTHER ASSOCIATED IMPROVEMENTS NECESSARY FOR VEHICULAR AND PEDESTRIAN TRAVEL; PROVIDED, HOWEVER, THAT THIS DEDICATION IS SUBJECT TO, CONDITIONAL ON AND WILL NOT BECOME EFFECTIVE UNTIL THE CITY OF ASPEN ACCEPTS THE FINAL, AS-BUILT ROADWAY, UTILITY INFRASTRUCTURE AND OTHER BUILDING IMPROVEMENTS CONTEMPLATED TO BE PLACED WITHIN SUCH DEDICATED ROW AREAS AS THE SAME ARE DESCRIBED IN THE CIVIL ENGINEERING DESIGN PLANS RECORDED SIMULTANEOUSLY WITH THIS FINAL PLAT; AND

2. DOES HEREBY DEDICATE AND GRANT A PERPETUAL, NON-EXCLUSIVE PUBLIC TRAIL EASEMENT, SIX (6) IN WIDTH, FOR PURPOSES OF NON-MOTORIZED INGRESS AND EGRESS, COMMENCING ON THE NORTHERLY BOUNDARY LINE OF THE PUBLIC PEDESTRIAN EASEMENT ON LOT 1 AS SHOWN HEREON AND THENCE CONTINUING IN A NORTHEASTERLY DIRECTION OVER LOT 1 AND THE HILL STREET RIGHT OF WAY AND THENCE CONTINUING IN A SOUTHEASTERLY DIRECTION ACROSS LOT 2, IN THE AREA DEPICTED AS THE "PUBLIC TRAIL EASEMENT" ALIGNMENT SHOWN AND DEPICTED ON SHEET 4 HEREOF; SUCH PUBLIC TRAIL EASEMENT EXTENDS TO A POINT ON THE EASTERLY BOUNDARY LINE OF LOT 2, WHICH POINT COINCIDES WITH THE WESTERLY BOUNDARY LINE OF THE ADJOINING SKIER AND PEDESTRIAN EASEMENT SHOWN AND DESCRIBED IN THE DOCUMENT RECORDED IN PLAT BOOK 4 AT PAGE 489; OWNER RESERVES THE RIGHT TO UNILATERALLY RE-ALIGN THIS PUBLIC TRAIL EASEMENT TO COINCIDE WITH THE AS-BUILT LOCATION THEREOF SO LONG AS SUCH REALIGNMENT DOES NOT ADVERSELY IMPACT THE INTENDED USES OF THE PUBLIC TRAIL EASEMENT AND ASC ALSO RESERVES THE RIGHT TO UTILIZE LOT 2 FOR SKI AREA OPERATIONS AND TO PROHIBIT PEDESTRIAN, BICYCLE OR SIMILAR USES OF THE PUBLIC TRAIL EASEMENT DURING THE SKI SEASON AND TO LIMIT THE USE OF AND/OR TEMPORARILY CLOSE THE PUBLIC TRAIL EASEMENT DURING THE SKI SEASON TO ACCOMMODATE SNOWMAKING, SNOW STORAGE, SNOW GROOMING, SKIING AND OTHER WINTER SKI OPERATIONS; AND

3. DOES HEREBY DEDICATE AND RESERVE A RECIPROCAL, NON-EXCLUSIVE CONSTRUCTION EASEMENT FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS 1 AND 2 AND THEIR RESPECTIVE GRANTEES, SUCCESSORS, ASSIGNS, AFFILIATES, AGENTS, CONTRACTORS, AND EMPLOYEES OVER, UPON, AND ACROSS ONLY THE PORTIONS OF LOTS 1 AND 2 NECESSARY TO COMPLETE THE IMPROVEMENTS ON SAID LOTS WITHIN THE AREA DEPICTED AS THE "TEMPORARY CONSTRUCTION EASEMENT" SHOWN AND DEPICTED ON SHEET 4 HEREOF, INCLUDING THE EXCAVATION, SHORING, DEWATERING AND ALL OTHER CONSTRUCTION ACTIVITIES APPROVED IN ACCORDANCE WITH CITY OF ASPEN ORDINANCE 39 (SERIES OF 2016), TOGETHER WITH A REASONABLE RIGHT OF ACCESS FOR THE ACCOMPLISHMENT OF SUCH PURPOSES. THIS RECIPROCAL TEMPORARY CONSTRUCTION EASEMENT SHALL BE TEMPORARY AND SHALL AUTOMATICALLY TERMINATE UPON THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE IMPROVEMENTS APPROVED AND CONSTRUCTED UNDER ORDINANCE 39; THE TERMS AND CONDITIONS OF THIS RECIPROCAL TEMPORARY CONSTRUCTION EASEMENT ARE MORE PARTICULARLY DESCRIBED IN THAT CERTAIN RECIPROCAL TEMPORARY CONSTRUCTION EASEMENT RECORDED IN THE OFFICE OF THE PITKIN COUNTY CLERK & RECORDED AT RECEPTION NO. _____ AND

4. DOES HEREBY DEDICATE AND RESERVE RECIPROCAL, PERPETUAL, NON-EXCLUSIVE SUBSURFACE STRUCTURAL EASEMENTS OF VARYING WIDTHS ALONG EITHER SIDE OF PORTIONS OF THE COMMON BOUNDARY OF LOTS 1 AND 2 (THE "SUBSURFACE STRUCTURAL EASEMENTS"), SHOWN AND DEPICTED ON SHEET 4 HEREOF, FOR THE USE AND BENEFIT OF THE OWNERS OF SAID LOTS AND THEIR RESPECTIVE GRANTEES, SUCCESSORS, ASSIGNS, AFFILIATES, AGENTS, CONTRACTORS, AND EMPLOYEES FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ANY SUBSURFACE FOUNDATIONS, FOOTER PADS, DEWATERING FACILITIES, DRAINAGE FACILITIES OR OTHER STRUCTURAL ELEMENTS OF THOSE STRUCTURES THAT MAY BE CONSTRUCTED WITHIN SAID SUBSURFACE STRUCTURAL EASEMENTS, TOGETHER WITH A REASONABLE RIGHT OF ACCESS FOR THE ACCOMPLISHMENT OF SUCH PURPOSES PROVIDED THAT THE SAME DOES NOT INTERFERE WITH ASC'S LIFT FACILITIES, UTILITIES AND OPERATIONS; AND, ASC RESERVES THE RIGHT TO UNILATERALLY RE-ALIGN SUBSURFACE STRUCTURAL EASEMENTS TO COINCIDE WITH THE AS-BUILT LOCATIONS OF SUCH STRUCTURAL ELEMENTS; AND

5. DOES HEREBY DEDICATE AND RESERVE A NON-EXCLUSIVE PRIVATE ACCESS EASEMENT OVER, UPON, AND ALONG THE MOUNTAIN OPERATIONS ROAD, SHOWN AND DEPICTED ON SHEET 4 HEREOF AS IT CROSSES LOT 2, LABELED "MOUNTAIN OPERATIONS ROAD PRIVATE ACCESS EASEMENT," AND OVER, UPON AND ALONG THOSE PORTIONS OF LOT 2 LOCATED WEST OF THE MOUNTAIN OPERATIONS ROAD PRIVATE ACCESS EASEMENT, FOR THE USE AND BENEFIT OF THE OWNER OF LOT 1 AND ITS SUCCESSORS, ASSIGNS, EMPLOYEES, LICENSEES AND INVITEES FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN ACCESS FROM TIME TO TIME NECESSARY FOR THE OPERATION, MAINTENANCE AND UPKEEP OF IMPROVEMENTS LOCATED ON SAID LOT 1 AND FOR ACCESS TO LIMITED, PERIODIC SPECIAL EVENTS ACTIVITIES LOCATED ON, IN AND AROUND PUBLIC AMENITIES SPACES ON LOT 1; SUCH PRIVATE ACCESS EASEMENT DOES NOT CONFER ANY RIGHTS TO THE GENERAL PUBLIC, AND NO PUBLIC ACCESS IS INTENDED TO BE CREATED BY THIS DEDICATION; ASC FOR ITSELF, ITS GRANTEES, SUCCESSORS AND ASSIGNS, RESERVES THE RIGHT TO LIMIT THE USE OF AND/OR TEMPORARILY DENY THE OWNER OF LOT 1 AND ITS SUCCESSORS, ASSIGNS, EMPLOYEES, LICENSEES, AND INVITEES ACCESS TO THE MOUNTAIN OPERATIONS ROAD PRIVATE ACCESS EASEMENT DURING THE SKI SEASON TO ACCOMMODATE SNOWMAKING, SNOW STORAGE, SNOW GROOMING, SKIING AND OTHER WINTER SKI OPERATIONS; AND

6. DOES HEREBY DEDICATE AND GRANT A PERPETUAL, NON-EXCLUSIVE PUBLIC PEDESTRIAN EASEMENT OVER AND ACROSS LOT 1 AND SUCH PORTIONS OF LOT 2 AS ARE SPECIFICALLY IDENTIFIED ON PAGE 4 HEREOF FOR PURPOSES OF NON-MOTORIZED, PEDESTRIAN-ONLY ACCESS OVER AND UPON A STRIP OF LAND AS SHOWN AND DEPICTED ON SHEET 4 HEREOF AND LABELED "PUBLIC PEDESTRIAN EASEMENT" [NOTE: THIS EASEMENT IS FOR (A) PUBLIC PEDESTRIAN ACCESS WITHIN THE 8' WIDE SIDEWALK ON THE OUTER EDGE OF THE CUL-DE-SAC, (B) THE STAIRWAY AREAS ALONG THE WEST SIDE OF LOT 1 AND (C) THE IRREGULARLY SHAPED AREA PROVIDING PEDESTRIAN ACCESS OVER AND ACROSS THE FAR WESTERN PORTION OF LOT 2 TO THE BARBEE OPEN SPACE PARCEL.]; ASC RESERVES THE RIGHT FOR ITSELF, ITS GRANTEES, SUCCESSORS AND ASSIGNS TO BLOCK, LIMIT OR DENY ACCESS TO SUCH PORTIONS OF THE PUBLIC PEDESTRIAN EASEMENT AS ARE NECESSARY FOR PURPOSES OF USE OF THE MOUNTAIN OPERATIONS ROAD PRIVATE ACCESS EASEMENT BY THE OWNER OF LOT 1 FOR PURPOSES AS DESCRIBED IN PARAGRAPH 5 ABOVE AND ASC, ITS GRANTEES, SUCCESSORS, ASSIGNS, LICENSEES AND INVITEES, AS DESCRIBED IN PARAGRAPH 10 BELOW; AND

7. DOES HEREBY DEDICATE AND RESERVE FOR THE USE AND BENEFIT FROM TIME TO TIME OF THE OWNERS OF LOTS 1 AND 2 AND THEIR RESPECTIVE GRANTEES, SUCCESSORS, ASSIGNS, AFFILIATES, AGENTS, CONTRACTORS, AND EMPLOYEES, PERPETUAL, NON-EXCLUSIVE EASEMENTS ON THOSE PORTIONS OF LOTS 1 AND 2 ALONG THE ENTIRE COURSE OF THE ON-SITE DRAINAGE IMPROVEMENTS SHOWN AND DEPICTED ON THE CONCEPTUAL MASTER DRAINAGE PLAN (SHEET C.4.02) RECORDED SIMULTANEOUSLY WITH THIS PLAT, FOR PURPOSES OF CONSTRUCTION, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF PRIVATE ON-SITE STORM WATER DRAINAGE SYSTEMS FACILITIES, WITH ALL APPROPRIATE SUB-SURFACE AND SURFACE IMPROVEMENTS, TOGETHER WITH A REASONABLE RIGHT OF ACCESS FOR THE ACCOMPLISHMENT OF SUCH PURPOSES (COLLECTIVELY, THE "DRAINAGE EASEMENTS"); ASC RESERVES THE RIGHT TO UNILATERALLY RELOCATE THE ACTUAL LOCATION OF SUCH DRAINAGE EASEMENTS TO COINCIDE WITH THE AS-BUILT LOCATION OF SUCH DRAINAGE IMPROVEMENTS; AND

8. DOES HEREBY DEDICATE AND RESERVE THE RIGHT TO GRANT EASEMENTS AND LICENSES TO AND FOR THE USE AND BENEFIT OF UTILITY COMPANIES OWNING, OPERATING OR OTHERWISE MANAGING THE UTILITY LINES AND SYSTEMS WITHIN LOTS 1 AND 2, AND FOR THE USE AND BENEFIT FROM TIME TO TIME OF THE OWNERS OF SAID LOTS AND THEIR RESPECTIVE GRANTEES, SUCCESSORS, ASSIGNS, AFFILIATES, AGENTS, CONTRACTORS, AND EMPLOYEES, A PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENT OVER, UPON, AND BENEATH THE "UTILITY EASEMENT" SHOWN AND LABELED ON SHEET 4 HEREOF, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, ENLARGEMENT, USE, OPERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF UNDERGROUND UTILITIES INCLUDING WATER, SEWER, STORM WATER DRAINAGE, GAS, ELECTRICITY, TELEPHONE, TELEVISION AND TELECOMMUNICATIONS, TOGETHER WITH ASSOCIATED EQUIPMENT AND FACILITIES REQUIRED ABOVE GROUND, REGARDING WHICH ALL SAID EASEMENTS AND LICENSES SHALL BE IN LOCATIONS REASONABLY APPROVED IN ADVANCE BY THE OWNER(S) OF THE IMPACTED LOT(S), TOGETHER WITH A REASONABLE RIGHT OF ACCESS FOR THE ACCOMPLISHMENT OF SUCH PURPOSES; THE FINAL OWNER UTILITY EASEMENTS TO COINCIDE WITH THE AS-BUILT LOCATIONS OF SUCH UTILITIES; AND

9. DOES HEREBY RESERVE UNTO ASC, ITS GRANTEES, SUCCESSORS, ASSIGNS, AFFILIATES, AGENTS, CONTRACTORS, AND EMPLOYEES, AS THE OWNER, OPERATOR OR MANAGER OF THE LIFT FACILITIES LOCATED ON LOT 1 A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UPON AND BENEATH THE "LIFT FACILITIES EASEMENT" SHOWN ON SHEET 4 HEREOF, FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, ENLARGING, OPERATING (INCLUDING, WITHOUT LIMITATION, TRANSPORTING PEOPLE, GOODS AND MATERIALS), MAINTAINING, REPAIRING, REMOVING AND REPLACING LIFT FACILITIES, AND FOR THE ADDITIONAL USE AND BENEFIT OF ASC, ITS GRANTEES, SUCCESSORS, ASSIGNS, LICENSEES AND INVITEES; AND

10. DOES HEREBY RESERVE FOR THE USE AND BENEFIT OF ASC, ITS GRANTEES, SUCCESSORS, ASSIGNS, AFFILIATES, AGENTS, CONTRACTORS AND EMPLOYEES, AS OPERATOR AND MANAGER OF THE LIFT FACILITIES WITHIN THE LIFT FACILITIES EASEMENT DESCRIBED ABOVE AND AS OPERATOR AND MANAGER OF THE ASPEN MOUNTAIN SKI AREA, A NON-EXCLUSIVE PRIVATE ACCESS EASEMENT OVER, UPON, AND ALONG THE MOUNTAIN OPERATIONS ROAD, SHOWN AND DEPICTED ON SHEET 4 HEREOF AS IT CROSSES LOT 1, LABELED "MOUNTAIN OPERATIONS ROAD PRIVATE ACCESS EASEMENT," FOR THE USE AND BENEFIT OF THE OWNER OF LOT 2 AND ITS SUCCESSORS, ASSIGNS, EMPLOYEES, LICENSEES AND INVITEES FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS FROM TIME TO TIME NECESSARY FOR THE OPERATION AND MAINTENANCE OF IMPROVEMENTS LOCATED ON LOT 2 AND FOR ACCESS TO THE ASPEN MOUNTAIN SKI AREA THROUGHOUT THE YEAR; SUCH PRIVATE ACCESS EASEMENT INCLUDES THE RIGHT TO INSTALL SNOWMAKING WATER LINES AND ENGAGE IN SNOWMAKING, SNOW STORAGE, SNOW GROOMING, SKIING AND SKI OPERATIONS, INCLUDING, WITHOUT LIMITATION, SKI RACING AND SPECIAL EVENTS, ON THAT PORTION OF THE SKIWAY LOCATED WITHIN THE MOUNTAIN OPERATIONS ROAD PRIVATE ACCESS EASEMENT; SUCH PRIVATE ACCESS EASEMENT DOES NOT CONFER ANY RIGHTS TO THE GENERAL PUBLIC, AND NO PUBLIC ACCESS OR USE OF THE MOUNTAIN OPERATIONS ROAD AS SHOWN HEREON IS INTENDED TO BE CREATED BY THIS PLAT, EXCEPT AS OUTLINED IN DEDICATION PARAGRAPH 12 HEREON; AND

11. DOES HEREBY DEDICATE AND RESERVE FOR THE USE AND BENEFIT FROM TIME TO TIME OF THE OWNERS OF LOTS 1 AND 2 AND THEIR RESPECTIVE GRANTEES, SUCCESSORS, ASSIGNS, AFFILIATES, AGENTS, CONTRACTORS, AND EMPLOYEES, A PERPETUAL, NON-EXCLUSIVE "UTILITY SERVICE LINE EASEMENT" OVER, UNDER AND UPON SAID LOTS ALONG THE ENTIRE COURSE OF ALL UTILITY SERVICE LINES THAT MAY BE CONSTRUCTED BETWEEN OR OTHERWISE CONNECT TO THE UTILITY SERVICE LINES AND MAINS ON LOTS 1 AND 2 TO THE IMPROVEMENTS THEREON, IN THE AS-BUILT LOCATIONS OF SUCH UTILITY SERVICE LINES, FOR PURPOSES OF CONSTRUCTION, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF SUCH UTILITY SERVICES LINES, TOGETHER WITH A REASONABLE RIGHT OF ACCESS FOR THE ACCOMPLISHMENT OF SUCH PURPOSES AND TOGETHER WITH A REASONABLE RIGHT OF ACCESS FOR THE PURPOSE OF RELOCATING SAID UTILITY SERVICE LINES; ASC AND ITS SUCCESSORS RESERVES THE RIGHT, EXCEPT IN THE CASE OF A BONA FIDE EMERGENCY, TO TEMPORARILY DENY THE OWNER OF LOT 1 AND ITS SUCCESSORS, ASSIGNS, EMPLOYEES, LICENSEES, AND INVITEES ACCESS TO THE UTILITY SERVICE LINE EASEMENT DURING THE SKI SEASON TO ACCOMMODATE SNOWMAKING, SNOW STORAGE, SNOW GROOMING, SKIING AND OTHER WINTER SKI OPERATIONS; AND

12. DOES HEREBY DEDICATE AND GRANT TO THE GENERAL PUBLIC THE LIMITED, NON-EXCLUSIVE RIGHT TO USE THE MOUNTAIN OPERATIONS ROAD PRIVATE EASEMENT OUTSIDE OF THE SKI SEASON FOR PEDESTRIAN AND BICYCLE USES; SUCH EASEMENT SHALL EXTEND FROM THE MOUNTAIN OPERATIONS ROAD'S INTERSECTION WITH THE HILL STREET RIGHT OF WAY AND CONTINUE ALONG AND WITHIN THE ALIGNMENT OF THE MOUNTAIN OPERATIONS ROAD SOUTHWARD TO THE SOUTHERN BOUNDARY OF THE GORSUCH HAUS PD/SUBDIVISION; SUCH GRANT IS EXPRESSLY MADE SUBJECT TO ASC'S RIGHTS, EXERCISED IN ITS SOLE DISCRETION, TO CONTROL AND MANAGE AND/OR ENFORCE CLOSURES OF THE MOUNTAIN OPERATIONS ROAD IN CONNECTION WITH ASPEN MOUNTAIN SKI AREA OPERATIONS AT ANY TIME AS DETERMINED BY THE OPERATOR OF ASPEN MOUNTAIN SKI AREA FOR SAFETY, MAINTENANCE, OPERATIONS, LOADING, UNLOADING AND STAGING PURPOSES AND/OR AS CONTEMPLATED UNDER THE ASPEN MOUNTAIN SKI AREA MASTER PLAN, AS AMENDED FROM TIME TO TIME; AND

13. DOES HEREBY DEDICATE TO THE CITY OF ASPEN NON-EXCLUSIVE DRAINAGE ACCESS AND MAINTENANCE EASEMENTS OVER AND ACROSS THE AREAS SHOWN ON SHEET 5 HEREOF, FOR PURPOSES OF ACCESS TO AND MAINTENANCE OF THE STORM WATER DRAINAGE FACILITIES SHOWN AND IDENTIFIED ON SHEET 5, WHICH INCLUDE THE MAIN UNDERGROUND STORM DRAINAGE PIPELINE AND THE LATERAL CONNECTIONS THERETO, THE STORM INLETS, THE ROADSIDE SWALES AND THE DRAINAGE SWALE (ALSO KNOWN AS THE WEST SWALE) SHOWN THEREON (THE "DRAINAGE INFRASTRUCTURE"). THE ACCESS AND MAINTENANCE EASEMENTS SHOWN AND IDENTIFIED ON SHEET 5 ARE INTENDED TO ALLOW FOR THE CITY OF ASPEN, UPON REASONABLE ADVANCE WRITTEN NOTICE TO THE OWNERS OF LOT 1 AND LOT 2 (EXCEPT IN EMERGENCIES, WHEN NO ADVANCE WRITTEN NOTICE WILL BE REQUIRED), TO ACCESS AND MAINTAIN THE DRAINAGE INFRASTRUCTURE , AND INCLUDE THE RIGHT TO CONSTRUCT, INSTALL, REMOVE, REPLACE, MAINTAIN, REPAIR, OPERATE BUT NOT ADD TO, CHANGE OR ALTER THE DRAINAGE FACILITIES LOCATED ON LOT 1 OR LOT 2 UNLESS THE AFFECTED OWNER(S) EXPRESSLY AGREE IN WRITING TO SUCH ADDITIONS, CHANGES OR ALTERATIONS. THE CITY OF ASPEN'S ACCESS AND MAINTENANCE ACTIVITIES SHALL BE CONDUCTED AT ALL TIMES TO PROVIDE MINIMUM DISRUPTION TO THE DAY-TO-DAY HOSPITALITY AND SKI OPERATIONS OF THE OWNERS OF LOT 1 AND LOT 2 AND THEIR RESPECTIVE GUEST'S AND INVITEES. THESE EASEMENTS ARE ALSO EXPRESSLY MADE SUBJECT TO THE RESERVED RIGHTS OF ASC TO ENGAGE IN SKI OPERATIONS AS DESCRIBED IN THE THIRD PREFATORY PARAGRAPH SET FORTH ABOVE, AND ARE ALSO SUBJECT TO THE RESERVED RIGHT OF THE OWNER OR OWNERS OF LOT 1 TO ENGAGE IN LODGE, HOTEL, COMMERCIAL AND RESIDENTIAL CONDOMINIUM ACTIVITIES AND OPERATIONS IN CONNECTION WITH THE DEVELOPMENT, OPERATION, MANAGEMENT, MAINTENANCE AND CAPITAL REPAIRS OR REPLACEMENTS OF THE BUILDING IMPROVEMENTS AND LANDSCAPING IMPROVEMENTS PLACED ON LOT 1 AND WITHIN ALL EASEMENT AND LICENSED AREAS APPURTENANT TO LOT 1. THE CITY OF ASPEN SHALL BE RESPONSIBLE FOR THE RESTORATION, REPAIR OR REPLACEMENT OF BUILDING IMPROVEMENTS OR LANDSCAPING DAMAGED AS A RESULT OF THE CITY OF ASPEN'S EXERCISE OF ITS ACCESS AND MAINTENANCE EASEMENT RIGHTS DESCRIBED IN THIS PARAGRAPH 13.

CONTINUED ...

... CONTINUED

IN CONNECTION WITH THE EXERCISE OF ANY RIGHT UNDER AND USE OF ANY EASEMENT GRANTED OR RESERVED BY THIS CERTIFICATE, THE OWNER (OF LOT 1 OR LOT 2 AS THE CASE MAY BE) EXERCISING SUCH RIGHT SHALL INDEMNIFY AND HOLD HARMLESS THE OTHER OWNER (OF LOT 1 OR 2, AS THE CASE MAY BE) FROM ANY CLAIMS, DEMAND, SUIT, JUDGMENT, LIEN OR DAMAGES OF ANY NATURE ARISING OUT OF SUCH OWNER'S RIGHT, EXERCISE OR USE, INCLUDING REASONABLE ATTORNEYS FEES AND COSTS INCURRED IN CONNECTION THEREWITH; AND THE OWNERS OF LOTS 1 AND 2 SHALL EACH AT ALL TIMES MAINTAIN A COMMERCIAL LIABILITY INSURANCE POLICY WITH AN INSURANCE COMPANY WITH A BEST'S RATING OF $_____, AND WITH MINIMUM LIMITS OF

EXECUTED THIS____ DAY OF _____, 2020.

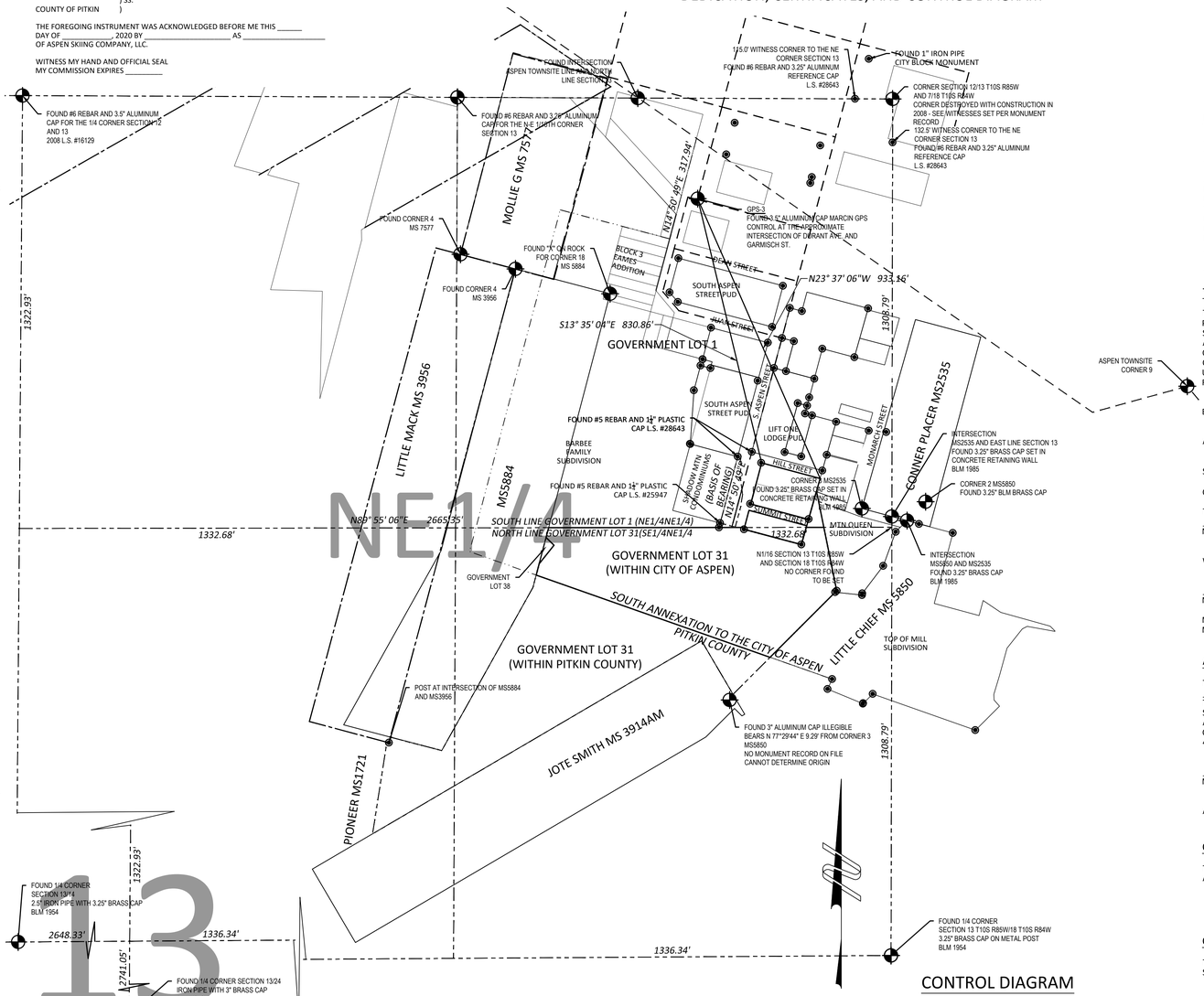
ASPEN SKIING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
_____, ITS MANAGER

STATE OF COLORADO)
) SS.
COUNTY OF PITKIN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020 BY _____ AS _____ OF ASPEN SKIING COMPANY, LLC.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____



CONTROL DIAGRAM

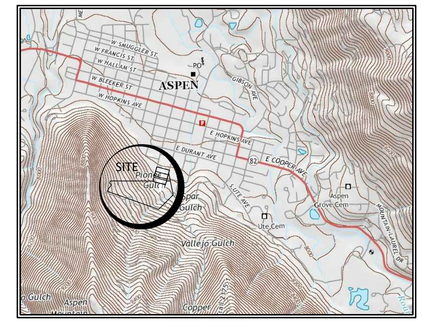
GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

VICINITY MAP

SCALE: 1" = 2000'



PLAT NOTES

1. LOT 2 IS RESTRICTED AGAINST ALL FUTURE RESIDENTIAL BUILDING AND RESIDENTIAL DEVELOPMENT AND OTHER LAND USES AND ACTIVITIES THAT ARE NOT CONSISTENT WITH THE INTENT AND APPROVED DEVELOPMENT OUTLINED IN ORDINANCE 39 (SERIES OF 2016) (HEREINAFTER "ORDINANCE 39").

2. ORDINANCE 39 EXPRESSLY AUTHORIZES THE CONSTRUCTION AND USE OF ALL SKI AND NON-MECHANIZED RECREATIONAL INFRASTRUCTURE, INCLUDING SKI LIFTS, TOWERS, SNOWMAKING EQUIPMENT, ACCESSORY AND SUPPORT STRUCTURES APPROVED FOR PLACEMENT ON LOT 2 AND ON CERTAIN PORTIONS OF LOT 1 AS WELL AS THE ABILITY TO CONDUCT SKIING, RECREATIONAL USES THAT DO NOT REQUIRE MECHANIZED INFRASTRUCTURE, ALL RELATED SKI AND RECREATIONAL OPERATIONS AND ACCESSORY SKI AND RECREATIONAL USES, INCLUDING SNOWMAKING, SNOW MANAGEMENT, GROOMING, HIKING, BIKING, UPHILLING AND EVENTS RELATED THERETO, AS WELL AS TRADITIONAL AND ROUTINE SKI OPERATIONS AND MAINTENANCE ON THE PROPERTY, INCLUDING MOUNTAIN ACCESS ROAD USE AND MAINTENANCE, AS WELL AS MOTORIZED VEHICLE, EQUIPMENT AND MATERIAL STAGING AND ACCESS IN BOTH WINTER AND SUMMER SEASONS ALONG THE MOUNTAIN ACCESS ROAD.

3. ORDINANCE 39 ALSO EXPRESSLY ALLOWS FOR ALL ANCILLARY AND APPROVED SPECIAL EVENTS TO BE CONDUCTED ON LOT 2.

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED, A DULY-AUTHORIZED REPRESENTATIVE OF LAND TITLE GUARANTEE COMPANY, REGISTERED TO DO BUSINESS IN PITKIN COUNTY, COLORADO, DOES HEREBY CERTIFY, PURSUANT TO SECTION 20-15(J) OF THE ASPEN MUNICIPAL CODE, THAT ASPEN SKIING COMPANY DOES HOLD FEE SIMPLE TITLE TO THE REAL PROPERTY DESCRIBED HEREIN AND IS FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT THOSE LISTED ON THE TITLE COMMITMENT ISSUED BY LAND TITLE GUARANTEE COMPAN

FINAL PLAT OF:

GORSUCH HAUS PD/SUBDIVISION

A PARCEL OF LAND SITUATED IN THE NE¼ OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6th P.M., CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO

THE PURPOSE OF THIS PLAT IS TO CREATE A PLANNED DEVELOPMENT (PD), REZONE, AND SUBDIVIDE THE SUBJECT PROPERTY

SHEET 2 OF 5

OVERVIEW OF GORSUCH HAUS SUBJECT PROPERTIES, PROPERTY DESCRIPTIONS, EASEMENTS AND SURVEY NOTES

PROPERTY DESCRIPTION

ASPEN SKIING COMPANY, LLC PROPERTY:
[FROM THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY UNDER ORDER NO. QC62010933, DATED JANUARY 10, 2020]

PARCEL 1
LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14,
BLOCK 10,
EAMES ADDITION TO THE CITY OF ASPEN

PARCEL 2
LOTS 1, 2, 3, 4, 5, 6 AND 7,
BLOCK 12,
EAMES ADDITION TO THE CITY OF ASPEN

PARCEL 3
A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THE DOCUMENT RECORDED JULY 15, 1985 AS RECEPTION NO. 156038 IN BOOK 270 AT PAGE 21 OF THE PITKIN COUNTY RECORDS AND THAT PROPERTY DESCRIBED IN THE DOCUMENT RECORDED JULY 13, 1971 AS RECEPTION NO. 146439 IN BOOK 256 AT PAGE 506; SAID PARCEL OF LAND ALSO BEING SITUATED IN GOVERNMENT LOT 1 IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY LINE OF BLOCK 10 EAMES ADDITION TO THE CITY OF ASPEN, WHENCE THE NORTHEAST CORNER OF LOT 7 OF SAID BLOCK 10 BEARS N.15°46'58"E. A DISTANCE OF 41.96 FEET; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF CARIBOU CONDOMINIUMS, ACCORDING TO THE MAP THEREOF RECORDED APRIL 24, 1973 IN PLAT BOOK 4 AT PAGE 379; THENCE S.70°03'10"E. ALONG THE SOUTHERLY BOUNDARY LINE OF SAID CARIBOU CONDOMINIUMS A DISTANCE OF 1.01 FEET TO THE NORTHWEST CORNER OF MOUNTAIN QUEEN CONDOMINIUMS, ACCORDING TO THE MAP THEREOF RECORDED SEPTEMBER 27, 1974 IN PLAT BOOK 4 AT PAGE 489; THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE OF SAID CARIBOU CONDOMINIUMS S.11°25'30"E. ALONG THE WESTERLY BOUNDARY LINE OF SAID MOUNTAIN QUEEN CONDOMINIUMS A DISTANCE OF 110.77 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE LEAVING SAID WESTERLY BOUNDARY LINE OF SAID MOUNTAIN QUEEN CONDOMINIUMS S.89°55'06"W. ALONG SAID SOUTH LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 43.70 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF BLOCK 12 EAMES ADDITION TO THE CITY OF ASPEN; THENCE LEAVING SAID SOUTH LINE OF SAID GOVERNMENT LOT 1 N.15°46'58"E. ALONG THE EASTERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITION A DISTANCE OF 4.21 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 12 EAMES ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SUMMIT STREET RIGHT OF WAY; THENCE CONTINUING N.15°46'58"E. ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 10 EAMES ADDITION; THENCE CONTINUING N.15°46'58"E. ALONG THE EASTERLY BOUNDARY LINE OF SAID BLOCK 10 EAMES ADDITION A DISTANCE OF 88.05 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 2,973 SQUARE FEET OR 0.068 ACRES, MORE OR LESS.

PARCEL 4
A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THE DOCUMENT RECORDED DECEMBER 19, 1946 AS RECEPTION NO. 094502 OF THE PITKIN COUNTY RECORDS; SAID PARCEL OF LAND ALSO BEING SITUATED IN GOVERNMENT LOT 31 IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS DESCRIBED BY THE DEPENDENT RESURVEY AND SURVEY PLAT OF TOWNSHIP 10 SOUTH, RANGE 85 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, FILED MAY 30, 1980 IN THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT OFFICE IN DENVER, COLORADO ("BLM PLAT"); SAID PARCEL OF LAND IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ASPEN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY LINE OF MOUNTAIN QUEEN CONDOMINIUMS, ACCORDING TO THE MAP THEREOF RECORDED SEPTEMBER 27, 1974 IN PLAT BOOK 4 AT PAGE 489, WHENCE THE NORTHWEST CORNER OF SAID MOUNTAIN QUEEN CONDOMINIUMS BEARS N.11°25'30"W. A DISTANCE OF 110.77 FEET; THENCE S.11°25'30"E. ALONG SAID WESTERLY BOUNDARY LINE OF MOUNTAIN QUEEN CONDOMINIUMS A DISTANCE OF 197.75 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE S.45°00'00"W. A DISTANCE OF 6.42 FEET TO THE SOUTHWEST CORNER OF SAID MOUNTAIN QUEEN CONDOMINIUMS; THENCE LEAVING SAID WESTERLY BOUNDARY LINE S.45°00'00"W. ALONG THE EAST LINE OF SAID GOVERNMENT LOT 31 A DISTANCE OF 281.39 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE SOUTH ANNEXATION TO THE CITY OF ASPEN, COLO, ACCORDING TO THE MAP THEREOF RECORDED MARCH 24, 1967 IN PLAT BOOK 3 AT PAGE 132; THENCE LEAVING SAID EAST LINE OF SAID GOVERNMENT LOT 31 N.70°37'00"W. ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SOUTH ANNEXATION TO THE CITY OF ASPEN A DISTANCE OF 757.26 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 31; THENCE N.14°40'13"E. A DISTANCE OF 35.71 FEET TO THE SOUTHERLY MOST POINT OF GOVERNMENT LOT 38, ACCORDING TO SAID "BLM PLAT"; THENCE ALONG THE COMMON LINE BETWEEN SAID GOVERNMENT LOT 31 AND SAID GOVERNMENT LOT 38 THE FOLLOWING TWO (2) COURSES:

1) N.38°38'25"E. A DISTANCE OF 72.34 FEET
2) N.45°13'35"W. A DISTANCE OF 33.86 FEET;

THENCE LEAVING THE EAST LINE OF SAID GOVERNMENT LOT 38, CONTINUING ALONG THE WEST LINE OF SAID GOVERNMENT LOT 31 N.14°42'57"E. A DISTANCE OF 30.93 FEET TO A POINT ON THE NORTH LINE OF THE SE1/4NE1/4 OF SECTION 13, ALSO BEING A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 31; THENCE LEAVING SAID WEST LINE OF SAID GOVERNMENT LOT 31 N.89°55'06"E. ALONG THE NORTH LINE OF THE SE1/4NE1/4 OF SECTION 13, ALSO BEING THE NORTH LINE OF SAID GOVERNMENT LOT 31, A DISTANCE OF 498.23 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF BLOCK 12, EAMES ADDITION TO THE CITY OF ASPEN THENCE LEAVING SAID NORTH LINES S.14°50'49"W. ALONG THE WESTERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITION A DISTANCE OF 6.17 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 12 EAMES ADDITION; THENCE LEAVING SAID WESTERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITION S.75°09'11"E. ALONG THE SOUTHERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITIONS A DISTANCE OF 181.46 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 12 EAMES ADDITION; THENCE N.15°46'58"E. ALONG THE EASTERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITION A DISTANCE OF 44.79 FEET TO A POINT ON SAID NORTH LINE OF SAID SE1/4NE1/4 OF SECTION 13, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 31; THENCE LEAVING SAID EASTERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITION N.89°55'06"E. ALONG THE NORTH LINE OF THE SE1/4NE1/4 OF SECTION 13, ALSO BEING THE NORTH LINE OF SAID GOVERNMENT LOT 31, A DISTANCE OF 43.70 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 240,375 SQUARE FEET OR 5.518 ACRES, MORE OR LESS.

CITY OF ASPEN
COUNTY OF PITKIN
STATE OF COLORADO

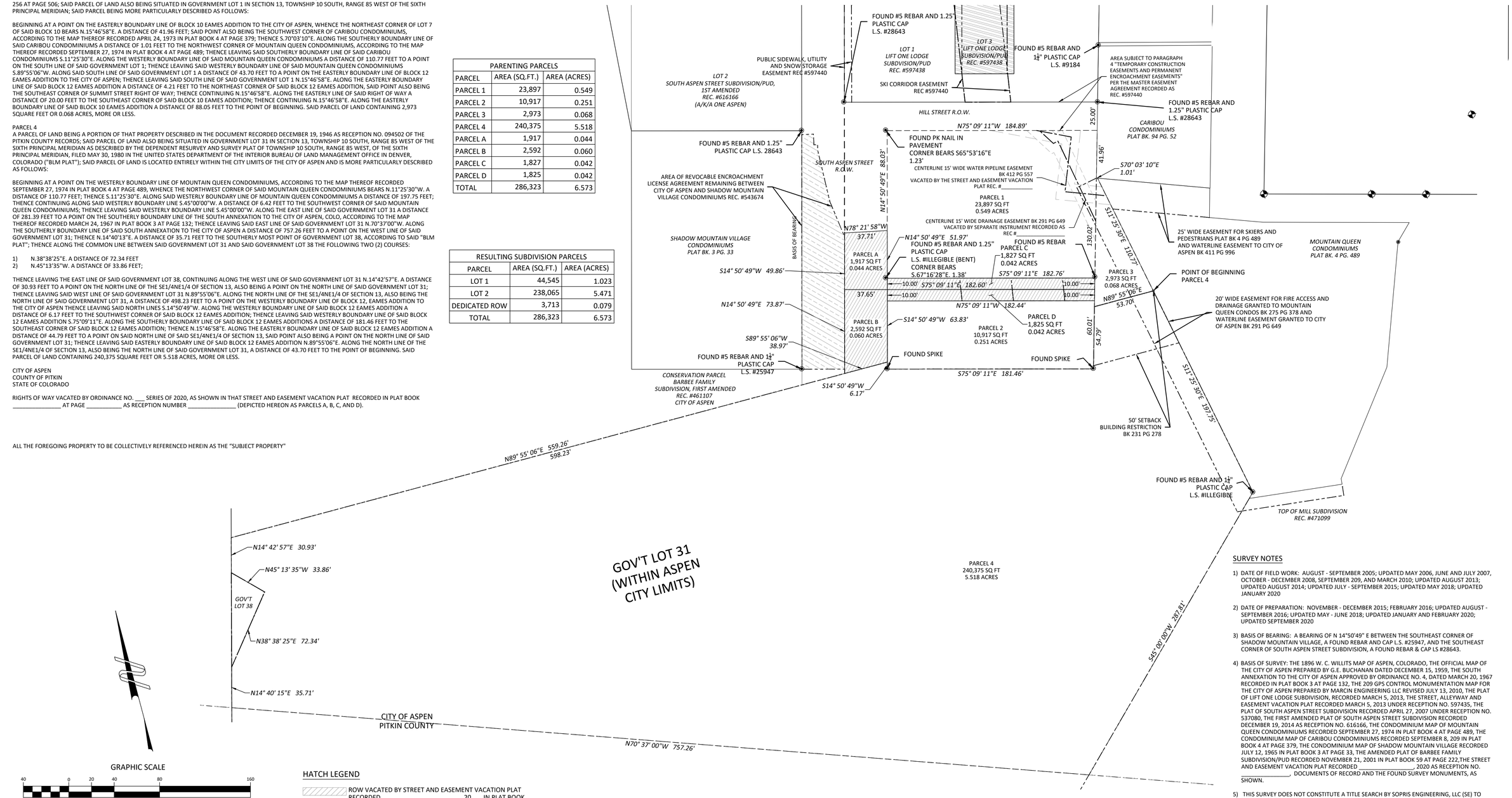
RIGHTS OF WAY VACATED BY ORDINANCE NO. ___ SERIES OF 2020, AS SHOWN IN THAT STREET AND EASEMENT VACATION PLAT RECORDED IN PLAT BOOK _____ AT PAGE _____ AS RECEPTION NUMBER _____ (DEPICTED HEREON AS PARCELS A, B, C, AND D).

RIGHTS OF WAY VACATED BY ORDINANCE NO. ___ SERIES OF 2020, AS SHOWN IN THAT STREET AND EASEMENT VACATION PLAT RECORDED IN PLAT BOOK _____ AT PAGE _____ AS RECEPTION NUMBER _____ (DEPICTED HEREON AS PARCELS A, B, C, AND D).

ALL THE FOREGOING PROPERTY TO BE COLLECTIVELY REFERENCED HEREIN AS THE "SUBJECT PROPERTY"

PARENTING PARCELS		
PARCEL	AREA (SQ.FT.)	AREA (ACRES)
PARCEL 1	23,897	0.549
PARCEL 2	10,917	0.251
PARCEL 3	2,973	0.068
PARCEL 4	240,375	5.518
PARCEL A	1,917	0.044
PARCEL B	2,592	0.060
PARCEL C	1,827	0.042
PARCEL D	1,825	0.042
TOTAL	286,323	6.573

RESULTING SUBDIVISION PARCELS		
PARCEL	AREA (SQ.FT.)	AREA (ACRES)
LOT 1	44,545	1.023
LOT 2	238,065	5.471
DEDICATED ROW	3,713	0.079
TOTAL	286,323	6.573



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

HATCH LEGEND

ROW VACATED BY STREET AND EASEMENT VACATION PLAT RECORDED _____, 20___ IN PLAT BOOK _____ AT PAGE _____ AS RECEPTION NUMBER _____.

AREA OF REVOCABLE ENCROACHMENT LICENSE AGREEMENT BETWEEN CITY OF ASPEN AND SHADOW MOUNTAIN VILLAGE CONDOMINIUMS REC. #543674; PORTIONS OF WHICH REVOKED BY STREET AND EASEMENT VACATION PLAT RECORDED _____, 20___ IN PLAT BOOK _____ AT PAGE _____ AS RECEPTION NUMBER _____.

SURVEY NOTES

1) DATE OF FIELD WORK: AUGUST - SEPTEMBER 2005; UPDATED MAY 2006, JUNE AND JULY 2007, OCTOBER - DECEMBER 2008, SEPTEMBER 209, AND MARCH 2010; UPDATED AUGUST 2013; UPDATED AUGUST 2014; UPDATED JULY - SEPTEMBER 2015; UPDATED MAY 2018; UPDATED JANUARY 2020

2) DATE OF PREPARATION: NOVEMBER - DECEMBER 2015; FEBRUARY 2016; UPDATED AUGUST - SEPTEMBER 2016; UPDATED MAY - JUNE 2018; UPDATED JANUARY AND FEBRUARY 2020; UPDATED SEPTEMBER 2020

3) BASIS OF BEARING: A BEARING OF N 14°50'49" E BETWEEN THE SOUTHEAST CORNER OF SHADOW MOUNTAIN VILLAGE, A FOUND REBAR AND CAP L.S. #25947, AND THE SOUTHEAST CORNER OF SOUTH ASPEN STREET SUBDIVISION, A FOUND REBAR & CAP LS #28643.

4) BASIS OF SURVEY: THE 1896 W. C. WILLITS MAP OF ASPEN, COLORADO, THE OFFICIAL MAP OF THE CITY OF ASPEN PREPARED BY G.E. BUCHANAN DATED DECEMBER 15, 1959, THE SOUTH ANNEXATION TO THE CITY OF ASPEN APPROVED BY ORDINANCE NO. 4, DATED MARCH 20, 1967 RECORDED IN PLAT BOOK 3 AT PAGE 132, THE 209 GPS CONTROL MONUMENTATION MAP FOR THE CITY OF ASPEN PREPARED BY MARCIN ENGINEERING LLC REVISED JULY 13, 2010, THE PLAT OF LIFT ONE LODGE SUBDIVISION, RECORDED MARCH 5, 2013, THE STREET, ALLEYWAY AND EASEMENT VACATION PLAT RECORDED MARCH 5, 2013 UNDER RECEPTION NO. 597435, THE PLAT OF SOUTH ASPEN STREET SUBDIVISION RECORDED APRIL 27, 2007 UNDER RECEPTION NO. 537080, THE FIRST AMENDED PLAT OF SOUTH ASPEN STREET SUBDIVISION RECORDED DECEMBER 19, 2014 AS RECEPTION NO. 616166, THE CONDOMINIUM MAP OF MOUNTAIN QUEEN CONDOMINIUMS RECORDED SEPTEMBER 27, 1974 IN PLAT BOOK 4 AT PAGE 489, THE CONDOMINIUM MAP OF CARIBOU CONDOMINIUMS RECORDED SEPTEMBER 8, 209 IN PLAT BOOK 4 AT PAGE 379, THE CONDOMINIUM MAP OF SHADOW MOUNTAIN VILLAGE RECORDED JULY 12, 1965 IN PLAT BOOK 3 AT PAGE 33, THE AMENDED PLAT OF BARBEE FAMILY SUBDIVISION/PUD RECORDED NOVEMBER 21, 2001 IN PLAT BOOK 59 AT PAGE 222,THE STREET AND EASEMENT VACATION PLAT RECORDED _____, 2020 AS RECEPTION NO. _____, DOCUMENTS OF RECORD AND THE FOUND SURVEY MONUMENTS, AS SHOWN.

5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND/OR TITLE OF RECORD, SE RELIED UPON THE ABOVE SAID ITEMS DESCRIBED IN NOTE 4 AND THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY UNDER ORDER NO. QC62010933, DATED JANUARY 10, 2020.

6) THE LINEAR UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311

FINAL PLAT OF:

GORSUCH HAUS PD/SUBDIVISION

A PARCEL OF LAND SITUATED IN THE NE¼ OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6th P.M.,
CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO

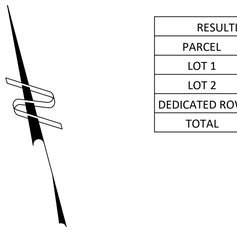
THE PURPOSE OF THIS PLAT IS TO CREATE A PLANNED DEVELOPMENT (PD), REZONE, AND SUBDIVIDE THE SUBJECT PROPERTY

SHEET 3 OF 5

RIGHT-OF-WAY DEDICATION, SUBDIVISION LOT DIMENSIONS AND RECORD EASEMENTS

PARENTING PARCELS		
PARCEL	AREA (SQ.FT.)	AREA (ACRES)
PARCEL 1	23,897	0.549
PARCEL 2	10,917	0.251
PARCEL 3	2,973	0.068
PARCEL 4	240,375	5.518
PARCEL A	1,917	0.044
PARCEL B	2,592	0.060
PARCEL C	1,827	0.042
PARCEL D	1,825	0.042
TOTAL	286,323	6.573

RESULTING SUBDIVISION PARCELS		
PARCEL	AREA (SQ.FT.)	AREA (ACRES)
LOT 1	44,545	1.023
LOT 2	238,065	5.471
DEDICATED ROW	3,713	0.079
TOTAL	286,323	6.573



GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PUBLIC SIDEWALK, UTILITY AND SNOW STORAGE EASEMENT REC #597440

LOT 2 SOUTH ASPEN STREET SUBDIVISION/PUD, 1ST AMENDED REC. #616166 (A/K/A ONE ASPEN)

LOT 1 LIFT ONE LODGE SUBDIVISION/PUD REC. #597438

LOT 3 LIFT ONE LODGE SUBDIVISION/PUD REC. #597438

SKI CORRIDOR EASEMENT REC #597440

HILL STREET R.O.W.

S75° 09' 11"E

CARIBOU CONDOMINIUMS PLAT BK. 94 PG. 52

SOUTH ASPEN STREET R.O.W.

DEDICATED ROW
3,713 SQ FT±
0.085 ACRES±

AREA OF REVOCABLE ENCROACHMENT LICENSE AGREEMENT REMAINING BETWEEN CITY OF ASPEN AND SHADOW MOUNTAIN VILLAGE CONDOMINIUMS REC. #543674

SHADOW MOUNTAIN VILLAGE CONDOMINIUMS PLAT BK. 3 PG. 33

BASIS OF BEARINGS

25' WIDE EASEMENT FOR SKIERS AND PEDESTRIANS PLAT BK 4 PG 489 AND WATERLINE EASEMENT TO CITY OF ASPEN BK 411 PG 996

MOUNTAIN QUEEN CONDOMINIUMS PLAT BK. 4 PG. 489

LOT 1
44,545 SQ FT±
1.023 ACRES±

20' WIDE EASEMENT FOR FIRE ACCESS AND DRAINAGE GRANTED TO MOUNTAIN QUEEN CONDOS BK 275 PG 378 AND WATERLINE EASEMENT GRANTED TO CITY OF ASPEN BK 291 PG 649

CONSERVATION PARCEL BARBEE FAMILY SUBDIVISION, FIRST AMENDED REC. #461107 CITY OF ASPEN

50' SETBACK BUILDING RESTRICTION BK 231 PG 278

TOP OF MILL SUBDIVISION REC. #471099

LOT 2
238,065 SQ FT±
5.465 ACRES±

GOV'T LOT 38

CITY OF ASPEN
PITKIN COUNTY

HATCH LEGEND

DEDICATED SOUTH ASPEN STREET RIGHT-OF-WAY (SEE DEDICATION PARAGRAPH 1)

AREA OF REVOCABLE ENCROACHMENT LICENSE (REC. #543674)

AREA OF CITY OF ASPEN RIGHT-OF-WAY FOR SOUTH ASPEN STREET PER THIS PLAT

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

FINAL PLAT OF:

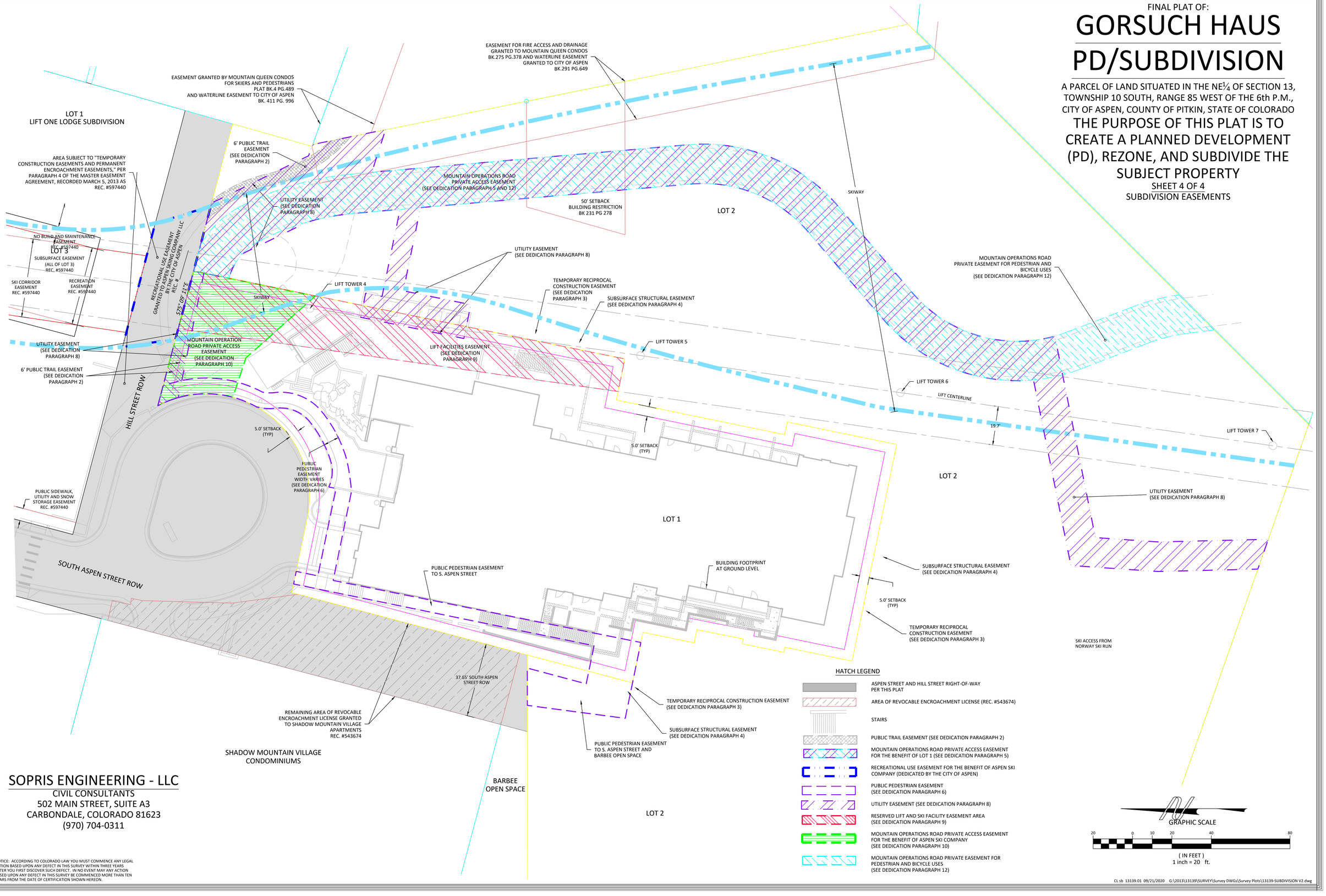
GORSUCH HAUS

PD/SUBDIVISION

A PARCEL OF LAND SITUATED IN THE NE¼ OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6th P.M., CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO

THE PURPOSE OF THIS PLAT IS TO CREATE A PLANNED DEVELOPMENT (PD), REZONE, AND SUBDIVIDE THE SUBJECT PROPERTY

SHEET 4 OF 4
SUBDIVISION EASEMENTS



HATCH LEGEND

- ASPEN STREET AND HILL STREET RIGHT-OF-WAY PER THIS PLAT
- AREA OF REVOCABLE ENCROACHMENT LICENSE (REC. #543674)
- STAIRS
- PUBLIC TRAIL EASEMENT (SEE DEDICATION PARAGRAPH 2)
- MOUNTAIN OPERATIONS ROAD PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOT 1 (SEE DEDICATION PARAGRAPH 5)
- RECREATIONAL USE EASEMENT FOR THE BENEFIT OF ASPEN SKI COMPANY (DEDICATED BY THE CITY OF ASPEN)
- PUBLIC PEDESTRIAN EASEMENT (SEE DEDICATION PARAGRAPH 6)
- UTILITY EASEMENT (SEE DEDICATION PARAGRAPH 8)
- RESERVED LIFT AND SKI FACILITY EASEMENT AREA (SEE DEDICATION PARAGRAPH 9)
- MOUNTAIN OPERATIONS ROAD PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF ASPEN SKI COMPANY (SEE DEDICATION PARAGRAPH 10)
- MOUNTAIN OPERATIONS ROAD PRIVATE EASEMENT FOR PEDESTRIAN AND BICYCLE USES (SEE DEDICATION PARAGRAPH 12)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CL sb 13139.01 09/21/2020 G:\2013\13139\SURVEY\Survey DWGs\Survey Plots\13139-SUBDIVISION V2.dwg

FINAL PLAT OF:

GORSUCH HAUS

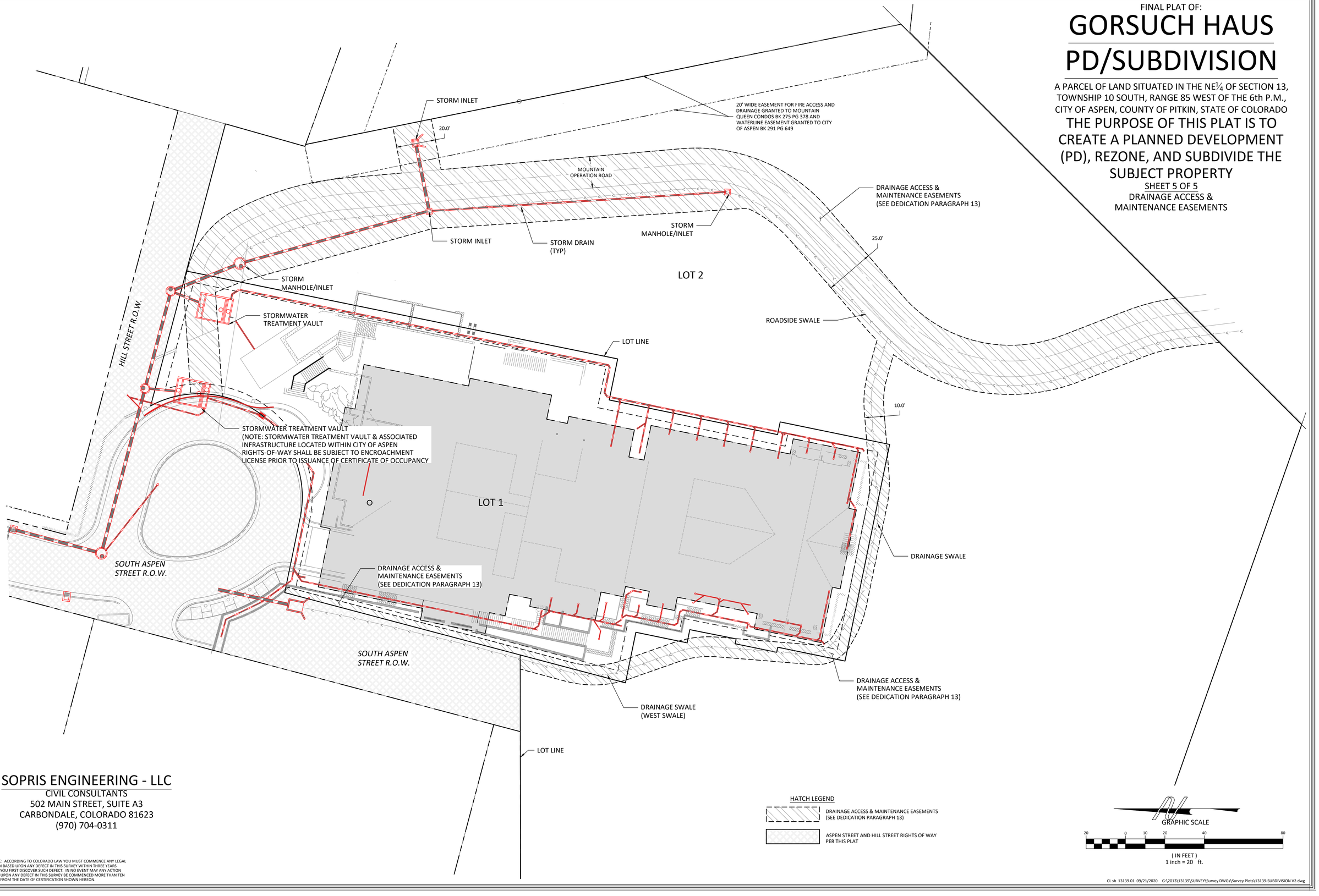
PD/SUBDIVISION

A PARCEL OF LAND SITUATED IN THE NE¼ OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6th P.M., CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO

THE PURPOSE OF THIS PLAT IS TO CREATE A PLANNED DEVELOPMENT (PD), REZONE, AND SUBDIVIDE THE SUBJECT PROPERTY

SHEET 5 OF 5

DRAINAGE ACCESS & MAINTENANCE EASEMENTS



SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311

HATCH LEGEND

DRAINAGE ACCESS & MAINTENANCE EASEMENTS (SEE DEDICATION PARAGRAPH 13)

ASPEN STREET AND HILL STREET RIGHTS OF WAY PER THIS PLAT

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

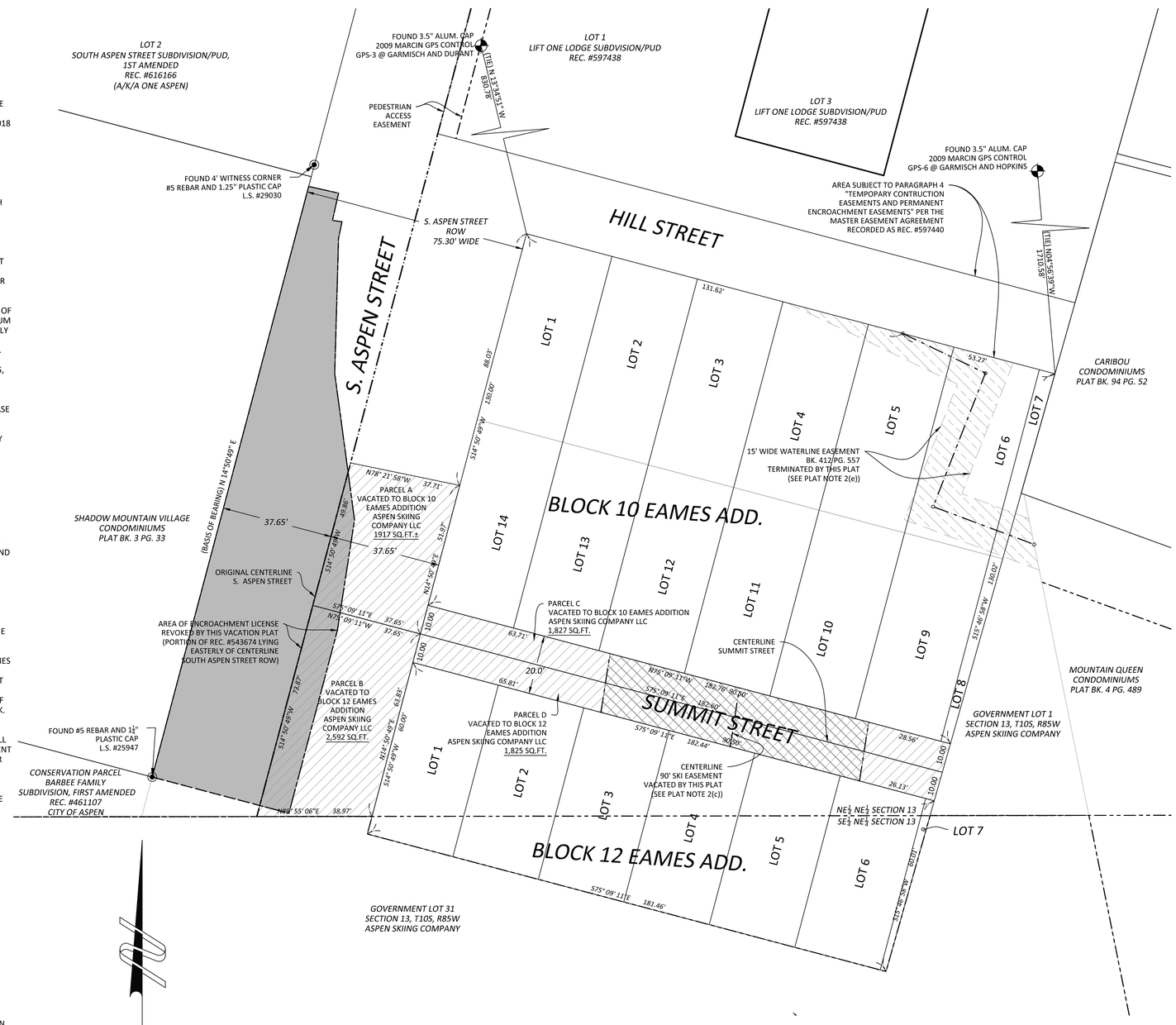
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

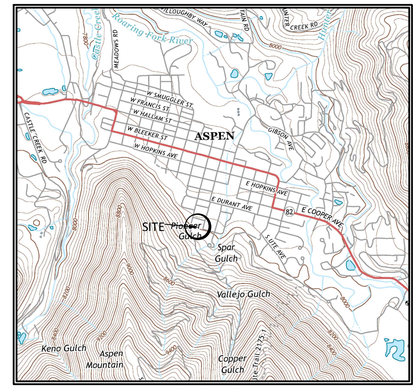
CL sb 13139.01 09/21/2020 G:\2013\13139\SURVEY\Survey DWGs\Survey Plots\13139-SUBDIVISION V2.dwg

STREET AND EASEMENT VACATION PLAT

SUMMIT STREET AND PORTIONS OF SOUTH ASPEN STREET
CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO

SHEET 1 OF 1





VICINITY MAP
SCALE: 1" = 2000'

NOTES

1) DATE OF FIELD WORK: AUGUST - SEPTEMBER 2005; UPDATED MAY 2006, JUNE AND JULY 2007, OCTOBER - DECEMBER 2008, SEPTEMBER 2009, AND MARCH 2010; UPDATED AUGUST 2013; UPDATED SEPTEMBER 2015; UPDATED MAY 2018

2) DATE OF PREPARATION: FEBRUARY - MARCH 2016; UPDATED AUGUST - SEPTEMBER 2016; UPDATED MAY - JUNE 2018; UPDATED JANUARY AND FEBRUARY 2020

3) BASIS OF BEARING: A BEARING OF N 14°50'49" E BETWEEN THE SOUTHEAST CORNER OF SHADOW MOUNTAIN VILLAGE, A FOUND REBAR AND CAP L.S. #25947, AND THE 4' WITNESS CORNER TO THE SOUTHEAST CORNER OF SOUTH ASPEN STREET SUBDIVISION, A FOUND REBAR & CAP LS #29030.

4) BASIS OF SURVEY: THE 1896 W. C. WILLITS MAP OF ASPEN, COLORADO, THE OFFICIAL MAP OF THE CITY OF ASPEN PREPARED BY G.E. BUCHANAN DATED DECEMBER 15, 1959, CITY OF ASPEN GPS CONTROL MONUMENTATION MAP PREPARED BY MARCIN ENGINEERING LLC, DATED DECEMBER 2, 2009, THE PLAT OF LIFT ONE LODGE SUBDIVISION, RECORDED MARCH 5, 2013, THE STREET, ALLEYWAY AND EASEMENT VACATION PLAT RECORDED MARCH 5, 2013 UNDER RECEPTION NO. 597435, THE PLAT OF SOUTH ASPEN STREET SUBDIVISION RECORDED APRIL 27, 2007, THE CONDOMINIUM MAP OF MOUNTAIN QUEEN CONDOMINIUMS RECORDED SEPTEMBER 27, 1974, THE CONDOMINIUM MAP OF CARIBOU CONDOMINIUMS RECORDED SEPTEMBER 8, 2009, THE CONDOMINIUM MAP OF SHADOW MOUNTAIN VILLAGE, THE AMENDED PLAT OF BARBEE FAMILY SUBDIVISION/PUD RECORDED NOVEMBER 21, 2001, DOCUMENTS OF RECORD AND THE FOUND LOT AND BLOCK CORNER SURVEY MONUMENTS, AS SHOWN.

5) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SOPRIS ENGINEERING, LLC (SE) TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS OF WAY AND/OR TITLE OF RECORD, SE RELIED UPON THE ABOVE SAID ITEMS DESCRIBED IN NOTE 4 AND THE TITLE COMMITMENT PREPARED BY PITKIN COUNTY TITLE, INC. UNDER CASE NO. PCT23785W13 DATED MARCH 4, 2016.

6) THE LINEAR UNIT USED IN THE PREPARATION OF THIS PLAT IS THE U.S. SURVEY FOOT AS DEFINED BY THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.

7) ALL REFERENCES TO BOOK AND PAGE AND RECEPTION NUMBERS ARE THOSE RECORDED IN THE PITKIN COUNTY CLERK AND RECORDERS OFFICE.

PLAT NOTES

1) THE OWNERSHIP AND TITLE TO THE VACATED STREETS SHALL BE DISTRIBUTED PURSUANT TO SECTION 43-2-302 (d) OF THE COLORADO REVISED STATUTES AND IS REPRESENTED ON THIS PLAT.

2) THE PURPOSE OF THIS PLAT IS TO DESCRIBE THE PUBLIC RIGHTS-OF-WAY, STREETS AND EASEMENTS, WHICH WERE VACATED BY THE PROVISIONS OF ORDINANCE 39, SERIES OF 2016; AND BY THE RECORDING OF THIS PLAT:

   a) VACATION OF THE EASTERLY HALF (37.65 FEET) OF SOUTH ASPEN STREET FROM A POINT 88.03 FEET SOUTH OF THE SOUTHERLY RIGHT-OF-WAY LINE OF HILL STREET EXTENDING SOUTH TO THE SOUTH LINE OF NE¼NE¼ OF SECTION 13.
   b) VACATION OF SUMMIT STREET BETWEEN BLOCKS 10 AND 12 OF THE EAMES ADDITION.
   c) TERMINATION OF A 90' WIDE SKI EASEMENT LOCATED IN SUMMIT STREET BETWEEN BLOCKS 10 AND 12, EAMES ADDITION.
   d) TERMINATION AND MEMORIALIZATION OF THE DOCTRINE OF MERGER OF THE SKIING USE/RIGHTS GRANTED BY THAT AGREEMENT RECORDED IN BK. 175 PG. 40 AND THAT DEED RECORDED IN BK. 170 PG. 555.
   e) TERMINATION OF THAT 15' WIDE UNDERGROUND WATER PIPELINE PER THAT DOCUMENT RECORDED IN BK. 412 PG. 557; SAID TERMINATION WILL BE DEEMED EFFECTIVE UPON THE CONSTRUCTION OF A NEW REPLACEMENT WATER MAIN AND THE GRANTING OF A CERTIFICATE OF OCCUPANCY FOR IMPROVEMENTS ON LOT 1 OF THE GORSUCH HAUS PD/SUBDIVISION.

3) THAT REVOCABLE ENCROACHMENT LICENSE DESCRIBED AS REC. #543674 IS HEREBY AMENDED TO EXCLUDE PORTION LYING EASTERLY OF THE CENTERLINE OF THE SOUTH ASPEN STREET ROW, PER THIS VACATION PLAT.

HATCH LEGEND

- ROW TO BE VACATED TO PRIVATE PARCELS
- 90' WIDE SKI EASEMENT (BK. 259 PG. 83) ANY CITY RIGHTS ARE EXTINGUISHED PER THIS PLAT AND TERMINATED BY ASPEN SKIING COMPANY PER THIS PLAT
- AREA OF REVOCABLE ENCROACHMENT LICENSE AGREEMENT BETWEEN CITY OF ASPEN AND SHADOW MOUNTAIN VILLAGE CONDOMINIUMS REC. #543674
- 15' WIDE WATER PIPELINE EASEMENT (BK. 412 PG. 557) GRANTED BY ASPEN SKIING COMPANY TO THE CITY OF ASPEN, TERMINATED BY THIS PLAT SUBJECT TO PLAT NOTE 2(e)
- AREA OF ENCROACHMENT LICENSE REVOKED BY THIS VACATION PLAT (PORTION OF REC. #543674 LYING EASTERLY OF CENTERLINE SOUTH ASPEN STREET ROW)

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

CERTIFICATE AND CONSENT OF ASPEN SKIING COMPANY

THE UNDERSIGNED CERTIFIES THAT THEY ARE THE BENEFICIARIES OF THOSE EASEMENTS GRANTED IN BOOK 259 AT PAGE 83, BOOK 175 AT PAGE 40, AND BOOK 170 AT PAGE 555, AND CONSENTS TO THE VACATION OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

EXECUTED THIS____ DAY OF _____ , A.D., 2020.

ASPEN SKIING COMPANY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____
_____, ITS MANAGER

STATE OF COLORADO)
)SS.
COUNTY OF PITKIN)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2020, BY _____ AS MANAGER OF ASPEN SKIING COMPANY, LLC.

WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____

_____
NOTARY PUBLIC
ADDRESS

CITY OF ASPEN APPROVAL

THE UNDERSIGNED CERTIFIES THAT THIS STREET AND EASEMENT VACATION PLAT SATISFIES THE REQUIREMENTS OF SECTION ____ OF ORDINANCE NO. ___, SERIES OF 2020, AND UPON RECORDING SHALL COMPLETE THE PROCESS OF VACATING THE STREETS AND EASEMENTS WHICH ARE DESCRIBED ON THIS PLAT. THE ENCROACHMENT LICENSE RECORDED AT RECEPTION NO. 543674 EFFECTING THOSE AREAS WITHIN THE VACATED SOUTH ASPEN STREET RIGHT OF WAY IS HEREBY REVOKED, AS SHOWN HEREON.

CITY OF ASPEN

BY: _____
TORRE
AS: MAYOR OF THE CITY OF ASPEN

ATTEST: _____
NAME
AS: CITY CLERK

CITY ENGINEER'S APPROVAL

THIS STREET AND EASEMENT VACATION PLAT WAS REVIEWED BY THE CITY ENGINEER OF THE CITY OF ASPEN THIS _____ DAY OF _____, 2020.

_____
CITY ENGINEER

STREET AND EASEMENT VACATION PLAT CERTIFICATE

I, MARK S. BECKLER, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE PREPARED THIS STREET AND EASEMENT VACATION PLAT, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT THE SAME IS BASED ON FIELD SURVEYS PERFORMED UNDER MY SUPERVISION; THAT THIS MEETS THE REQUIREMENTS OF A LAND SURVEY PLAT AS SET FORTH IN CRS SECTION 38-51-106; THE CONTROL PRECISION IS GREATER THAN 1 IN 15,000.

_____
MARK S. BECKLER, PROFESSIONAL LAND SURVEYOR
COLORADO LICENSE # 28643

CLERK AND RECORDER'S ACCEPTANCE

THIS STREET AND EASEMENT VACATION PLAT IS ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF PITKIN COUNTY, COLORADO AT _____ O'CLOCK ____M., THIS _____ DAY OF _____, 2020, IN PLAT BOOK _____, AT PAGES _____, RECEPTION NUMBER _____.

_____
PITKIN COUNTY CLERK AND RECORDER

SOPRIS ENGINEERING - LLC
CIVIL CONSULTANTS
502 MAIN STREET, SUITE A3
CARBONDALE, COLORADO 81623
(970) 704-0311 SOPRISENG@SOPRISENG.COM

GORSUCH HAUS PROJECT

A PARCEL OF LAND SITUATED IN THE $NE\frac{1}{4}NE\frac{1}{4}$ AND $SE\frac{1}{4}NE\frac{1}{4}$ OF SECTION 13
TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE 6TH P.M.
CITY OF ASPEN, COUNTY OF PITKIN, STATE OF COLORADO

GENERAL CONSTRUCTION NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF ASPEN'S LATEST DESIGN STANDARDS UNLESS OTHERWISE NOTED. ALL WORK ITEMS NOT COVERED WITHIN THE CITY'S DESIGN STANDARDS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST REVISION OF THE COLORADO DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND M & S STANDARDS.
2. THE EXISTING CONTOUR INTERVAL IS ONE (1) FOOT (DASHED). EXISTING CONDITIONS ARE BASED ON AN IMPROVEMENT SURVEY PERFORMED BY SOPRIS SURVEYING INC..
3. ALL EXISTING UTILITIES EITHER UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGE TO, OR INTERRUPTION OF SERVICES CAUSED BY THE CONSTRUCTION.
4. ALL CONTRACTORS AND SUBCONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING EXISTING CONDITIONS OUTSIDE THE DESIGNATED IMPROVEMENT AREA FROM DAMAGE. ANY DAMAGE TO EXISTING AREAS OUTSIDE THE DESIGNATED IMPROVEMENT AREA DURING CONSTRUCTION SHALL, AT A MINIMUM, BE RESTORED TO A STATE EQUAL TO ITS PRE CONSTRUCTION STATE.
6. THE GENERAL CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK, AND SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. IDENTIFYING THE NEED FOR A PERMIT, PREPARING THE APPLICATION, AND PAYING THE SUBMITTAL AND REVIEW FEES NECESSARY TO SECURE PERMITS WILL BE THE TOTAL RESPONSIBILITY OF THE GENERAL CONTRACTOR. A COPY OF ALL PERMITS MUST BE POSTED AND WEATHER PROOFED ON SITE AT ALL TIMES.
7. THE GENERAL CONTRACTOR SHALL PERFORM THE WORK ACCORDING TO ALL LOCAL GOVERNMENT, COUNTY, STATE, AND FEDERAL SAFETY AND HEALTH REGULATIONS. IN PARTICULAR, THE "TRENCHING" AND "OPEN EXCAVATION" OPERATIONS SHALL COMPLY WITH ALL CURRENT O.S.H.A. REGULATORY REQUIREMENTS.
8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THEIR OWN DISPOSAL SITE FOR ALL DISPOSED MATERIALS.
9. COORDINATION WITH OTHER AGENCIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING INSPECTIONS PERFORMED BY OTHER GOVERNMENTAL AGENCIES, AND THE ENGINEER OF RECORD, AS PRESCRIBED IN THEIR PERMITS AND APPROVALS.
10. MAINTAIN TRAFFIC CONTROL DEVICES: THE CONTRACTOR SHALL INSTALL AND MAINTAIN FENCES, BARRIERS, LIGHTS AND SIGNS THAT ARE NECESSARY TO GIVE ADEQUATE WARNING TO THE PUBLIC AND TRAVELING MOTORISTS AT ALL TIMES.
11. NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC RIGHT-OF-WAY WITHOUT PRIOR APPROVAL FROM THE CITY.
12. NOTIFY UTILITY OWNERS: CONTRACTOR SHALL NOTIFY ALL PUBLIC OR PRIVATE UTILITY OWNERS FORTY-EIGHT HOURS (OR AS REQUIRED BY UTILITY COMPANIES) PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY.
13. IT IS THE CONTRACTORS RESPONSIBILITY TO SCHEDULE INSTALLATION INSPECTIONS AND SCHEDULE/OBTAIN AS-BUILT SURVEY DATA DURING CONSTRUCTION OF ALL IMPROVEMENTS TO INCLUDE, BUT NOT LIMITED TO, STORM PIPE INVERTS AT ALL BENDS, INLETS, OUTFALLS, EXCAVATED DEPTHS OF WATER QUALITY TREATMENT AREAS, AND UTILITY INFRASTRUCTURE. THE CONTRACTOR SHALL REFER TO THE CITY'S GRADING AND DRAINAGE CERTIFICATE REQUIREMENTS FOR FURTHER INFORMATION. THIS DOCUMENT IS REQUIRED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
14. COORDINATION WITH OTHER CONTRACTORS: WHERE TWO OR MORE CONTRACTORS ARE WORKING IN THE SAME AREA, EACH SHALL CONDUCT THEIR OPERATIONS IN SUCH A MANNER AS NOT TO CAUSE ANY UNNECESSARY DELAY OR HINDRANCE TO THE OTHER. WHERE CONFLICTS CANNOT BE AVOIDED, THE LOCAL GOVERNMENT WILL DETERMINE WHICH CONTRACTOR(S) HAVE CONSTRUCTION PRIORITY OVER THE OTHER CONTRACTORS AND THE TERMS OF SUCH CONSTRUCTION PRIORITY.
15. THE CONTRACTOR AND SUB-CONTRACTOR MUST MAKE EVERY ATTEMPT TO PREVENT DAMAGE TO EXISTING TREES AND ASSOCIATED ROOTS IN AND AROUND THE SUBJECT PROPERTY.

CONCRETE FLATWORK SPECIFICATIONS

1. CONCRETE MATERIAL AND PLACEMENT SHALL BE CDOT CLASS D MIX, WITH 4500 PSI COMPRESSIVE STRENGTH.
2. WEATHER PROTECTION SHALL BE PROVIDED IN COMPLIANCE WITH CDOT STANDARD SPECIFICATIONS (LATEST STANDARDS) SECTION 412 & 601.
3. PERMITTEE SHALL SCHEDULE A FORM INSPECTION AND OBTAIN APPROVAL PRIOR TO POURING WITHIN CITY OF ASPEN RIGHT-OF-WAY.
4. DAMAGED CONCRETE PAVEMENT SHALL BE REMOVED AND REPLACED AS A FULL PANEL SECTION WITH DOWELS SET INTO ADJACENT PANELS IN COMPLIANCE WITH CDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION AND M&S STANDARDS (LATEST EDITION).
5. DAMAGED FLATWORK AND CURB AND GUTTER SHALL BE REPLACED IN FULL SECTIONS FROM EXISTING CONTRACTION JOINTS. PARTIAL SECTION REPLACEMENT SHALL NOT BE PERMITTED.
6. CONCRETE REMOVED ADJACENT TO ASPHALT PAVEMENTS SHALL BE SAWCUT A MINIMUM OF 2' STRIP ALONG THE ABUTTING EDGE PRIOR TO REMOVAL IN ORDER TO REMOVE WITHOUT DAMAGE TO THE ASPHALT PAVEMENT. THE SAWCUT EDGE SHALL NOT BE USED AS A FORM FOR THE NEW CONCRETE. TEMPORARY FORMWORK SHALL BE PLACED ALONG THE SAWCUT EDGE IN THE DESIRED ALIGNMENT. THE TOP EDGE OF THE REPLACED CONCRETE SECTION (CONC. LIP) SHALL BE STRAIGHT AND TRUE WITHOUT WARPING OR IRREGULARITY. AFTER THE FORMWORK IS REMOVED, THE GAP SHALL BE RE-PAVED WITH ASPHALT. DAMAGE CAUSED TO THE EDGE OF THE ASPHALT PAVEMENT SHALL RESULT IN THE ASSESSMENT OF A RESTORATION FOR ASPHALT RESURFACING.
7. SUBGRADE ELEVATION SHALL BE BROUGHT UP TO +/- 0.05 FOOT OF FINAL GRADE PER PLANS, WITH APPROVED MATERIALS PRIOR TO PLACING FORMS.
8. NO WATER SHALL BE PLACED ON CONCRETE SURFACE TO ASSIST FINISHING.
9. VARIATIONS OF CONCRETE SURFACE SHALL NOT EXCEED $\frac{1}{8}$ INCH IN TEN FEET (10') IN ALL DIRECTIONS.
10. LIQUID MEMBRANE CURING COMPOUND SHALL BE PLACED IN COMPLIANCE WITH CDOT STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 601.13.36 AT A RATE TO COMPLETELY COAT ALL EXPOSED SURFACES.
11. PERMITTEE SHALL BE RESPONSIBLE FOR REPAIRING SIDEWALK, CURB, OR GUTTER DAMAGED FROM WORK ACTIVITIES OF PERMITTEE.
12. PERMITTEE SHALL BE RESPONSIBLE FOR INSTALLATION OF NEW SIDEWALK, CURB AND GUTTER PER CITY CODE, AND FOR REPAIR OF SIDEWALK, CURB AND GUTTER PER CITY CODE.
13. SIDEWALKS MUST BE CONSTRUCTED WITH 4 INCH THICK CONCRETE AND MUST HAVE 4500 PSI COMPRESSIVE STRENGTH WITHIN 28 DAY MAX. CURING PERIOD. 80 PERCENT OF THIS STRENGTH MUST BE ACHIEVED IN 7 DAYS FOLLOWING PLACEMENT OF CONCRETE.
14. ALL CONTRACTION JOINTS SHALL BE SAWN JOINTS AND MUST BE CUT WITHIN 12 HOURS OF PLACEMENT. SAWN JOINTS SHALL BE STRAIGHT AND TRUE AND 3-6mm IN WIDTH AND 1/3 OF CONCRETE THICKNESS AND CUT AT INTERVALS EQUAL TO THE WIDTH OF SIDEWALK.
15. BASE FOR FLATWORK SHALL BE AT LEAST 6" OF CDOT CLASS 6 ABC COMPACTED TO 95% OF STANDARD PROCTOR DENSITY WITHIN 2% OF OPTIMUM MOISTURE.
16. COARSE BROOM FINISH SHALL BE PROVIDED PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAVEL ON SIDEWALK AND RAMPS AND PERPENDICULAR TO THE DIRECTION OF WATER FLOW ON CURB AND GUTTER.

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

EROSION CONTROL NOTES:

1. CONTRACTOR MUST UTILIZE "BEST MANAGEMENT PRACTICES" (BMP), TO CONTROL EROSION AND SEDIMENTATION DURING CONSTRUCTION, TO INCLUDE THE INSTALLATION OF INLET PROTECTION AROUND THE NEAREST DOWNSTREAM RECEIVING INLET LOCATED WITHIN THE CITY'S ROW.
2. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL TEMPORARY EROSION CONTROL MEASURES.
3. DUST CAUSED BY EXCAVATION, TOPSOIL REMOVAL OPERATIONS, OR ROAD BASE PLACEMENT SHALL BE CONTROLLED BY THE CONTRACTOR AT HIS EXPENSE. THE ENGINEER OR CITY MAY REQUIRE THE CONTRACTOR AT ANY TIME TO DISCONTINUE CONSTRUCTION ACTIVITIES UNTIL DUST CONDITIONS ARE REDUCED TO THE CITY'S SATISFACTION.
4. THE CONTRACTOR WILL BE REQUIRED TO FURNISH AND APPLY A DUST PALLIATIVE ON THE SITE AS DIRECTED BY THE CITY. DUST PALLIATIVE MAY CONSIST OF WATER OR A NON-POLLUTING SOLUTION. SPREADING OF WATER OR WATER MIXTURE SHALL BE DONE WITH ACCEPTABLE SPRINKLING EQUIPMENT. ALL DUST CONTROL SHALL EXTEND BEYOND THE CONSTRUCTION AREA PROPER TO THE SIDE STREETS ENTERING AND EXISTING THE PROJECT, WHERE MUD AND DIRT FROM CONSTRUCTION EQUIPMENT, AS WELL AS LOCAL TRAFFIC, MAY GET ONTO THE SIDE STREETS. CLEANUP OF THESE AREAS WILL BE REQUIRED AS NECESSARY OR AS DIRECTED BY THE CITY/OWNER/ENGINEER.
5. MAINTENANCE OF PROPER DRAINAGE AND CLEANING TEMPORARY SEDIMENT CONTAINMENT DURING THE PROGRESS OF THE CONTRACT IS ESSENTIAL. ANY DAMAGE DUE TO IMPROPER MAINTENANCE OF SAID DRAINAGE PRIOR TO FINAL ACCEPTANCE OF THE PROJECT WILL BE THE CONTRACTOR'S RESPONSIBILITY.
6. BMP'S SHALL BE INSTALLED BEFORE ANY EARTH DISTURBING ACTIVITIES COMMENCE.
7. STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES SHALL NOT CAUSE, HAVE THE REASONABLE POTENTIAL TO CAUSE, OR MEASURABLY CONTRIBUTE TO AN EXCEEDANCE OF ANY WATER QUALITY STANDARD.
8. CONSTRUCTION SHALL BE PHASED IN A MANNER TO LIMIT EARTH DISTURBING ACTIVITIES (I.E. THE ENTIRE PROJECT SITE SHOULD NOT BE DISTURBED IF CONSTRUCTION WILL ONLY BE OCCURRING IN ONE PARTICULAR SECTION).
9. SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE IT LEAVES THE CONSTRUCTION SITE.
10. BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND ANY OTHER CHEMICALS SHALL HAVE SECONDARY CONTAINMENT OR EQUIVALENT PROTECTION TO CONTAIN ALL SPILLS AND PREVENT ANY SPILLED MATERIAL FROM ENTERING STATE WATERS.
11. THE EROSION CONTROL PLAN SHALL BE CONTINUOUSLY UPDATED TO REFLECT NEW OR REVISED BEST MANAGEMENT PRACTICES (BMP'S) DUE TO CHANGES IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE CONSTRUCTION SITE. UPDATES MUST BE MADE WITHIN 72 HOURS FOLLOWING THE CHANGE IN BMP'S.
12. THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE (INCLUDING ALL BMP'S, STORAGE CONTAINERS, AND CONSTRUCTION EQUIPMENT) A MINIMUM OF EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OR SNOW MELT THAT MAY CAUSE SURFACE EROSION.
13. THE CONTRACTOR SHALL KEEP A RECORD OF ALL INSPECTIONS ON SITE AND AVAILABLE FOR REVIEW BY CITY STAFF. INSPECTION REPORTS MUST IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT.
14. STRAW BALES SHALL NOT BE USED FOR PRIMARY EROSION OR SEDIMENT CONTROL (I.E. STRAW BALES MAY BE USED FOR REINFORCEMENT BEHIND ANOTHER BMP SUCH AS SILT FENCE).
15. BMP'S INTENDED FOR SHEET FLOW SEDIMENT RUNOFF SHALL BE PLACED PARALLEL TO THE SLOPE.
16. ALL BMP'S SHALL BE CLEANED WHEN SEDIMENT LEVELS ACCUMULATE TO HALF THE DESIGN OF THE BMP UNLESS OTHERWISE SPECIFIED.
17. A VEHICLE TRACKING PAD (VTP) SHALL BE PLACED AT ALL EXITS FROM THE SITE TO PREVENT TRACK-OUT ONTO CITY STREETS. IF TRACK-OUT DOES OCCUR, THE CONTRACTOR SHALL IMMEDIATELY SWEEP THE STREET OF DEBRIS.
18. ALL PORTA-POTTY STRUCTURES MUST BE FIRMLY SECURED WITH #4 REBAR ANCHORS OR EQUAL. MUST BE PLACED AWAY FROM FLOW LINES OF STREET, SWALES, RAIN GARDENS & AWAY FROM INLETS.
19. A CONCRETE WASHOUT AREA (CWA) MUST BE PROVIDED AND ROUTINELY MAINTAINED. NO WASHING OUT OF CONCRETE TRUCKS OR WASHING OF SWEEPINGS FROM EXPOSED AGGREGATE CONCRETE INTO STORM DRAINS, OPEN DITCHES, STREETS OR STREAMS IS ALLOWED.
20. EXCESS CONCRETE IS NOT ALLOWED TO BE DUMPED ON-SITE, EXCEPT IN DESIGNATED TEMPORARY CONCRETE WASHOUT AREAS (CWA).
21. ON-SITE TEMPORARY CONCRETE WASHOUT FACILITIES WILL BE CONSTRUCTED AND MAINTAINED IN SUFFICIENT QUANTITY AND SIZE TO CONTAIN ALL LIQUID AND CONCRETE WASTE GENERATED BY WASHOUT OPERATIONS AND MUST BE CLEANED OUT OR REPLACED ONCE THE WASHOUT IS 75% FULL.
22. STOCKPILES OF SOIL OR OTHER ERODABLE MATERIALS MUST BE MANAGED SO THAT STORMWATER DOES NOT COME IN CONTACT WITH THE PILE AND POTENTIALLY WASH POLLUTANTS OFFSITE. AT A MINIMUM STOCKPILES SHALL BE ROUTINELY WETTED AND/OR BLANKETED AS WELL AS INCLUDE AN EROSION SOCK PERIMETER BARRIER TO PREVENT WIND EROSION AND SEDIMENT TRANSPORT OFFSITE. STOCKPILES THAT ARE INACTIVE FOR MORE THAN 7 DAYS WILL REQUIRE SOIL BINDER OR HAVE MULCH/MULCH TACKIFIER APPLIED.
23. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES EXCEEDING 3:1.

WATER MAIN & SERVICE INSTALLATION SPECIFICATIONS:

1. ALL WATER MAIN CONSTRUCTION SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF ASPEN WATER DEPARTMENT DESIGN STANDARDS.
2. NO PVC PIPE IS ALLOWED ON POTABLE WATER SYSTEMS.
3. THE PIPE BEDDING MATERIAL SHALL BE $\frac{3}{4}$" INCH CRUSHED SCREENED ROCK HAULED IN FOR BEDDING AND NOT NATIVE EXCAVATED MATERIAL.
4. THE BACKFILL MATERIAL FROM 12 INCHES ABOVE THE TOP OF THE PIPE TO THE TOP OF THE TRENCH SHALL BE CLASS 6 AGGREGATE BASE COURSE MATERIAL.
5. MINIMUM COVER OF WATER MAINS AND SERVICE LINES SHALL BE 7 FEET DEEP FROM TOP OF PIPE TO FINISHED GRADE. MAXIMUM DEPTH AT FINISHED GRADE WILL NOT EXCEED 10 FEET.
6. ALL FITTINGS MUST HAVE MEGA LUG FITTINGS IN ADDITION TO CONCRETE THRUST BLOCKS.
7. VALVES: GATE VALVES SHALL BE INSTALLED FOR ALL VALVES 12" AND SMALLER AND SHALL BE A MUELLER OR PREAPPROVED EQUIVALENT RESILIENT SEAT, EPOXY COATED MECHANICAL JOINT, NON-RISING VALVE STEM AND SHALL OPEN BY TURNING TO THE LEFT, COUNTER-CLOCKWISE. VALVES SHALL CONFORM TO AWWA SPECIFICATIONS C-509; OR THE LATEST REVISION THEREOF; SHALL BE CLASS 250 MUELLER OR PREAPPROVED EQUIVALENT. VALVES GREATER THAN 12" WILL BE SPECIFIED ON A CASE BY CASE BASIS, DEPENDING ON THE PRESSURES THAT WILL BE ACCOMMODATED BY THE VALVES. IN ZONES WHICH HAVE STATIC PRESSURES GREATER THAN 80 PSI THE VALVE APPLICATION WILL BE A CLASS 250 BUTTERFLY VALVE OF THE ABOVE MENTIONED MANUFACTURERS WITH EPOXY INTERIOR AND EXTERIOR COATINGS. AT INTERSECTIONS, GATE VALVES SHALL BE INSTALLED WITHIN 3' OF A TEE, CROSS, OR BEND, ALL CONNECTIONS SHALL HAVE MEGA-LUGS ON THE FITTINGS EXCEPT WHERE THE TEE BRANCH AND BRANCH VALVE ARE FLANGED. ALL MECHANICAL JOINT FITTINGS WILL HAVE MEGA-LUG FITTINGS, AND CONCRETE THRUST BLOCKS OR TIE RODS (ONLY WERE APPROVED).
8. ALL SERVICE TAPS SHALL BE PERFORMED BY THE CITY OF ASPEN WATER DEPARTMENT.
9. THE CITY OF ASPEN POLICY DOES NOT ALLOW WATER LINE INSTALLATION BETWEEN NOVEMBER 1 AND APRIL 15TH.
10. A PRE-CONSTRUCTION MEETING IS REQUIRED PRIOR TO COMMENCING ANY WORK.
11. ALL VALVES CONNECTING TO THE CITY OF ASPEN WATER SYSTEM SHALL BE OPERATED BY THE CITY OF ASPEN WATER DEPARTMENT PERSONNEL ONLY.

PAVING SPECIFICATIONS:

PAVEMENT REMOVAL:

1. ALL ASPHALT PAVEMENT CUTS SHALL BE IN STRAIGHT NEAT LINES. IRREGULAR SHAPED CUTS WITH MORE THAN FOUR (4) SIDES OR CUTS WITHIN EXISTING PATCHES SHALL NOT BE ALLOWED. ALL CUTS SHALL BE RECTANGULAR IN SHAPE, AND EDGES SHALL BE PARALLEL OR PERPENDICULAR TO THE FLOW OF TRAFFIC.
2. IN ORDER TO PROVIDE STRAIGHT EDGES, ALL ASPHALT PAVEMENT CUTS SHALL BE CUT BY A MECHANICAL SAW CUTTING EQUIPMENT, ROTOMILLING, OR OTHER APPROVED METHOD WHICH ASSURES A NEAT STRAIGHT EDGE FOR THE REQUIRED DEPTH OF THE CUT.
3. ASPHALT PAVEMENT CUTS SHALL BE SUCH THAT NO LONGITUDINAL JOINT LIES WITHIN THE WHEEL TRACK; ANY PATCH WHICH PENETRATES A WHEEL PATH MUST BE EXTENDED TO FULL LANE WIDTH.
4. CONCRETE PAVEMENT SHALL BE REMOVED AND REPLACED FROM EXISTING PANEL JOINTS ONLY.
5. STRESS CRACKING OF EXISTING PAVEMENT MAY OCCUR DURING EXCAVATION FOR A VARIETY OF REASONS. IF THIS OCCURS, THE CONTRACTOR MUST SAWCUT AT LEAST 12" BEYOND THE LIMIT OF VISIBLE CRACKS AND REMOVE ALL STRESSED PAVEMENT.

ASPHALT PAVEMENTS:

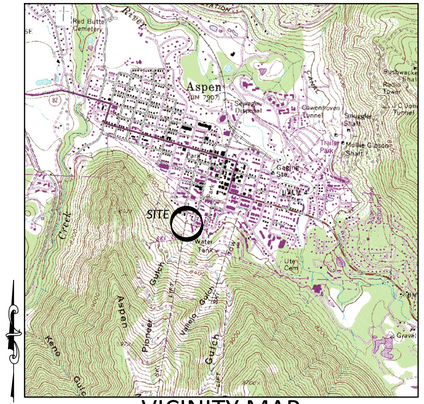
6. THE MINIMUM PATCH DIMENSIONS SHALL BE TWO FEET (2') BEYOND EACH SIDE OF THE TRENCH OR EXCAVATION BUT SHALL NOT EXTEND INTO AN ADJACENT UNDISTURBED LANE OR CROSS THE STREET CENTER LINE. REFER TO CITY OF ASPEN LATEST STANDARDS.
7. THE LONGITUDINAL EDGES OF THE PATCH SHALL NOT FALL WITHIN THE EXISTING WHEEL TRACKS WHENEVER POSSIBLE.
8. PRIOR TO PLACING THE PERMANENT PATCH, THE EXISTING PAVEMENT SHALL BE SAWCUT TO A NEAT STRAIGHT-LINE, SQUARE TO THE TRAVEL LANE.
9. ASPHALT MIX SHALL BE CDOT, S-MIX ($\frac{1}{2}$"). PATCH BACK AREAS GREATER THAN ONE HUNDRED TWENTY SQUARE FEET (120 S.F.) SHALL REQUIRE THE SUBMITTAL AND APPROVAL OF A MIX DESIGN TO THE ENGINEER PRIOR TO PLACEMENT.
10. COMPACTION SHALL BE AT LEAST 95% OF MAX. DENSITY WITHIN 2% OPTIMUM MOISTURE AS DEFINED BY ASTM 1557 METHOD "C".
11. COMPACTION EQUIPMENT SHALL BE CAPABLE OF COMPACTING CORNERS AND EDGES OF PATCH.
12. HOT BITUMINOUS PATCHES SHALL BE PLACED A MIN. OF 5-INCHES OR MATCH EXISTING DEPTH, WHICHEVER IS GREATER. PLACEMENT SHALL BE PERFORMED IN A MIN. OF 2 LIFTS. THE BOTTOM COURSE SHALL BE 3-INCHES AND THE TOP SHALL BE 2-INCHES.
13. PATCHES SHALL ALSO HAVE A CROSS SLOPE SECTION CONSISTENT WITH THE DESIGN OF THE EXISTING ROADWAY.
14. TEMPORARY OR PERMANENT ASPHALT PATCHES SHALL BE PLACED WITHIN TWENTY FOUR (24) HOURS OF TRENCH BACKFILLING. WHENEVER PERMANENT PATCHES ARE NOT CONSTRUCTED WITHIN TWENTY FOUR (24) HOURS FOLLOWING TRENCH BACKFILLING OPERATIONS, TEMPORARY PAVEMENT PATCHES CONSISTING OF A MINIMUM OF THREE INCHES (3") OF HOT OR COLD PLANT MIX OR STEEL PLATES MUST BE PLACED TO PROVIDE THE REQUIRED NUMBER OF PAVED TRAVEL LANES. TEMPORARY PAVEMENT PATCHES MAY BE LEFT IN PLACE FOR A MAX. OF FIVE (5) WORKING DAYS FOLLOWING COMPLETION OF BACKFILLING OPERATIONS UNLESS OTHERWISE APPROVED BY THE ENGINEER OF RECORD OR THE CITY PAVING INSPECTOR .
15. THE PERMITTEE SHALL MONITOR TEMPORARY PATCHES ON A DAILY BASIS AND TEMPORARY PATCHES EXHIBITING RUTS, HUMPS, OR DEPRESSIONS SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
16. A PERMANENT HOT PATCH SHALL BE MADE WITHIN FIVE (5) DAYS AFTER THE AREA IS OPEN TO TRAFFIC, WEATHER PERMITTING.
17. IF FINAL PATCHING IS NOT COMPLETED WITHIN THE SPECIFIED TIME, NO NON-EMERGENCY PERMITS SHALL BE GRANTED TO THE PERMITTEE UNTIL ALL OUTSTANDING WORK IS COMPLETED.
18. UPON COMPLETION OF THE PERMANENT PATCH, THE SURFACE SHALL BE THOROUGHLY COMPACTED, SMOOTH AND FREE FROM RUTS, HUMPS, DEPRESSIONS, OR IRREGULARITIES. WHEN A STRAIGHTEDGE TEN FEET (10') LONG IS LAID ACROSS THE PERMANENT PATCH PARALLEL TO THE CENTERLINE, THE SURFACE SHALL NOT VARY MORE THAN $\frac{1}{4}$ " FROM THE LOWER EDGE OF THE STRAIGHT EDGE. PATCHES EXHIBITING DEVIATIONS GREATER THAN $\frac{1}{4}$" SHALL BE REPLACED PRIOR TO ACCEPTANCE OF PATCH. IF THE EXISTING STREET EXCEEDS THE ABOVE TOLERANCES, THEN THE PATCH SHALL BE EQUAL OR BETTER THAN THE CONDITION OF THE SURROUNDING PAVEMENT. IN MOST CASES, AND PARTICULARLY IN THE CASES OF EXTENSIVE EXCAVATION AND REPAIRS, IT IS DESIRABLE TO SURVEY THE EXISTING PAVEMENT CONDITIONS WITH A REPRESENTATIVE OF THE CITY PRIOR TO THE WORK. AFTER COMPLETION OF THE WORK, SURVEY THE PAVEMENT CONDITION AGAIN TO VERIFY THAT THE PAVEMENT CONDITION HAS BEEN MAINTAINED OR IMPROVED. IN THE CASE OF MINOR REPAIRS, THESE PAVEMENT SURVEYS CAN BE MADE BY VISUAL OBSERVATION.

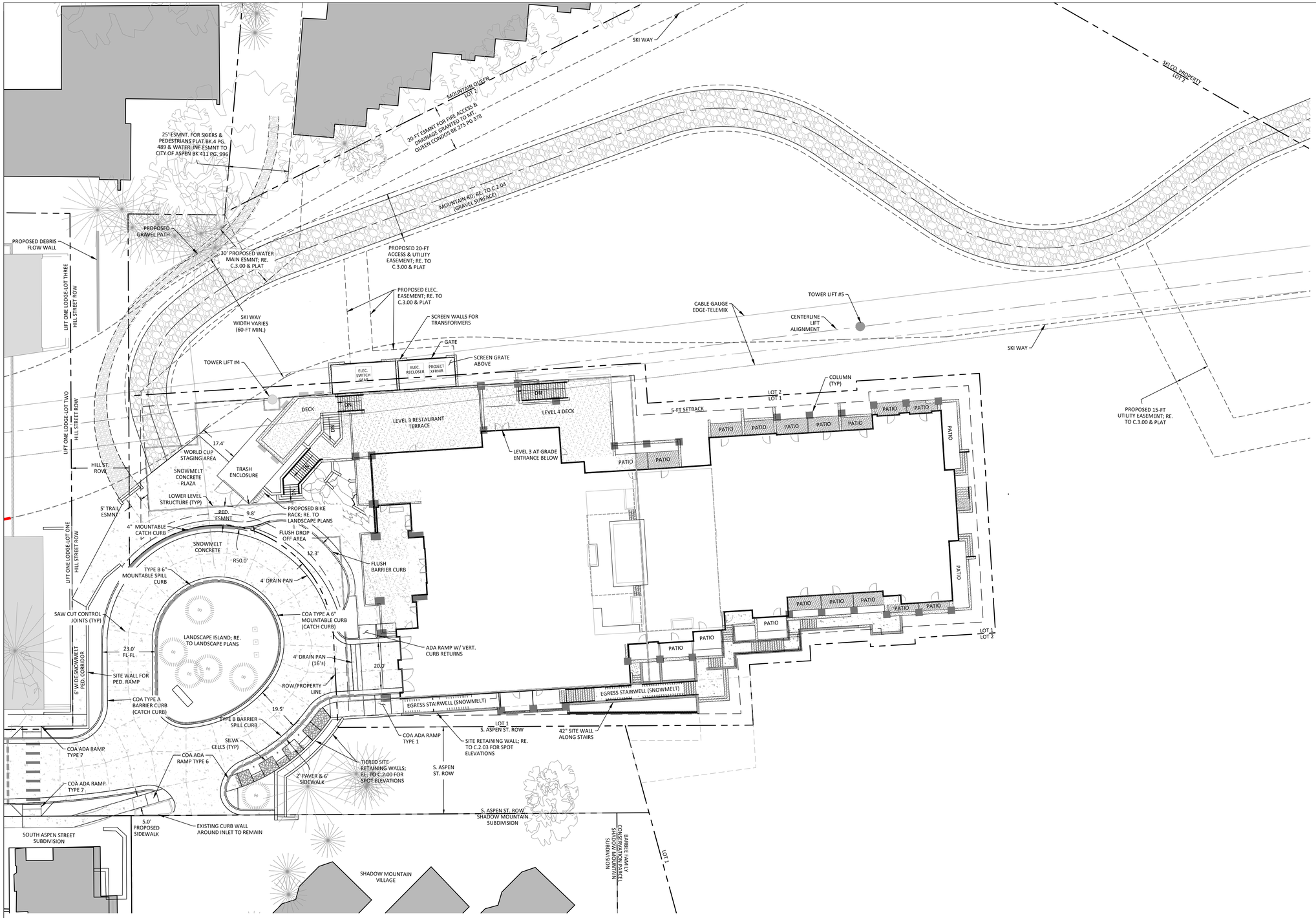
GRAVITY SANITARY SEWER SERVICE LINE INSTALLATION SPECIFICATIONS:

1. ALL SEWER LINES CONSTRUCTION SHALL MEET OR EXCEED THE FOLLOWING PLAN NOTE DETAIL AND CONSTRUCTION SPECIFICATIONS.
2. ALL SEWER SERVICES SHALL BE PVC CLASS-SDR 26.
3. FITTINGS: PVC PUSH JOINT-ASTM D1784.
4. CLEAN ALL PIPE, FITTINGS AND RELATED MATERIALS THOROUGHLY OF ALL FOREIGN MATERIAL AND INSPECT FOR CRACKS, EXCESSIVE DEFLECTION FLAWS OR OTHER DEFECTS PRIOR TO AND AFTER INSTALLATION.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ANY CONSTRUCTION DEBRIS FROM ENTERING THE SEWER LINES DURING CONSTRUCTION. IF THIS DEBRIS SHOULD ENTER THE PIPE LINE SYSTEM, THE CONTRACTOR SHALL FURNISH ALL LABOR AND MATERIALS NECESSARY TO CLEAN THE SYSTEM. UNDER NO CIRCUMSTANCES WILL THE CONTRACTOR FLUSH THE DEBRIS INTO AN EXISTING SANITARY SEWER SYSTEM.
6. ALL PIPES MUST BE INSTALLED WITH A LASER. IF BENDING OF THE BEAM DUE TO AIR TEMPERATURE VARIATIONS BECOMES APPARENT WITH "IN PIPE" UNITS, A FAN SHALL BE PROVIDED TO CIRCULATE AIR IN THE PIPE. AIR VELOCITY SHALL NOT BE SO EXCESSIVE AS TO CAUSE PULSATING OR VIBRATING OF THE BEAM. IF, IN THE OPINION OF THE ENGINEER, THE BEAM CANNOT BE ACCURATELY CONTROLLED, THIS METHOD OF SETTING LINE AND GRADE SHALL BE ABANDONED.
7. PIPE SHALL BE LAID TRUE TO LINE AND GRADE, IN AN UPHILL DIRECTION, WITH BELL ENDS FACING IN THE DIRECTION OF LAYING. WHEN PIPE LAYING IS NOT IN PROGRESS, THE OPEN END OF PIPE SHALL BE CLOSED BY A WATERTIGHT PLUG.
8. MANHOLES & CLEANOUTS SHALL BE FURNISHED AND INSTALLED TO DEPTHS AND DIMENSIONS SHOWN ON THE CONSTRUCTION DRAWINGS AND/OR STAKED IN THE FIELD. MANHOLES SHALL BE CONSTRUCTED OF CAST-IN-PLACE OR PRECAST CONCRETE IN ACCORDANCE WITH DETAILS SHOWN ON THE CONSTRUCTION DRAWINGS.
9. CONNECTIONS TO EXISTING SEWER FACILITIES WHERE LIVE FLOWS EXIST SHALL BE MADE ONLY AFTER PRIOR CONSULTATION WITH AND RECEIPT OF WRITTEN PERMISSION FROM THE ENGINEER. NO BYPASS OF SEWAGE TO THE SURFACE WILL BE ALLOWED IN THE COMPLETION OF THIS CONNECTION. CONNECTIONS SHALL BE MADE AS SHOWN ON THE DRAWINGS. ALL CONNECTIONS BETWEEN PIPES OF DIFFERENT MATERIALS SHALL BE MADE WITH APPROVED MANUFACTURED CONNECTORS.
10. THE CONTRACTOR IS REQUIRED TO CCTV THE EXISTING SEWER SERVICE LINE TO DETERMINE MATERIAL, DEPTH AND CONDITION. IF MATERIAL TYPE IS NOT PVC AND/OR IF SERVICE LINE CONSISTS OF IRREGULAR SLOPES AND/OR IF DEGRADATION OF EXISTING SERVICE LINE IS OBSERVED THE ENTIRE SERVICE LINE SHALL BE REPLACED WITH SDR-26 PVC PIPE.

PUBLIC IMPROVEMENTS NOTE:

1. PUBLIC IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE CITY OF ASPEN ENGINEERING STANDARDS AND CITY OF ASPEN ROW STANDARDS. PUBLIC IMPROVEMENTS IN THE ROW MUST MEET THE CITY'S CONSTRUCTION AND EXCAVATION STANDARDS.
2. THE PUBLIC PEDESTRIAN AREAS HAVE BEEN DESIGNED PER THE AMERICAN'S WITH DISABILITIES ACT (ADA) STANDARDS. THE MAIN PEDESTRIAN CORRIDORS HAVE BEEN DESIGNED WITH A MAXIMUM CROSS SLOPE OF 2%. THE CONTINUOUS LONGITUDINAL SLOPES ARE ALL LESS THAN THE MAXIMUM 5% SLOPE. HANDICAP RAMPS WILL BE CONSTRUCTED PER ADA AND THE COA STANDARD DETAILS.


Aspen
SITE
Red Butte Cemetery
Aspen Mountain
Water Tanks
Aspen Creek
Hallam Lake
Hallam Lake Trail
Power Plant Trail
Aspen Mountain Tunnel
Roaring Fork Transportation Authority
Rio Grande Trail
Aspen Airport Business Center
Aspen Golf Course
Truscott
Aspen Golf Course
Aspen Mountain Tower
Gondola Transit Center
Gondola Transit Center
Gondola Transit Center



NOTE:

REFER TO SHEET C.1.02

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Know what's **below.** **Call** before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

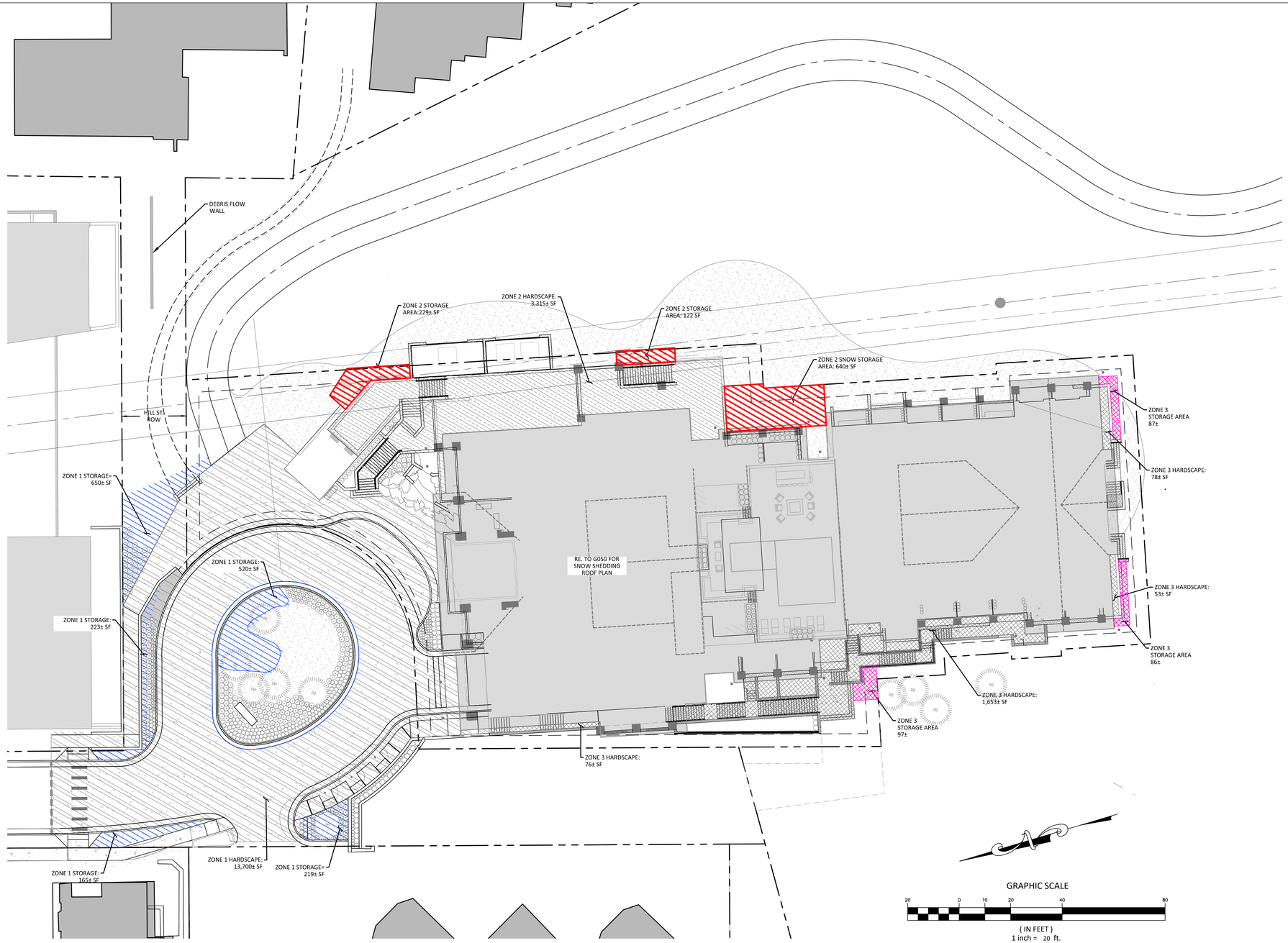
PROJECT NUMBER: 15101.06

OVERALL SITE PLAN

SHEET NUMBER

C.1.01

Feb 25, 2020 - 2:51pm
G:\2015\15101.06\Sorsuch Haus\CIVIL\CAD\DWG\PLOTS\C.1.01-C.1.02 SITE PLAN-SNOW STORAGE 15101.06.dwg



ZONE 1 HARDSCAPE SNOW STORAGE SUMMARY			
HARDSCAPE	(sf)	REQ. STORAGE	(sf)
SNOWMELT AREA	13700	10% STORAGE	1370
NON-SNOWMELT AREA	0	30% STORAGE	0
TOTAL HARDSCAPE AREA	13700	TOTAL REQ.	1370
		ZONE 1 STORAGE PROVIDED =	1777

ZONE 1 HARDSCAPE AREA
(CUL-DE-SAC, SURROUNDING SIDEWALKS & PLAZA

ZONE 1 SNOW STORAGE AREAS

ZONE 2 HARDSCAPE SNOW STORAGE SUMMARY			
HARDSCAPE	(sf)	REQ. STORAGE	(sf)
SNOWMELT AREA	3315	10% STORAGE	331.5
NON-SNOWMELT AREA	0	30% STORAGE	0
TOTAL HARDSCAPE AREA	3315	TOTAL REQ.	331.5
		ZONE 2 STORAGE PROVIDED =	991

ZONE 2 HARDSCAPE AREA
(PATIOS & EXTERIOR STAIRWAYS ALONG EAST SIDE OF BUILDING)

ZONE 2 SNOW STORAGE AREAS

ZONE 3 HARDSCAPE SNOW STORAGE SUMMARY			
HARDSCAPE	(sf)	REQ. STORAGE	(sf)
SNOWMELT AREA	1860	10% STORAGE	186
NON-SNOWMELT AREA	0	30% STORAGE	0
TOTAL HARDSCAPE AREA	1860	TOTAL REQ.	186
		ZONE 3 STORAGE PROVIDED =	270

ZONE 3 HARDSCAPE AREA
(PATIOS & EXTERIOR STAIRWAYS ALONG EAST SIDE OF BUILDING)

ZONE 3 SNOW STORAGE AREAS

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

Know what's **below.** **Call** before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

PROJECT NUMBER: 15101.06

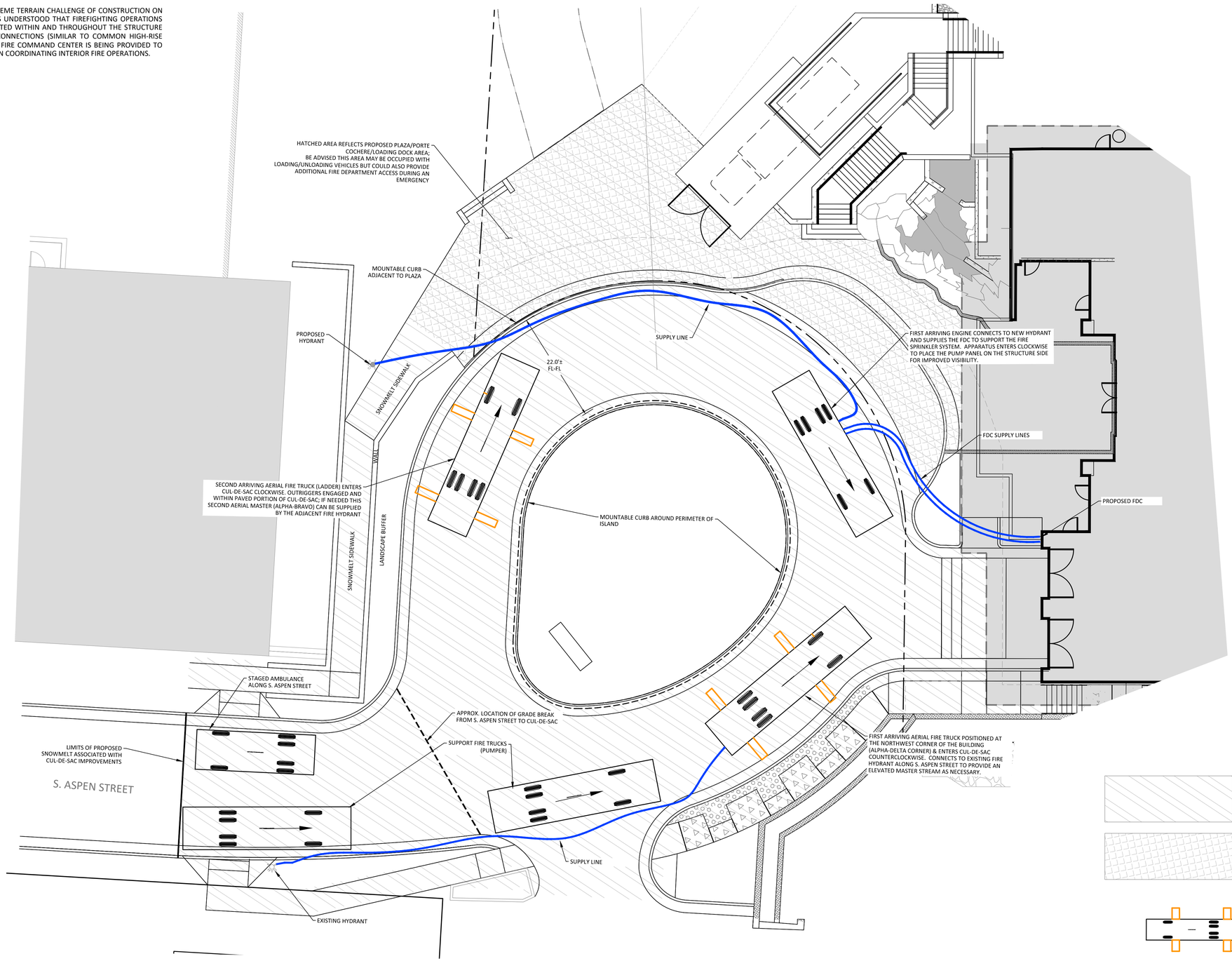
SNOW STORAGE PLAN

SHEET NUMBER

C.1.02

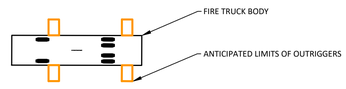
Feb 25, 2020 - 2:02pm
G:\2015\15101.06-Gorsuch Haus\CIVIL\Civil DWG\PLOTTC 1.01-C.1.02 SITE PLAN-SNOW STORAGE 15101.06.dwg

GENERAL NOTE:
DUE TO THE EXTREME TERRAIN CHALLENGE OF CONSTRUCTION ON A SKI SLOPE, IT IS UNDERSTOOD THAT FIREFIGHTING OPERATIONS WILL BE CONDUCTED WITHIN AND THROUGHOUT THE STRUCTURE VIA STANDPIPE CONNECTIONS (SIMILAR TO COMMON HIGH-RISE OPERATIONS). A FIRE COMMAND CENTER IS BEING PROVIDED TO FURTHER ASSIST IN COORDINATING INTERIOR FIRE OPERATIONS.



SNOWMELT AREA

PROPOSED PLAZA, UNLOADING/LOADING & PORTE COCHERE AREA



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

2	2020-01-15	DRAFT-DETAILED REVIEW
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

PROJECT NUMBER: 15101.06

EMERGENCY FIRE STAGING PLAN

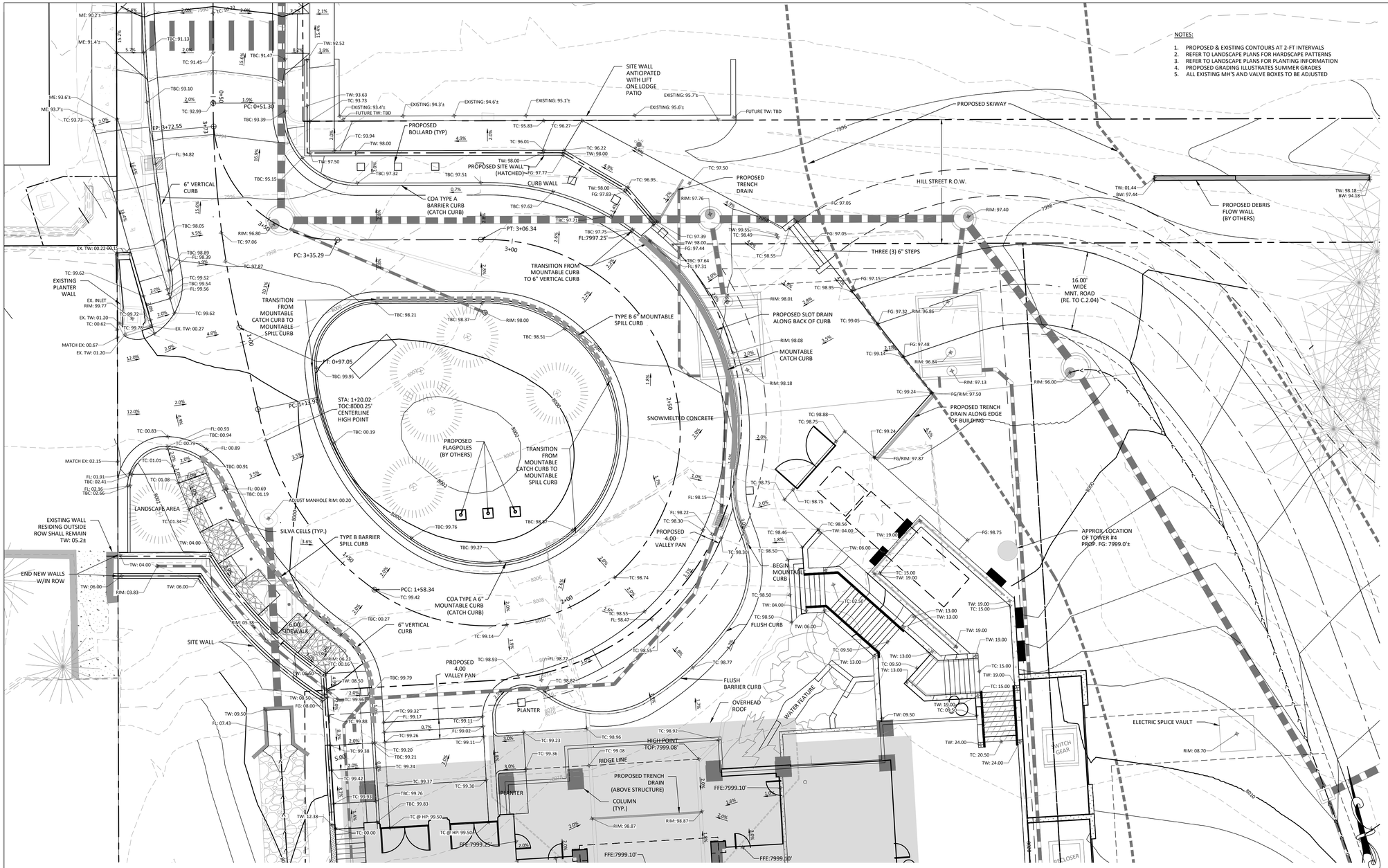
SHEET NUMBER

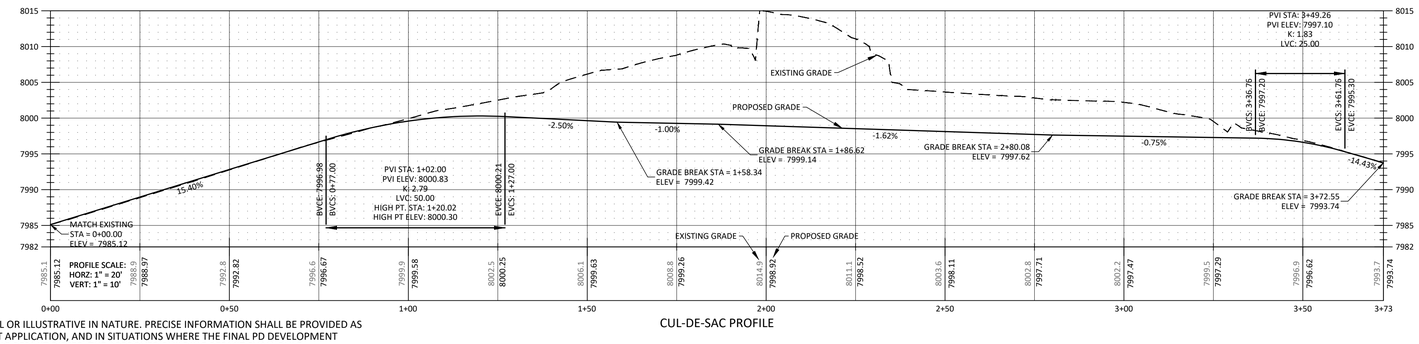
C.1.03

Feb 25, 2020 - 2:54pm
G:\2015\15101.06-Gorsuch Haus\CIVIL\Civil DWG\sht\PLOT\C.1.03 FIRE STAGING EXHIBIT 15101.06.dwg

NOTES:

1. PROPOSED & EXISTING CONTOURS AT 2-FT INTERVALS
2. REFER TO LANDSCAPE PLANS FOR HARDSCAPE PATTERNS
3. REFER TO LANDSCAPE PLANS FOR PLANTING INFORMATION
4. PROPOSED GRADING ILLUSTRATES SUMMER GRADES
5. ALL EXISTING MH'S AND VALVE BOXES TO BE ADJUSTED





CUL-DE-SAC PROFILE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SPOT ELEVATION LEGEND

BW = BOTTOM OF WALL
FFE = FINISHED FLOOR ELEVATION
FG = FINISHED GRADE
FL = FLOW LINE
GB = GRADE BREAK
HP = HIGH POINT
LP = LOW POINT
MATCH EX = MATCH EXISTING
TC = TOP OF CONCRETE
TP = TOP OF PAVERS
TW = TOP OF WALL

DRAINAGE DIRECTION/SLOPE 2.0%
SPOT ELEVATION XXX:XX.XX'
EXAMPLE: TOP OF CONCRETE @ 7900.00' = TC:00.00'

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

Know what's below. Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313
WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW
4	9-21-2020	DETAILED REVIEW-REVISIONS

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

PROJECT NUMBER: 15101.06

CUL-DE-SAC PLAN, PROFILE & GRADING

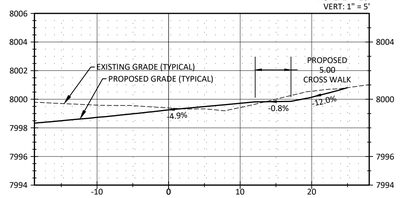
SHEET NUMBER

C.2.00

Sep 18, 2020 - 1:12pm
G:\2015\15101.06-Gorsuch Haus\CIVIL\Cad Dwgs\PLOTC.2.00-C.2.01 CUL-DE-SAC- PP&SEC- 15101.06.dwg

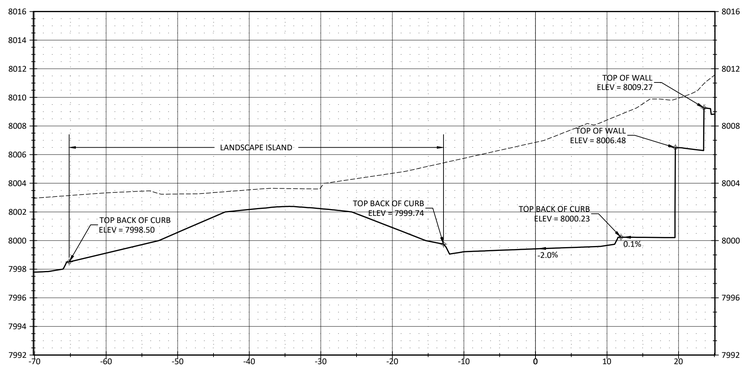
SECTION AT STA: 0+96.0

SECTION VIEW SCALE:
HORZ: 1" = 10'
VERT: 1" = 5'



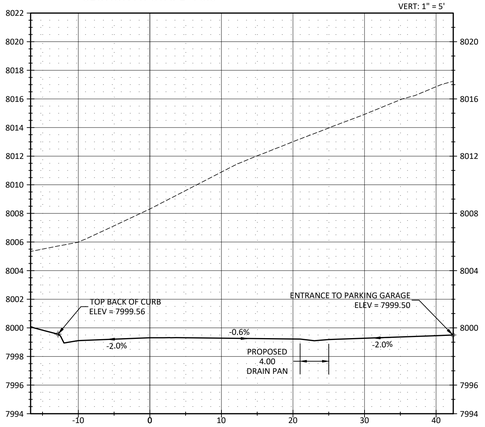
SECTION AT STA: 1+59.0

SECTION VIEW SCALE:
HORZ: 1" = 10'
VERT: 1" = 5'



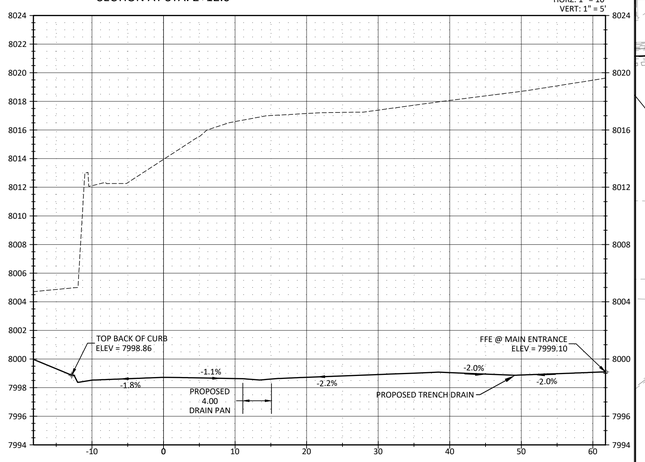
SECTION AT STA: 1+70.0

SECTION VIEW SCALE:
HORZ: 1" = 10'
VERT: 1" = 5'



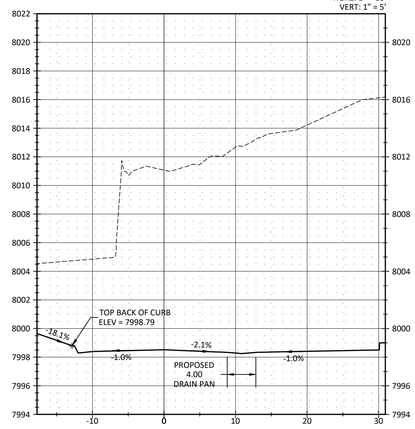
SECTION AT STA: 2+12.0

SECTION VIEW SCALE:
HORZ: 1" = 10'
VERT: 1" = 5'



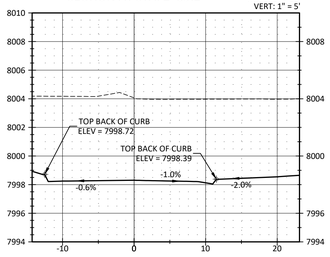
SECTION AT STA: 2+25.0

SECTION VIEW SCALE:
HORZ: 1" = 10'
VERT: 1" = 5'



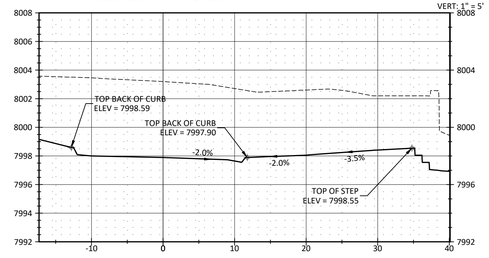
SECTION AT STA: 2+39.2

SECTION VIEW SCALE:
HORZ: 1" = 10'
VERT: 1" = 5'



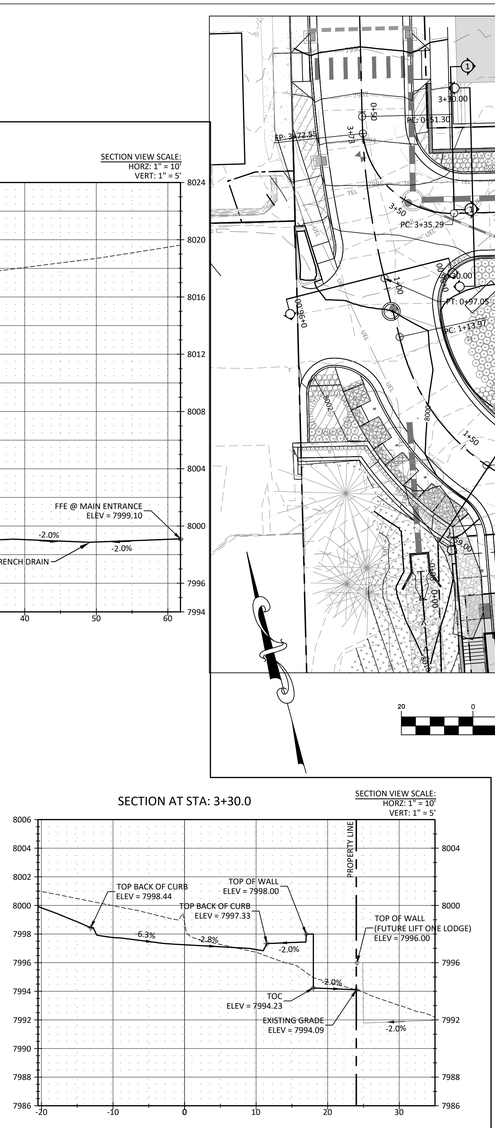
SECTION AT STA: 2+63.9

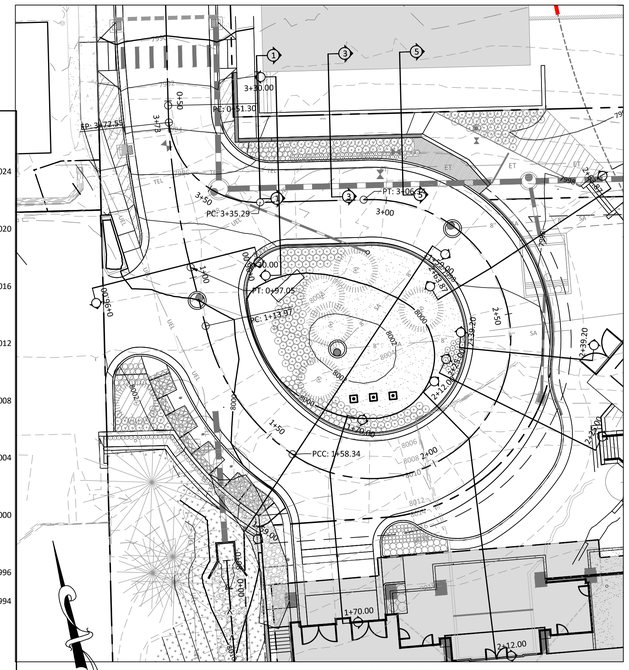
SECTION VIEW SCALE:
HORZ: 1" = 10'
VERT: 1" = 5'



SECTION AT STA: 3+30.0

SECTION VIEW SCALE:
HORZ: 1" = 10'
VERT: 1" = 5'





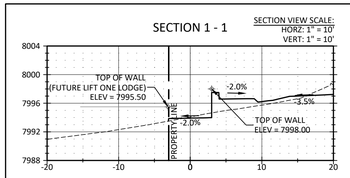
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

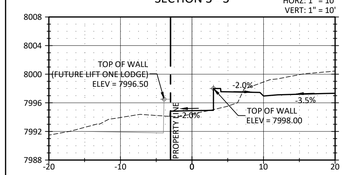
SECTION 1 - 1

SECTION VIEW SCALE:
HORZ: 1" = 10'
VERT: 1" = 10'



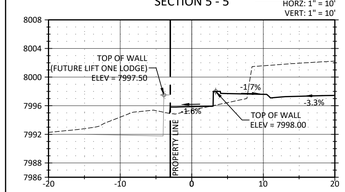
SECTION 3 - 3

SECTION VIEW SCALE:
HORZ: 1" = 10'
VERT: 1" = 10'



SECTION 5 - 5

SECTION VIEW SCALE:
HORZ: 1" = 10'
VERT: 1" = 10'



CUL-DE-SAC SECTIONS

PEDESTRIAN RAMP SECTIONS

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

Know what's below. Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

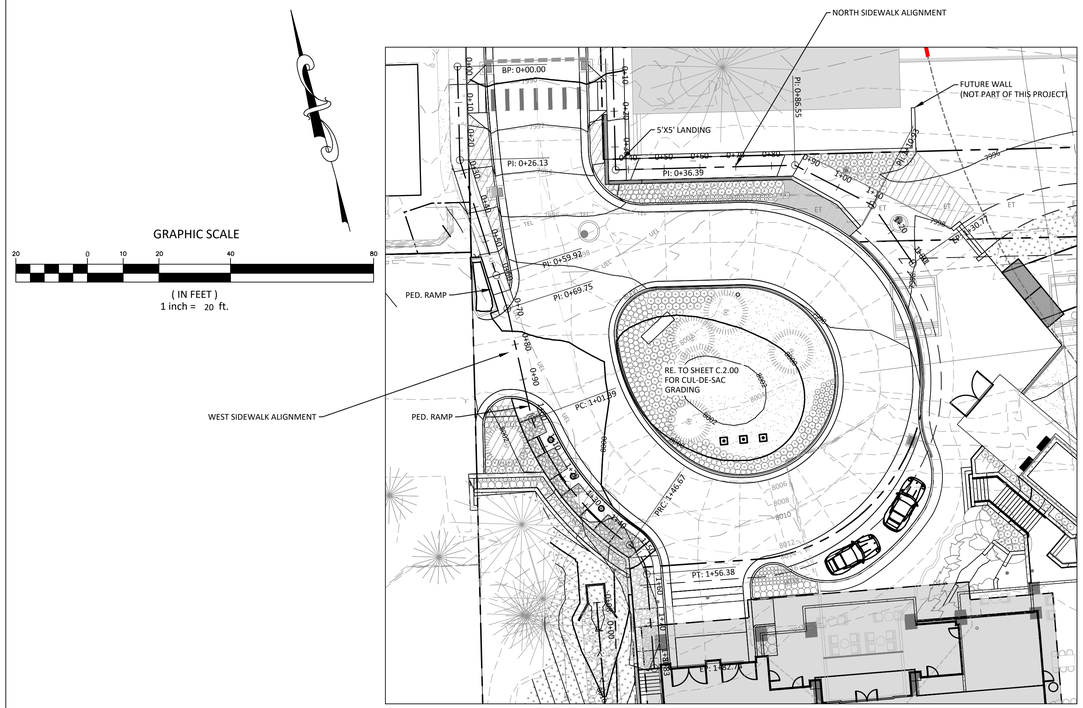
PROJECT NUMBER: 15101.06

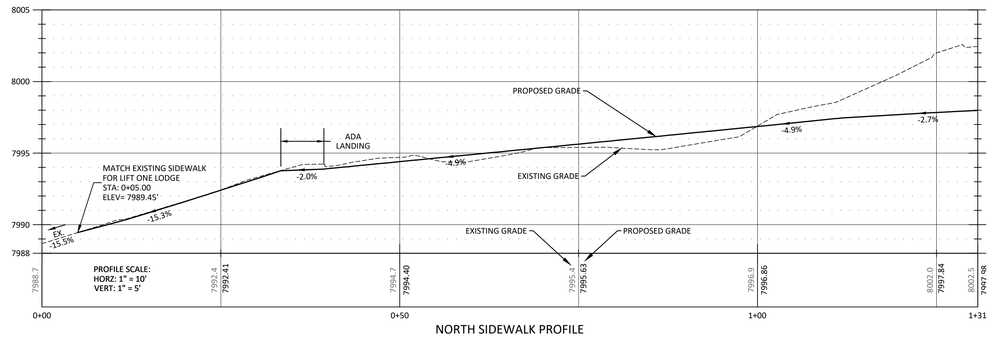
CUL-DE-SAC SECTIONS

SHEET NUMBER

C.2.01

Feb 25, 2020 - 3:02pm
G:\2015\15101.06-Gorsuch Haus\CIVIL\Civil Dwgs\PLOTC 2.0\C.2.01 CUL-DE-SAC PRSEC- 15101.06.dwg



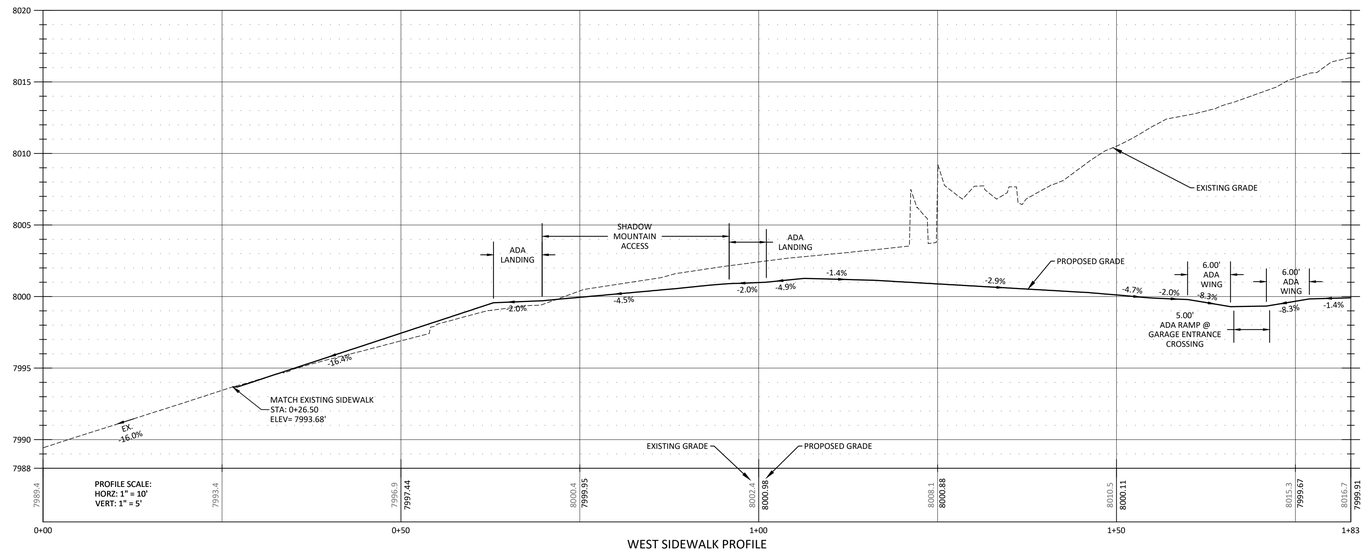


NORTH SIDEWALK PROFILE

PROFILE LEGEND

EXISTING SURFACE (SECTION)

FINISHED GRADE (SECTION)



WEST SIDEWALK PROFILE

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

Know what's below. Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS

NORWAY ISLAND, LLC.

ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

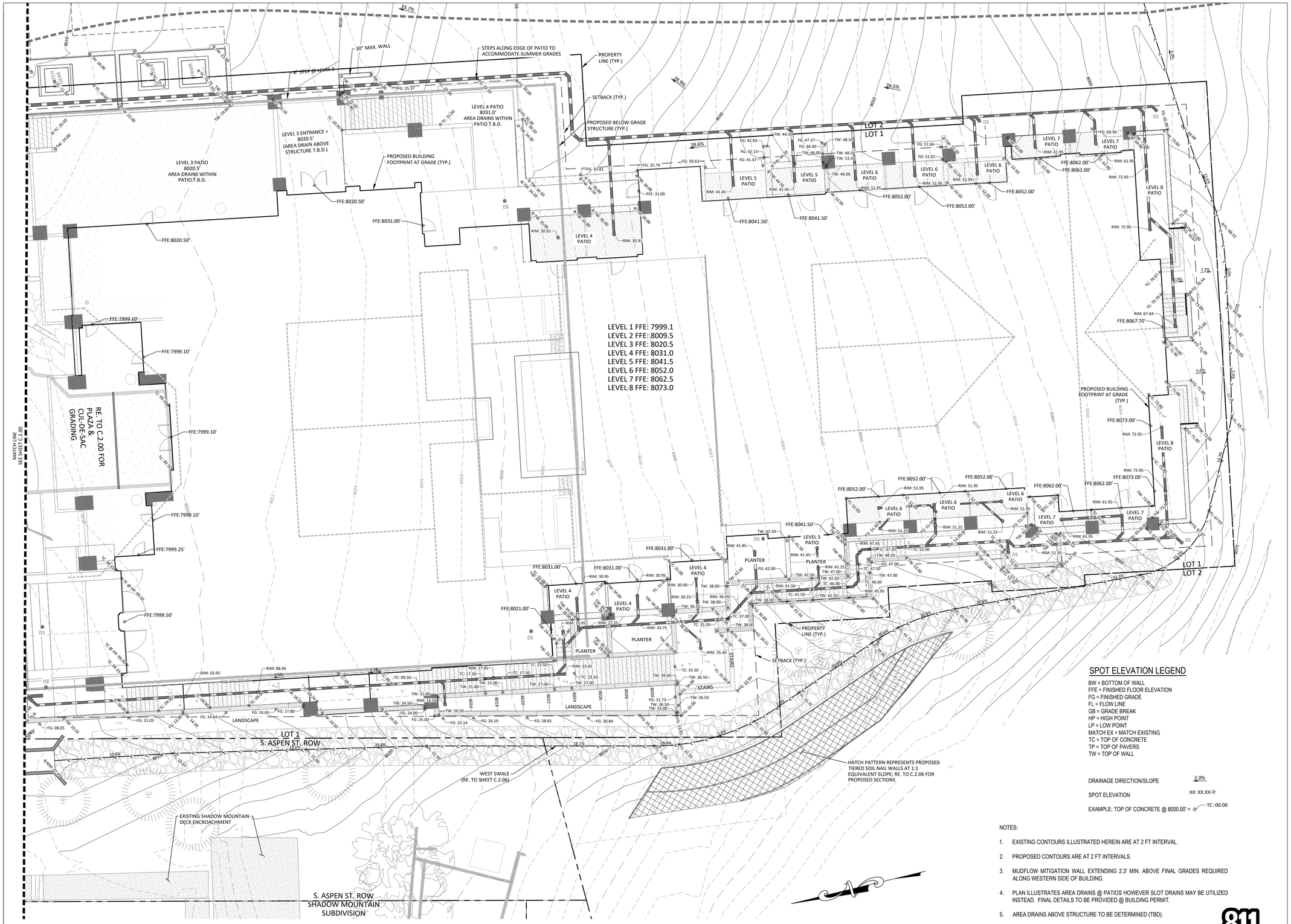
PROJECT NUMBER: 15101.06

CUL-DE-SAC SIDEWALK PLAN & PROFILE

SHEET NUMBER

C.2.02

Feb 25, 2020 - 3:02pm
G:\2015\15101.06-Gorsuch Haus\CIVIL\Civil Dwg\Set\Pln,PLOT,C.2.00-C.2.01 CUL-DE-SAC PP&SEC 15101.06.dwg



SPOT ELEVATION LEGEND

BW = BOTTOM OF WALL
FFE = FINISHED FLOOR ELEVATION
FG = FINISHED GRADE
FL = FLOW LINE
GB = GRADE BREAK
HP = HIGH POINT
LP = LOW POINT
MATCH EX = MATCH EXISTING
TC = TOP OF CONCRETE
TP = TOP OF PAVERS
TW = TOP OF WALL

DRAINAGE DIRECTION/SLOPE 2.0%

SPOT ELEVATION XX: XX.XX

EXAMPLE: TOP OF CONCRETE @ 8000.00' = TC: 00.00

NOTES:

1. EXISTING CONTOURS ILLUSTRATED HEREIN ARE AT 2 FT INTERVAL.
2. PROPOSED CONTOURS ARE AT 2 FT INTERVALS.
3. MUDFLOW MITIGATION WALL EXTENDING 2.3' MIN. ABOVE FINAL GRADES REQUIRED ALONG WESTERN SIDE OF BUILDING.
4. PLAN ILLUSTRATES AREA DRAINS @ PATIOS HOWEVER SLOT DRAINS MAY BE UTILIZED INSTEAD. FINAL DETAILS TO BE PROVIDED @ BUILDING PERMIT.
5. AREA DRAINS ABOVE STRUCTURE TO BE DETERMINED (TBD).
6. EROSION CONTROL MATS REQUIRED FOR ALL SLOPES THAT EXCEED 3:1.

Know what's below. Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313
WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW
4	9-21-2020	DETAILED REVIEW-REVISIONS

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

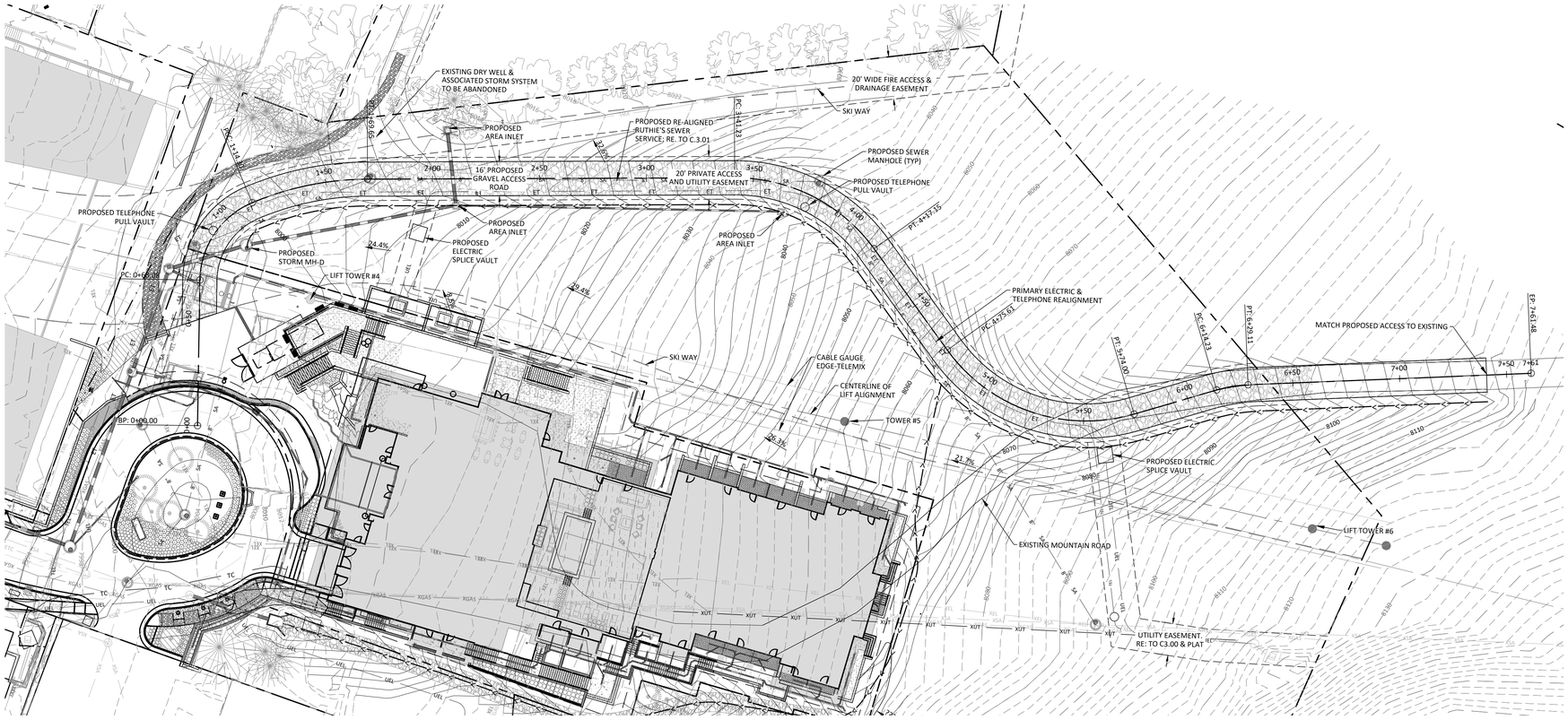
PROJECT NUMBER: 15101.06

CONCEPTUAL PERIMETER GRADING PLAN

SHEET NUMBER

C.2.03

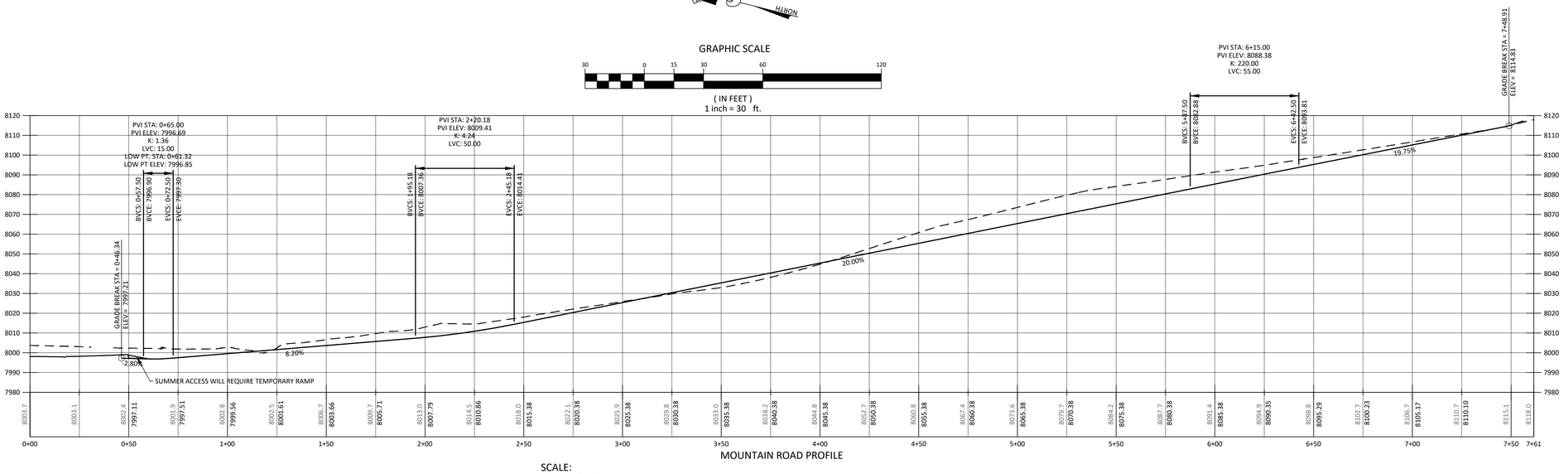
Sep 23, 2020 - 10:19am
G:\2015\15101.06-Gorsuch Haus\Civil\Cad Dwg\Grd\PLOT\C.2.03 PERIMETER GRADING 15101.06.dwg



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



MOUNTAIN ROAD PROFILE

SCALE:
HORZ: 1"=30'
VERT: 1"=30'

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

Know what's **below.** **Call** before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE: _____

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

PROJECT NUMBER: 15101.06

MNT. ROAD PLAN, PROFILE & GRADING

SHEET NUMBER

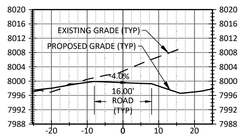
C.2.04

Feb 26, 2020 - 10:50am
G:\2015\15101.06-Gorsuch Haus\CIVIL\Civil DWG\sPLOT\C.2.04-C.2.05 MNT RD PHASE1 15101.06.dwg

NOTES:

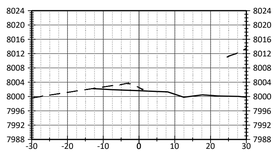
1. ALL GRADES EXCEEDING 3:1 SLOPE REQUIRE EROSION CONTROL MAT
2. PROPOSED ROADSIDE SWALE REQUIRES EROSION CONTROL MAT

SECTION AT STA: 1+00.0

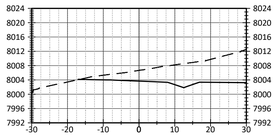


SECTION VIEW SCALE:
HORZ: 1" = 20'
VERT: 1" = 20'

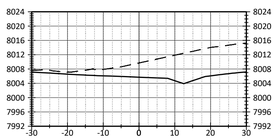
SECTION AT STA: 1+25.0



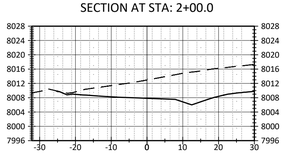
SECTION AT STA: 1+50.0



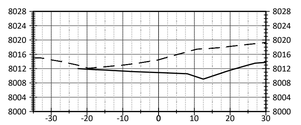
SECTION AT STA: 1+75.0



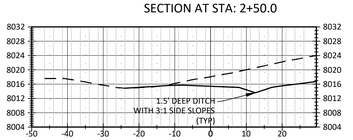
SECTION AT STA: 2+00.0



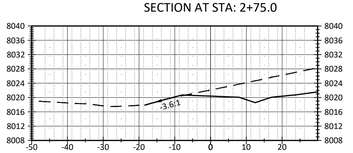
SECTION AT STA: 2+25.0



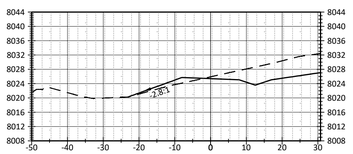
SECTION AT STA: 2+50.0



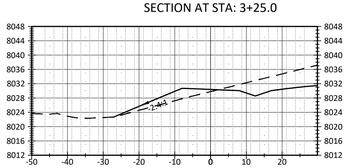
SECTION AT STA: 2+75.0



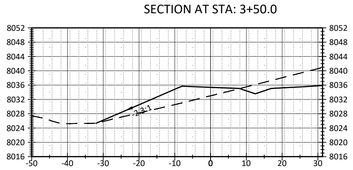
SECTION AT STA: 3+00.0



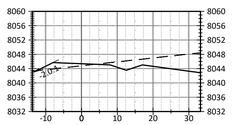
SECTION AT STA: 3+25.0



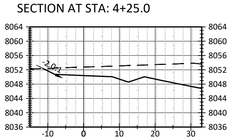
SECTION AT STA: 3+50.0



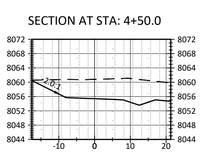
SECTION AT STA: 4+00.0



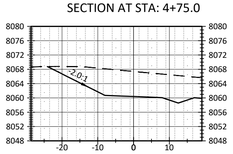
SECTION AT STA: 4+25.0



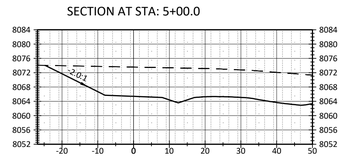
SECTION AT STA: 4+50.0



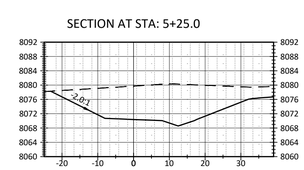
SECTION AT STA: 4+75.0



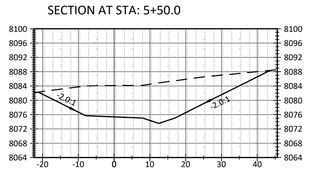
SECTION AT STA: 5+00.0



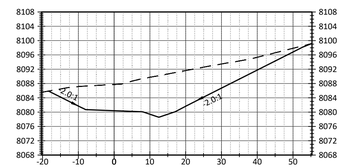
SECTION AT STA: 5+25.0



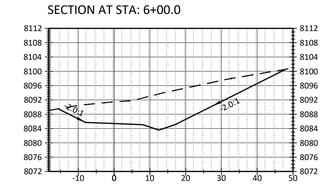
SECTION AT STA: 5+50.0



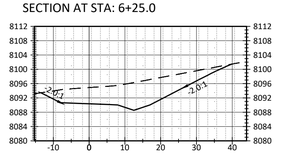
SECTION AT STA: 5+75.0



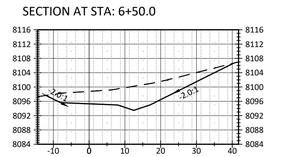
SECTION AT STA: 6+00.0



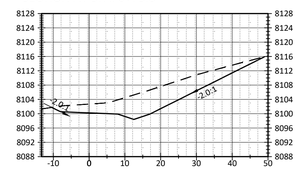
SECTION AT STA: 6+25.0



SECTION AT STA: 6+50.0



SECTION AT STA: 6+75.0



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SECTION SCALE:
1" = 20'
(VERT. & HORZ)

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS

NORWAY ISLAND, LLC.

ASPEN, COLORADO

ISSUE DATE: _____

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

PROJECT NUMBER: 15101.06

MOUNTAIN ROAD SECTIONS

SHEET NUMBER

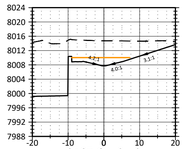
C.2.05

Know what's below. Call before you dig.

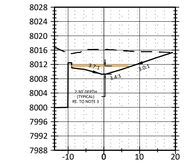
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

Feb 25, 2020 - 3:08pm
G:\GS\15101.06-Gorsuch Haus\Civil\LDev\ DWG\sht\PLOT\C.2.04-C.2.05 WAT RD PP&SEC 15101.06.dwg

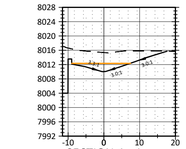
SECTION 1 - 1



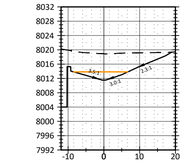
SECTION 2 - 2



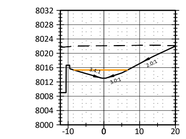
SECTION 3 - 3



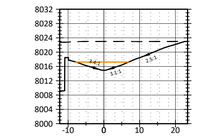
SECTION 4 - 4



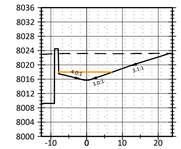
SECTION 5 - 5



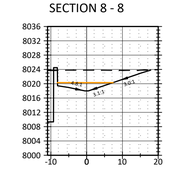
SECTION 6 - 6



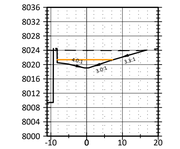
SECTION 7 - 7



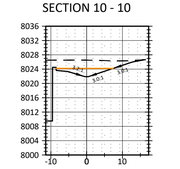
SECTION 8 - 8



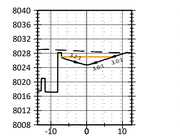
SECTION 9 - 9



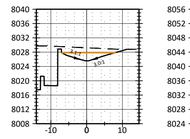
SECTION 10 - 10



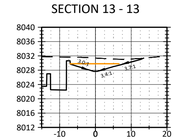
SECTION 11 - 11



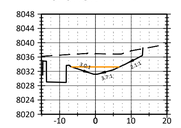
SECTION 12 - 12



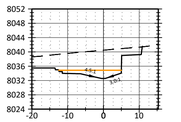
SECTION 13 - 13



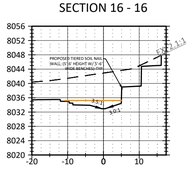
SECTION 14 - 14



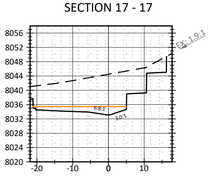
SECTION 15 - 15



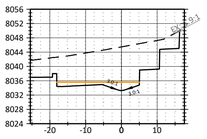
SECTION 16 - 16



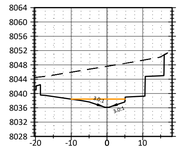
SECTION 17 - 17



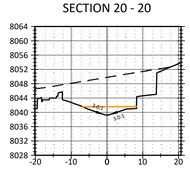
SECTION 18 - 18



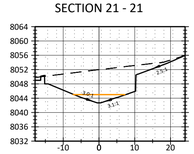
SECTION 19 - 19



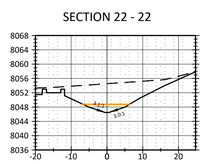
SECTION 20 - 20



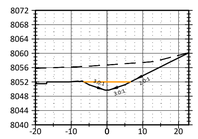
SECTION 21 - 21



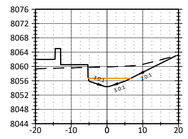
SECTION 22 - 22



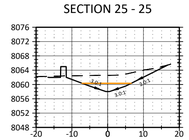
SECTION 23 - 23



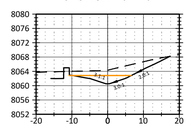
SECTION 24 - 24



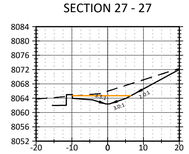
SECTION 25 - 25



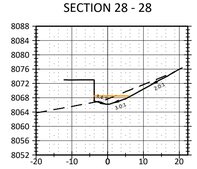
SECTION 26 - 26



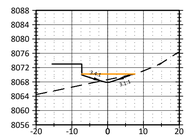
SECTION 27 - 27



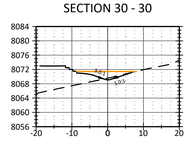
SECTION 28 - 28



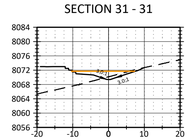
SECTION 29 - 29



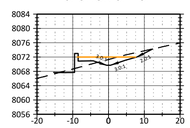
SECTION 30 - 30



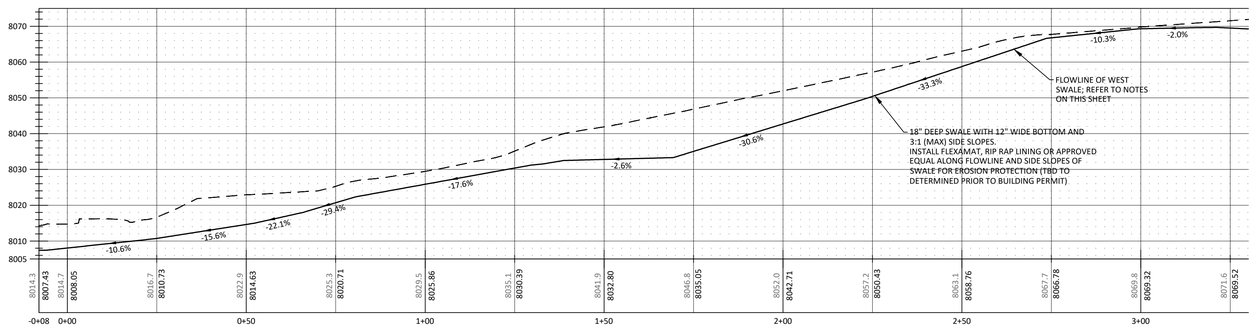
SECTION 31 - 31



SECTION 32 - 32



SECTION SCALE:
1" = 20'
(VERT. & HORZ)



WEST SIDE SWALE PROFILE

PROFILE SCALE:
1" = 20'
(VERT. & HORZ)

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NOTES:

1. MINIMUM DIMENSIONS OF SWALE: 18" DEEP, 3:1 SIDE SLOPES, 12" WIDE BOTTOM
2. EROSION CONTROL PROTECTION REQUIRED ALONG BOTTOM & SIDE SLOPES OF CHANNEL (FLEXAMET, RIPRAP, GABION BASKETS, ETC.) MATERIAL TBD PRIOR TO BUILDING PERMIT.
3. 2.3' MIN. DEPTH REQUIRED ALONG ENTIRE WEST SIDE MEASURED FROM FLOWLINE TO PATIO/TOP OF WALL PER DEBRIS FLOW MITIGATION RECOMMENDATIONS.
4. EROSION CONTROL MATS REQUIRED FOR ALL SLOPES THAT EXCEED 3:1.

811 Know what's below. Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS

NORWAY ISLAND, LLC.

ASPEN, COLORADO

ISSUE DATE: _____

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW
4	9-21-2020	DETAILED REVIEW-REVISIONS

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

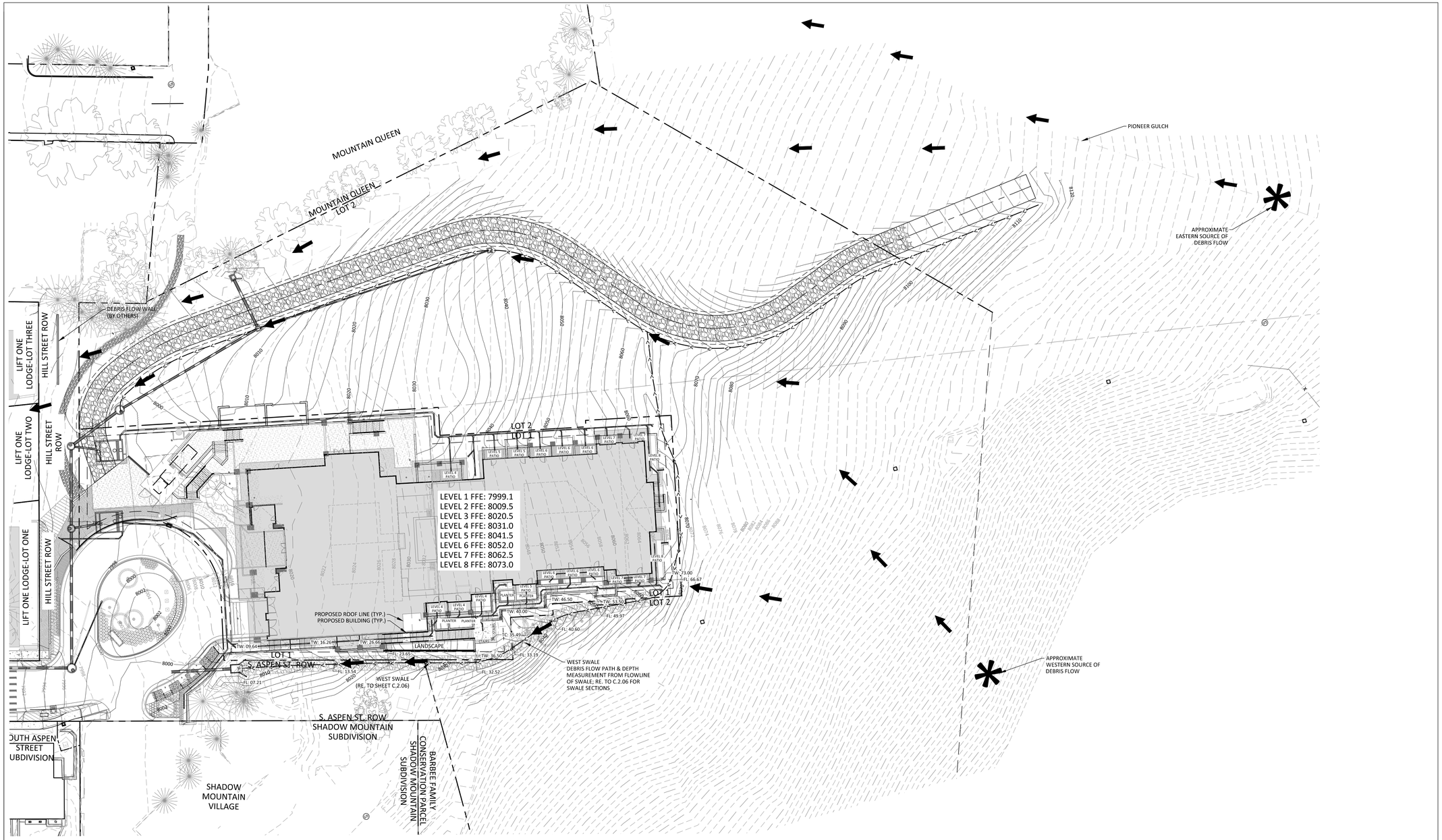
PROJECT NUMBER: 15101.06

WEST SWALE PLAN, PROFILE & SECTIONS

SHEET NUMBER

C.2.06

Sep 10, 2020 - 10:00am
G:\2015\15101.06-Gorsuch Haus\Civil\Cnst\DWG\sht\PLOT\C.2.06 WEST SWALE PPR&SEC- 15101.06.dwg



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

SPOT ELEVATION LEGEND

FL = FLOW LINE
TC = TOP OF CONCRETE
TW = TOP OF WALL

APPROXIMATE MUDFLOW PATH

SPOT ELEVATION XX: XX.XX

EXAMPLE: TOP OF CONCRETE @ 7900.00' = TC: 00.00

NOTES:

1. EXISTING CONTOURS ILLUSTRATED HEREIN ARE AT 2 FT INTERVAL.
2. PROPOSED CONTOURS ARE AT 2 FT INTERVALS.
3. REFER TO GORSUCH HAUS MUDFLOW ANALYSIS DATED JANUARY 14, 2020
4. MUDFLOW MITIGATION WALL EXTENDING 2.3' MIN. ABOVE FINAL GRADES (MEASURED FROM FLOWLINE OF WEST SWALE) REQUIRED ALONG WESTERN SIDE OF BUILDING. NO MITIGATION REQUIREMENTS ALONG EAST SIDE OF PROPOSED BUILDING
5. UNDER THE INTERIM CONDITION (GORSUCH PROJECT WITHOUT LIFT ONE LODGE MOVING FORWARD), A DEBRIS FLOW WALL WILL BE REQUIRED AT THE EASTERN SIDE OF HILL STREET ROW AS ILLUSTRATED HEREIN.
6. OPENINGS (PRIMARILY DOORS & WINDOWS) SHALL BE PLACED 3 FEET ABOVE THE MUDFLOW ELEVATION FOR ALL WALLS THAT WILL HAVE DIRECT IMPACT FORCES FROM MUDFLOW AND DEBRIS AND 2 FEET ABOVE THE MUDFLOW ELEVATIONS FOR ALL WALLS IMPACTED BY MUDFLOWS MOVING LATERALLY OR ARE IN THE SHADOW OF TEH UP-FAN BUILDINGS.

Know what's **below.**
Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

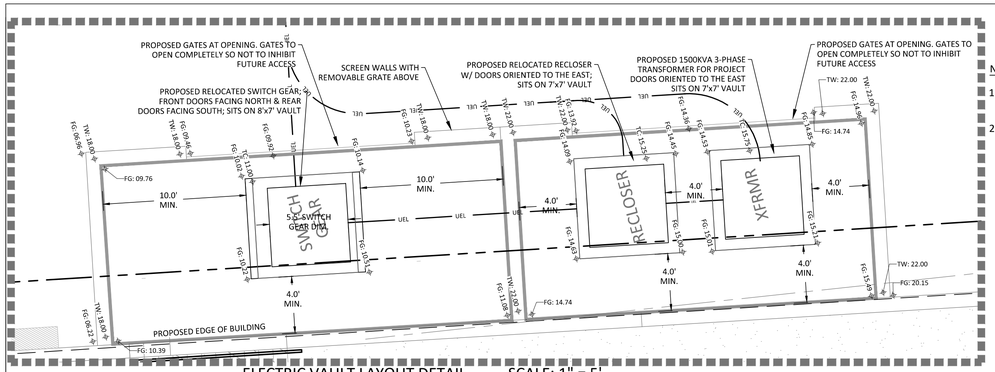
PROJECT NUMBER: 15101.06

MUDFLOW MITIGATION PLAN

SHEET NUMBER

C.2.07

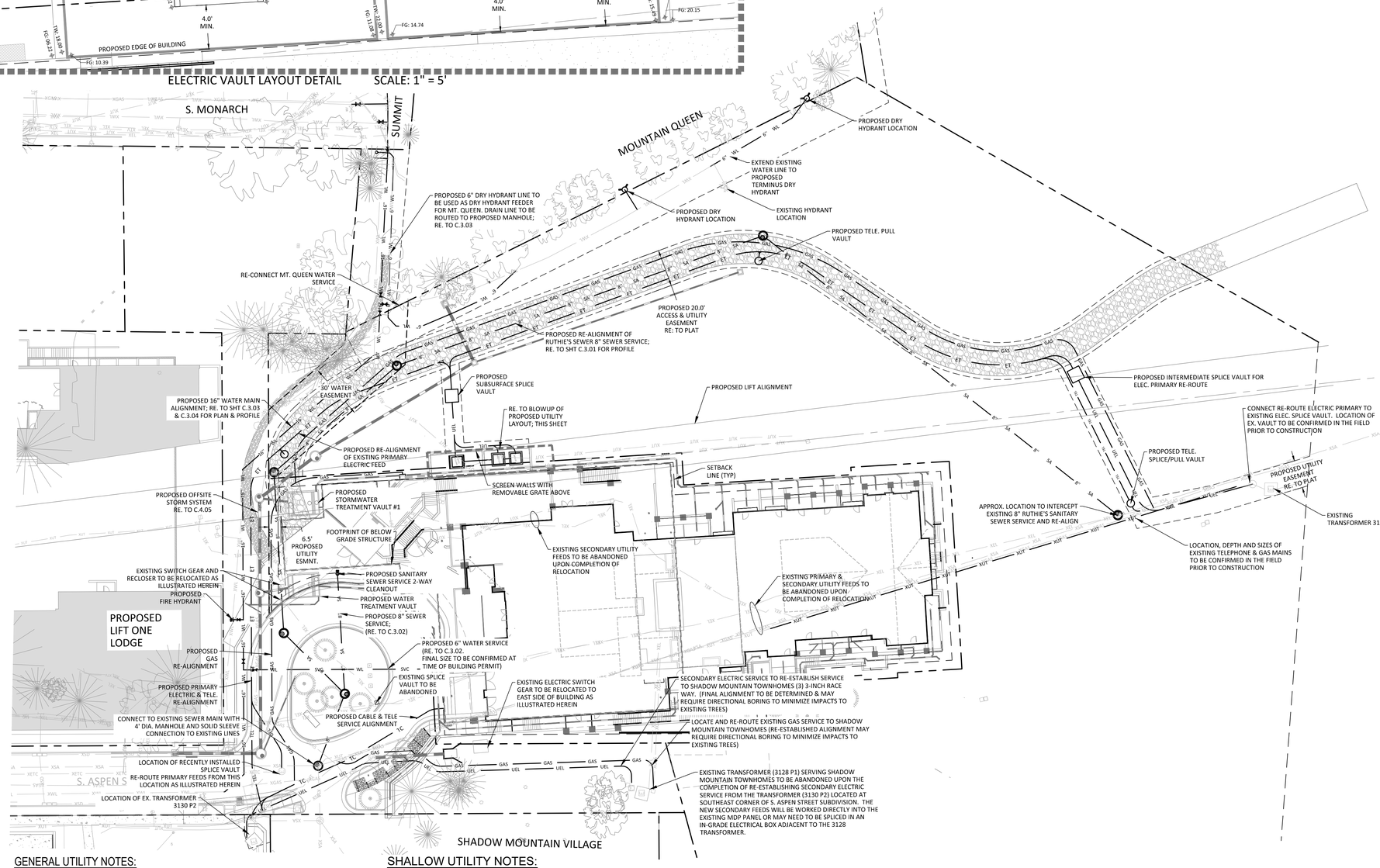
Feb 25, 2020 - 3:09pm
G:\2015\15101.06-Gorsuch Haus\CIVIL\Civil Dwgs\PLOT\C.2.07 Mudflow Mitigation Plan.dwg



ELECTRIC VAULT LAYOUT DETAIL SCALE: 1" = 5'

NOTES:

1. POWER TO THE RECLOSER WILL BE SUPPLIED FROM THE PROJECT TRANSFORMER;
2. AN ANTENNA WILL BE REQUIRED FOR THE SWITCH GEAR AND RECLOSER TO COMMUNICATE WITH THE EXISTING RECEIVER THAT IS LOCATED FURTHER UP MOUNTAIN ROAD ("KLEENEX CORNER"). A CLEAR LINE OF SIGHT WILL BE NEEDED BETWEEN THE ANTENNA AND EXISTING RECEIVER. LOCATION OF ANTENNA TO BE COORDINATED AND CONFIRMED WITH HOLY CROSS ENERGY PRIOR TO BUILDING PERMIT APPLICATION;



GENERAL UTILITY NOTES:

1. CONTRACTOR TO COORDINATE ABANDONMENT, RELOCATION, AND BURIAL OF THE EXISTING UTILITIES WITH THE UTILITY PROVIDERS. CONTRACTOR TO PROVIDE ALL TRENCHING, BEDDING, AND BACKFILL WORK NECESSARY FOR UTILITY RELOCATION.
2. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION OPERATIONS WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER(S) INVOLVED.
3. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON UTILITY MAPS, LOCATES OR OTHER INFORMATION PROVIDED BY UTILITY COMPANIES AND ACTUAL FIELD LOCATIONS IN SOME INSTANCES. THESE UTILITIES, AS SHOWN MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ALL UTILITY LINEWORK WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.

SHALLOW UTILITY NOTES:

1. ALL MINIMUM DEPTHS, SEPARATION DISTANCES, MATERIALS AND/OR USE OF CONDUIT SHALL BE CONFIRMED AND COORDINATED WITH THE UTILITY PROVIDER PER UTILITY AGREEMENTS.
2. ALL UTILITY LINES AND/OR CONDUITS TO BE BACKFILLED WITH SUITABLE MATERIAL FREE OF ROCKS >1 1/2" Ø. USE CLASS 6 AGGREGATE BASE MATERIAL FOR BEDDING, AND/OR SUITABLE ONSITE MATERIAL. INSTALL PER UTILITY PROVIDER SPECIFICATIONS. BACKFILL TRENCHES WITH SUITABLE ONSITE MATERIALS. MINIMUM COMPACTION 95% IN PAVED AREAS.
3. GAS AND ELECTRIC TO BE INSTALLED IN SEPARATE TRENCHES. SEWER SERVICES TO BE INSTALLED A MINIMUM 10' FROM WATER SERVICES AS FEASIBLE. COMMUNICATIONS MAY BE INSTALLED IN COMBINED TRENCHES PER CONSTRUCTION FEASIBILITY AS LONG AS MINIMUM SEPARATION DISTANCES AND DEPTHS OF BURY ARE MAINTAINED. INSTALL WARNING TAPE OVER ALL UTILITY LINES.

UTILITY SERVICE	MINIMUM DEPTH
WATER	7.0'
SEWER	5.0'
ELECTRIC	4.0'
CABLE TV	3.0'
PHONE	3.0'
GAS	3.0'

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

LEGEND: PROPOSED UTILITIES

- PROPOSED 6" WATER SERVICE
- PROPOSED 16" WATER MAIN
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED TELE & CABLE
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIBER OPTIC
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC MANHOLE
- PROPOSED DRAINAGE DRY-WELL
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED GAS METER/VALVE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC METER
- PROPOSED CATV PEDESTAL
- PROPOSED SEWER CLEANOUT
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED STORM INLET

LEGEND: EXISTING UTILITIES

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING ELEC, TELE, CABLE, GAS
- EXISTING ELEC, TELE, CABLE
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CABLE
- EXISTING STORM SEWER
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING SETBACK (XX')
- EXISTING ELECTRIC MANHOLE
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING STORM INLET

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)

1 inch = 30 ft.

Know what's below. Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS

NORWAY ISLAND, LLC.

ASPEN, COLORADO

ISSUE DATE: _____

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

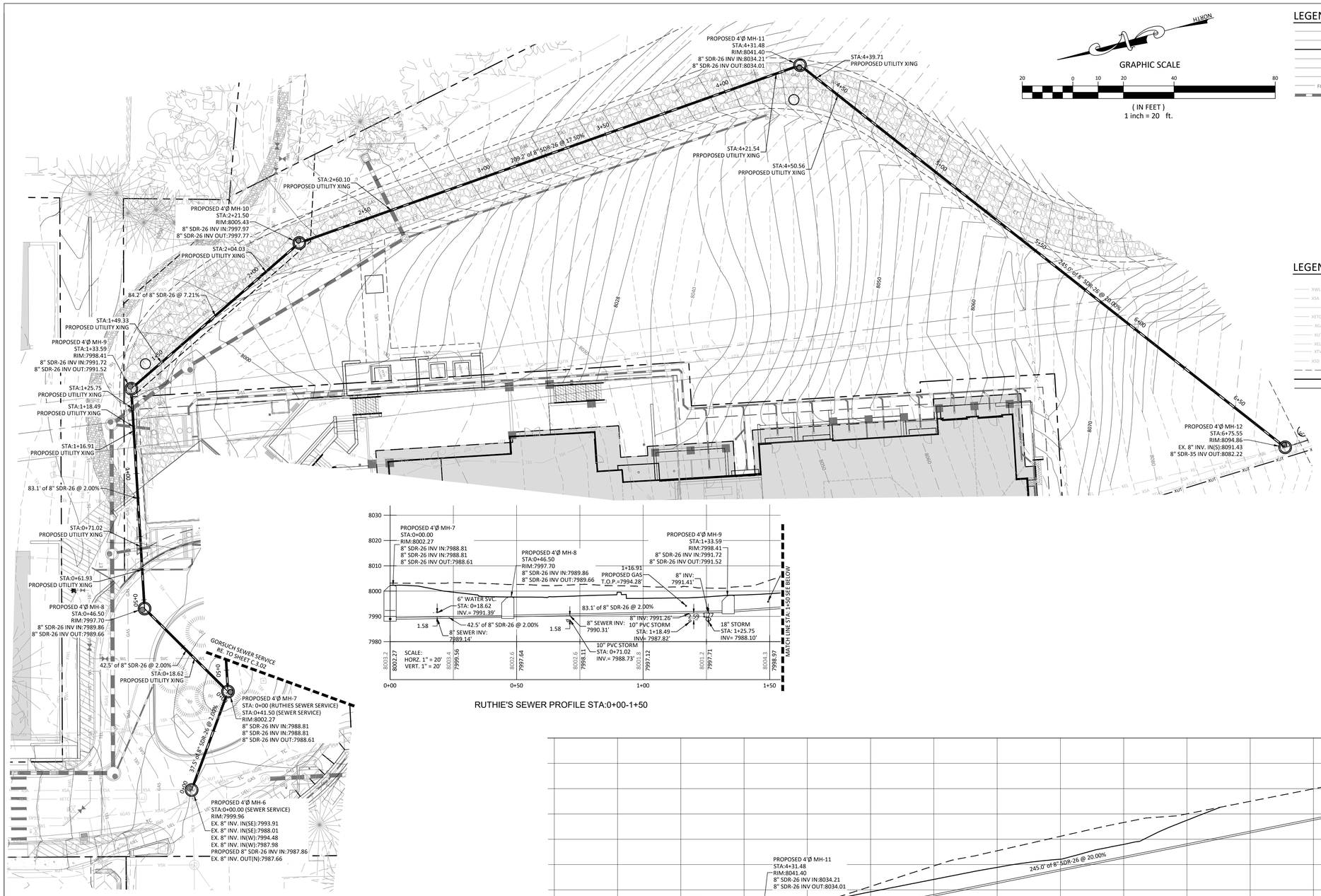
PROJECT NUMBER: 15101.06

MASTER CONCEPTUAL UTILITY PLAN

SHEET NUMBER

C.3.00

Feb 25, 2020 - 3:12pm
G:\2015\15101.06 Gorsuch Haus\CIVIL\Civil DWG\PLOTTC.3.00-C.3.02 MASTER UTILITY 15101.06.dwg



RUTHIE'S SEWER PROFILE STA:0+00-1+50

RUTHIE'S SEWER PROFILE STA:1+50-END

NOTE:

1. THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

LEGEND: PROPOSED UTILITIES

- PROPOSED 6" WATER SERVICE
- PROPOSED 16" WATER MAIN
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED TELE & CABLE
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIBER OPTIC
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC MANHOLE
- PROPOSED DRAINAGE DRY-WELL
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED GAS METER/VALVE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC METER
- PROPOSED CATV PEDESTAL
- PROPOSED SEWER CLEANOUT
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED STORM INLET

LEGEND: EXISTING UTILITIES

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING ELEC, TELE, CABLE, GAS
- EXISTING ELEC, TELE, CABLE
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CABLE
- EXISTING STORM SEWER
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING SETBACK (XX')
- EXISTING ELECTRIC MANHOLE
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING STORM INLET

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS

NORWAY ISLAND, LLC.

ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

PROJECT NUMBER: 15101.06

RUTHIE'S SANITARY SEWER SERVICE PLAN & PROFILE

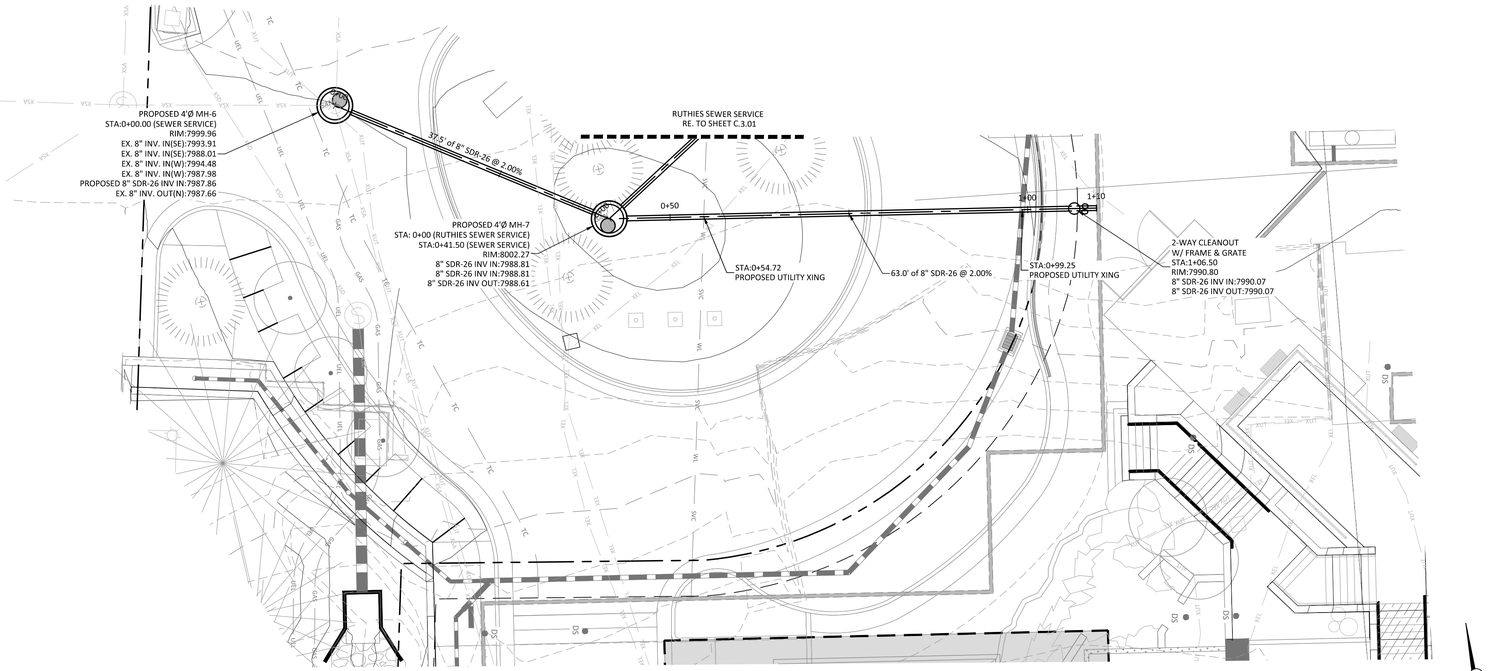
SHEET NUMBER

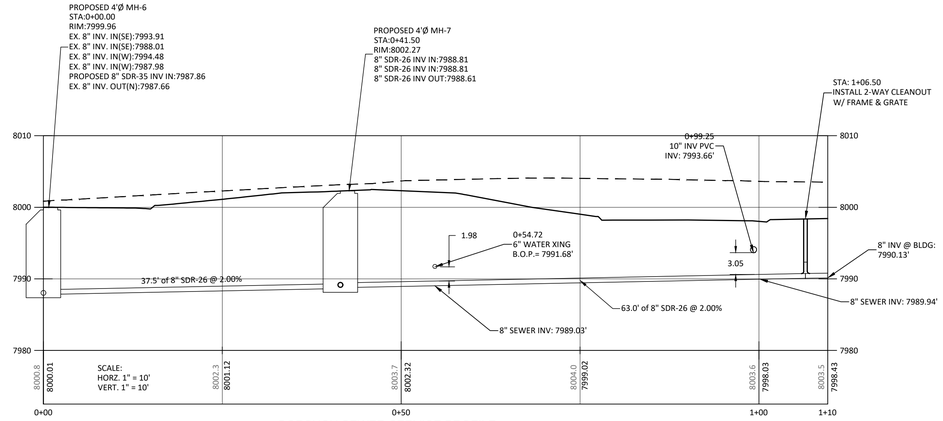
C.3.01

811 Know what's below. Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

Feb 25, 2020 - 3:13pm
G:\2015\15101.06-Gorsuch Haus\CIVIL\Civil DWG\PLOT\C.3.00-C.3.02 MASTER UTILITY 15101.06.dwg





GORSUCH SEWER SERVICE PROFILE

LEGEND: PROPOSED UTILITIES

- PROPOSED 6" WATER SERVICE
- PROPOSED 16" WATER MAIN
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED TELE & CABLE
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIBER OPTIC
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC MANHOLE
- PROPOSED DRAINAGE DRY-WELL
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED GAS METER/VALVE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC METER
- PROPOSED CATV PEDESTAL
- PROPOSED SEWER CLEANOUT
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED STORM INLET

LEGEND: EXISTING UTILITIES

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING ELEC, TELE, CABLE, GAS
- EXISTING ELEC, TELE, CABLE
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CABLE
- EXISTING STORM SEWER
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING SETBACK (XX')
- EXISTING ELECTRIC MANHOLE
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING STORM INLET

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

NOTE:

1. THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

Know what's **below.**
Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

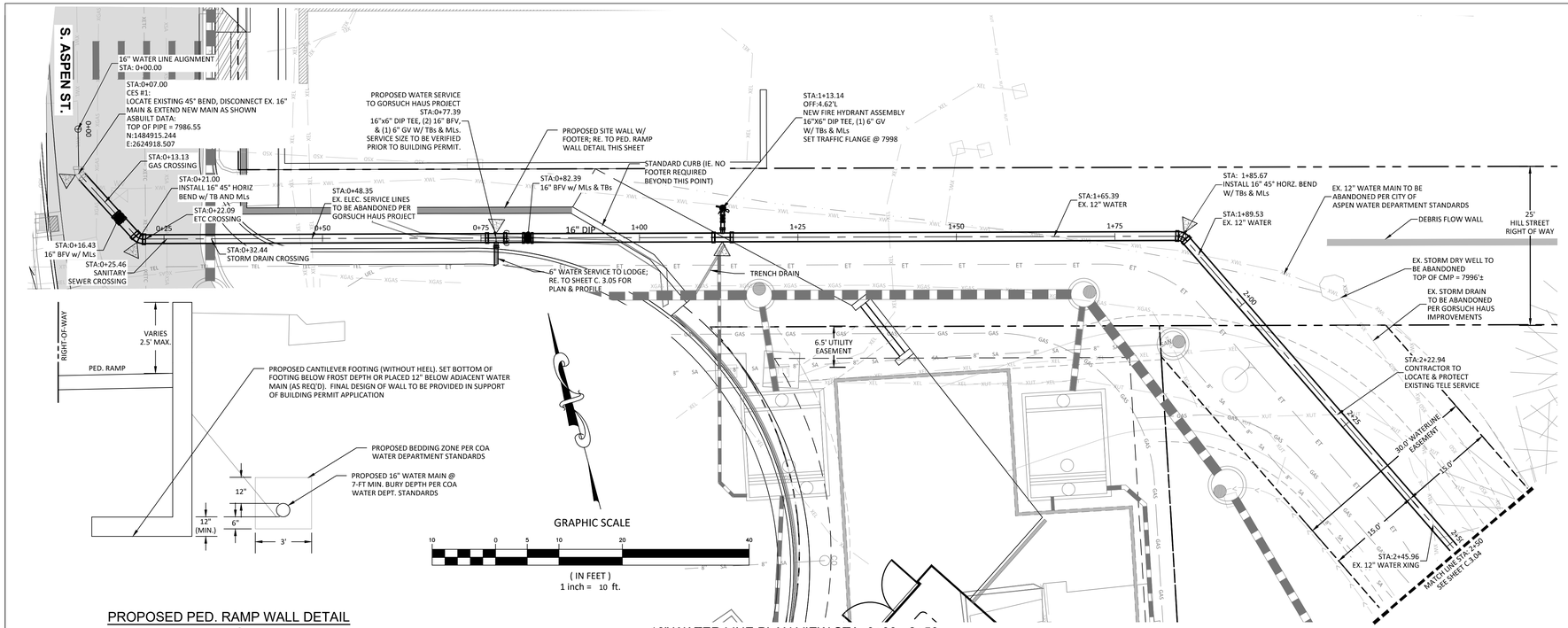
PROJECT NUMBER: 15101.06

GORSUCH HAUS SANITARY SEWER SERVICE PLAN & PROFILE

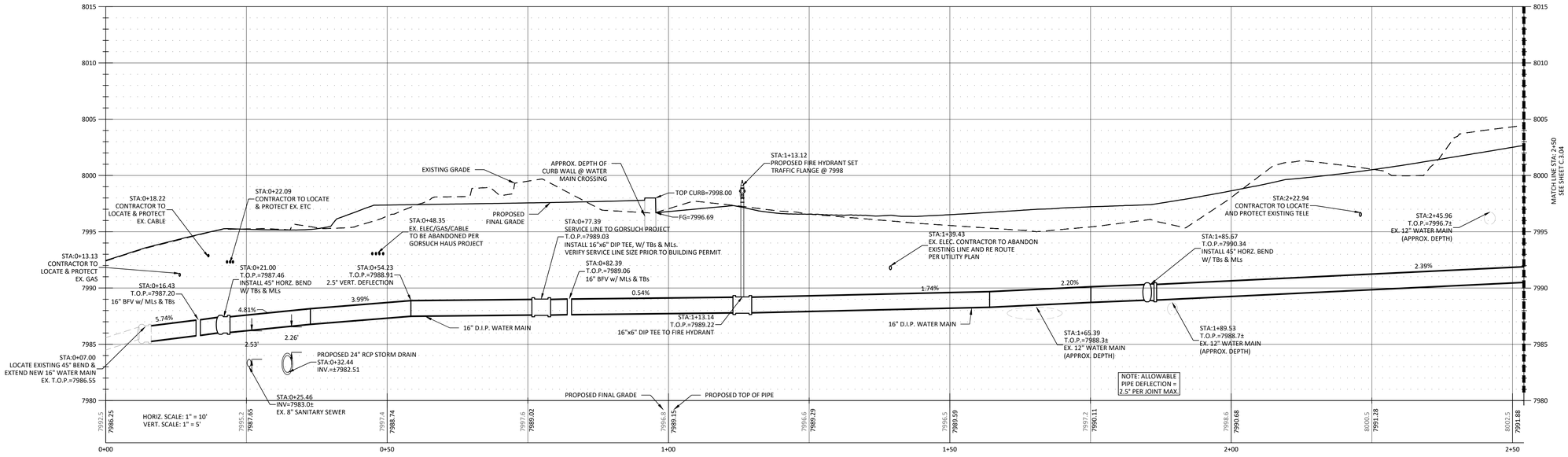
SHEET NUMBER

C.3.02

Feb 25, 2020 - 3:13pm
G:\2015\15101.06-Gorsuch Haus\CIVIL\Civil DWG\PLOTC 3.00-C 3.02 MASTER UTILITY 15101.06.dwg



16" WATER LINE PLAN VIEW STA: 0+00 - 2+50



PROPOSED PED. RAMP WALL DETAIL
N.T.S.

16" WATER LINE PROFILE STA: 0+00 - 2+50

GENERAL UTILITY NOTES:

1. CONTRACTOR TO COORDINATE ABANDONMENT, RELOCATION, AND BURIAL OF THE EXISTING UTILITIES WITH THE UTILITY PROVIDERS. CONTRACTOR TO PROVIDE ALL TRENCHING, BEDDING, AND BACKFILL WORK NECESSARY FOR UTILITY RELOCATION.
2. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION OPERATIONS WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER(S) INVOLVED.
3. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON UTILITY MAPS, LOCATES OR OTHER INFORMATION PROVIDED BY UTILITY COMPANIES AND ACTUAL FIELD LOCATIONS IN SOME INSTANCES. THESE UTILITIES, AS SHOWN MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ALL UTILITY LINEWORK WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
5. EXISTING WATER MAIN TO BE COMPLETELY REMOVED PER COA WATER DEPT. STANDARDS

NOTE:

1. THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

SHALLOW UTILITY NOTES:

1. ALL MINIMUM DEPTHS, SEPARATION DISTANCES, MATERIALS AND/OR USE OF CONDUIT SHALL BE CONFIRMED AND COORDINATED WITH THE UTILITY PROVIDER PER UTILITY AGREEMENTS.
2. ALL UTILITY LINES AND/OR CONDUITS TO BE BACKFILLED WITH SUITABLE MATERIAL FREE OF ROCKS >1 1/2" Ø. USE CLASS 6 AGGREGATE BASE MATERIAL FOR BEDDING, AND/OR SUITABLE ONSITE MATERIAL. INSTALL PER UTILITY PROVIDER SPECIFICATIONS. BACKFILL TRENCHES WITH SUITABLE ONSITE MATERIALS. MINIMUM COMPACTION 95% IN PAVED AREAS.
3. GAS AND ELECTRIC TO BE INSTALLED IN SEPARATE TRENCHES. SEWER SERVICES TO BE INSTALLED A MINIMUM 10' FROM WATER SERVICES AS FEASIBLE. COMMUNICATIONS MAY BE INSTALLED IN COMBINED TRENCHES PER CONSTRUCTION FEASIBILITY AS LONG AS MINIMUM SEPARATION DISTANCES AND DEPTHS OF BURY ARE MAINTAINED. INSTALL WARNING TAPE OVER ALL UTILITY LINES.

UTILITY SERVICE	MINIMUM DEPTH
WATER	7.0'
SEWER	5.0'
ELECTRIC	4.0'
CABLE TV	3.0'
PHONE	3.0'
GAS	3.0'

LEGEND: PROPOSED UTILITIES

- PROPOSED 6" WATER SERVICE
- PROPOSED 16" WATER MAIN
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED TELE & CABLE
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIBER OPTIC
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC MANHOLE
- PROPOSED DRAINAGE DRY-WELL
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED GAS METER/VALVE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC METER
- PROPOSED CATV PEDESTAL
- PROPOSED SEWER CLEANOUT
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED STORM INLET

LEGEND: EXISTING UTILITIES

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CABLE
- EXISTING STORM SEWER
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING SETBACK (XX')
- EXISTING ELECTRIC MANHOLE
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING STORM INLET

Know what's below. Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313
WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

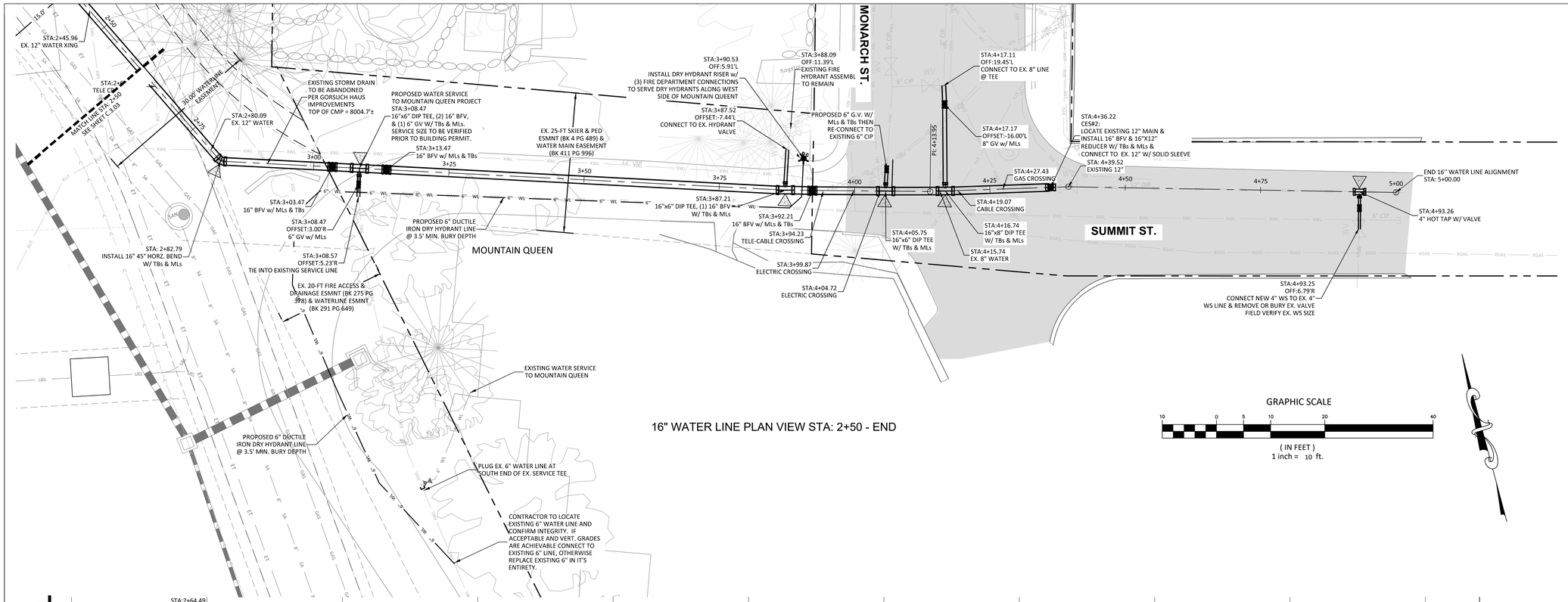
PROJECT NUMBER: 15101.06

16" WATER MAIN PLAN & PROFILE STA: 0+00-2+50

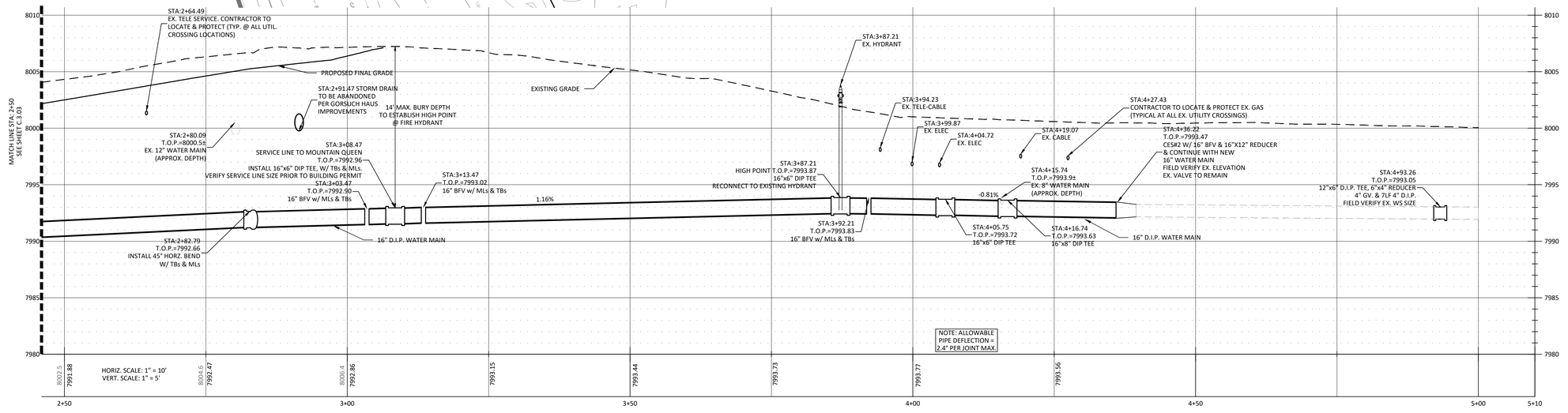
SHEET NUMBER

C.3.03

Feb 24, 2020 - 2:10pm
G:\2015\15101.06-Gorsuch Haus\CIVIL\Civil DWG\PLOTTC 3.03-C 3.06 WATER MAIN PP 15101.06.DWG



16" WATER LINE PLAN VIEW STA: 2+50 - END



16" WATER LINE PROFILE STA: 2+50 - END

GENERAL UTILITY NOTES:

1. CONTRACTOR TO COORDINATE ABANDONMENT, RELOCATION, AND BURIAL OF THE EXISTING UTILITIES WITH THE UTILITY PROVIDERS. CONTRACTOR TO PROVIDE ALL TRENCHING, BEDDING, AND BACKFILL WORK NECESSARY FOR UTILITY RELOCATION.
2. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION OPERATIONS WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER(S) INVOLVED.
3. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON UTILITY MAPS, LOCATES OR OTHER INFORMATION PROVIDED BY UTILITY COMPANIES AND ACTUAL FIELD LOCATIONS IN SOME INSTANCES. THESE UTILITIES, AS SHOWN MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ALL UTILITY LINEWORK WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
5. EXISTING WATER MAIN TO BE COMPLETELY REMOVED PER COA WATER DEPT. STANDARDS

NOTE:

1. THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

SHALLOW UTILITY NOTES:

1. ALL MINIMUM DEPTHS, SEPARATION DISTANCES, MATERIALS AND/OR USE OF CONDUIT SHALL BE CONFIRMED AND COORDINATED WITH THE UTILITY PROVIDER PER UTILITY AGREEMENTS.
2. ALL UTILITY LINES AND/OR CONDUITS TO BE BACKFILLED WITH SUITABLE MATERIAL FREE OF ROCKS >1 1/2" Ø. USE CLASS 6 AGGREGATE BASE MATERIAL FOR BEDDING, AND/OR SUITABLE ONSITE MATERIAL. INSTALL PER UTILITY PROVIDER SPECIFICATIONS. BACKFILL TRENCHES WITH SUITABLE ONSITE MATERIALS. MINIMUM COMPACTION 95% IN PAVED AREAS.
3. GAS AND ELECTRIC TO BE INSTALLED IN SEPARATE TRENCHES. SEWER SERVICES TO BE INSTALLED A MINIMUM 10' FROM WATER SERVICES AS FEASIBLE. COMMUNICATIONS MAY BE INSTALLED IN COMBINED TRENCHES PER CONSTRUCTION FEASIBILITY AS LONG AS MINIMUM SEPARATION DISTANCES AND DEPTHS OF BURY ARE MAINTAINED. INSTALL WARNING TAPE OVER ALL UTILITY LINES.

UTILITY SERVICE	MINIMUM DEPTH
WATER	7.0'
SEWER	5.0'
ELECTRIC	4.0'
CABLE TV	3.0'
PHONE	3.0'
GAS	3.0'

LEGEND: PROPOSED UTILITIES

- PROPOSED 6" WATER SERVICE
- PROPOSED 16" WATER MAIN
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED TELE & CABLE
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIBER OPTIC
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC MANHOLE
- PROPOSED DRAINAGE DRY-WELL
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED GAS METER/VALVE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC METER
- PROPOSED CATV PEDESTAL
- PROPOSED SEWER CLEANOUT
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED STORM INLET

LEGEND: EXISTING UTILITIES

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CABLE
- EXISTING STORM SEWER
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING SETBACK (XX')
- EXISTING ELECTRIC MANHOLE
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING STORM INLET

Know what's below. Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313
WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE: _____

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

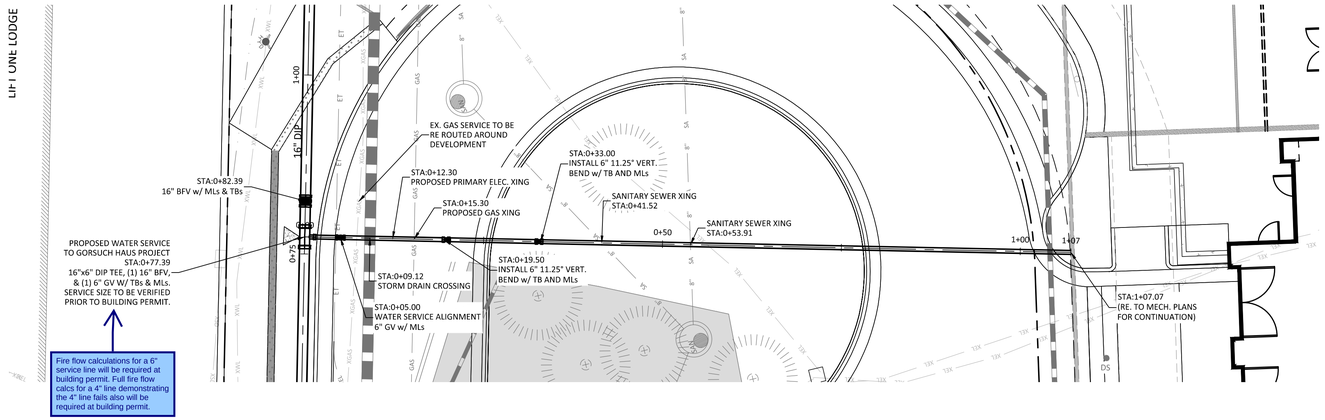
PROJECT NUMBER: 15101.06

16" WATER MAIN PLAN & PROFILE STA: 2+50-END

SHEET NUMBER

C.3.04

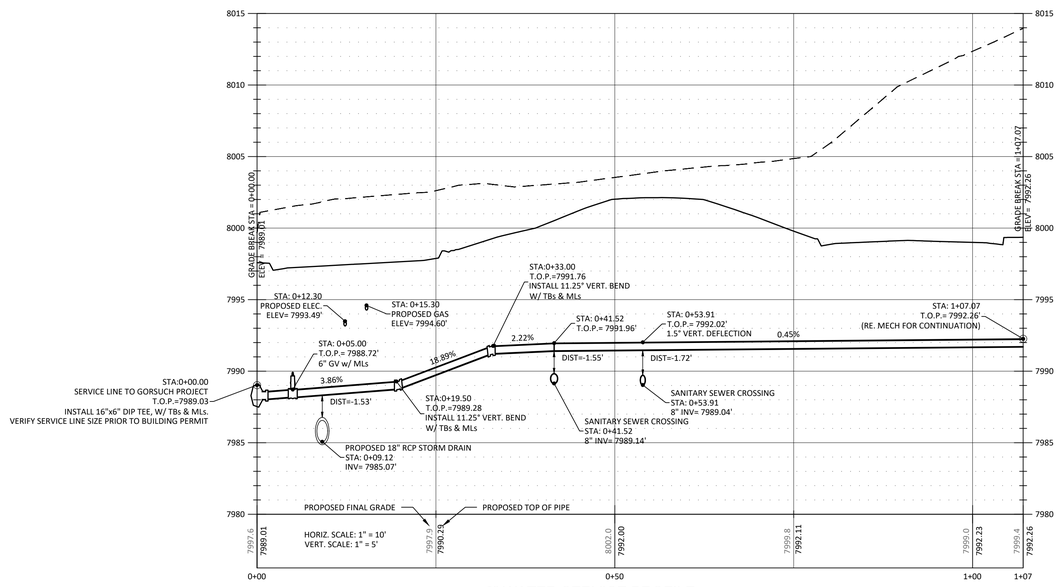
Feb 24, 2020 - 2:17pm
G:\2015\15101.06-Gorsuch Haus\CIVIL\Cad Dwg\sht_LOT\C.3.00-C.3.06 WATER MAIN PP 15101.06.DWG



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.



6" WATER SERVICE PROFILE

GENERAL UTILITY NOTES:

1. CONTRACTOR TO COORDINATE ABANDONMENT, RELOCATION, AND BURIAL OF THE EXISTING UTILITIES WITH THE UTILITY PROVIDERS. CONTRACTOR TO PROVIDE ALL TRENCHING, BEDDING, AND BACKFILL WORK NECESSARY FOR UTILITY RELOCATION.
2. THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION OPERATIONS WITHIN THE LIMITS OF CONSTRUCTION. CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR CONSENT OF THE PROPERTY OWNER(S) INVOLVED.
3. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON UTILITY MAPS, LOCATES OR OTHER INFORMATION PROVIDED BY UTILITY COMPANIES AND ACTUAL FIELD LOCATIONS IN SOME INSTANCES. THESE UTILITIES, AS SHOWN MAY NOT REPRESENT ACTUAL FIELD CONDITIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT ALL UTILITY COMPANIES FOR FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR TO COORDINATE ALL UTILITY LINEWORK WITH THE RESPECTIVE UTILITY COMPANY PRIOR TO CONSTRUCTION.
5. EXISTING WATER MAIN TO BE COMPLETELY REMOVED PER COA WATER DEPT. STANDARDS

NOTE:

1. THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

SHALLOW UTILITY NOTES:

1. ALL MINIMUM DEPTHS, SEPARATION DISTANCES, MATERIALS AND/OR USE OF CONDUIT SHALL BE CONFIRMED AND COORDINATED WITH THE UTILITY PROVIDER PER UTILITY AGREEMENTS.
2. ALL UTILITY LINES AND/OR CONDUITS TO BE BACKFILLED WITH SUITABLE MATERIAL FREE OF ROCKS >1 1/2" Ø. USE CLASS 6 AGGREGATE BASE MATERIAL FOR BEDDING, AND/OR SUITABLE ONSITE MATERIAL. INSTALL PER UTILITY PROVIDER SPECIFICATIONS. BACKFILL TRENCHES WITH SUITABLE ONSITE MATERIALS. MINIMUM COMPACTION 95% IN PAVED AREAS.
3. GAS AND ELECTRIC TO BE INSTALLED IN SEPARATE TRENCHES. SEWER SERVICES TO BE INSTALLED A MINIMUM 10' FROM WATER SERVICES AS FEASIBLE. COMMUNICATIONS MAY BE INSTALLED IN COMBINED TRENCHES PER CONSTRUCTION FEASIBILITY AS LONG AS MINIMUM SEPARATION DISTANCES AND DEPTHS OF BURY ARE MAINTAINED. INSTALL WARNING TAPE OVER ALL UTILITY LINES.

UTILITY SERVICE	MINIMUM DEPTH
WATER	7.0'
SEWER	5.0'
ELECTRIC	4.0'
CABLE TV	3.0'
PHONE	3.0'
GAS	3.0'

LEGEND: PROPOSED UTILITIES

- PROPOSED 6" WATER SERVICE
- PROPOSED 16" WATER MAIN
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED TELE & CABLE
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIBER OPTIC
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC MANHOLE
- PROPOSED DRAINAGE DRY-WELL
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED GAS METER/VALVE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC METER
- PROPOSED CATV PEDESTAL
- PROPOSED SEWER CLEANOUT
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED STORM INLET

LEGEND: EXISTING UTILITIES

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CABLE
- EXISTING STORM SEWER
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING SETBACK (XX')
- EXISTING ELECTRIC MANHOLE
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING STORM INLET

811 Know what's below. Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313
WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE: _____

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

PROJECT NUMBER: 15101.06

6" WATER SERVICE PLAN & PROFILE

SHEET NUMBER

C.3.05

Feb 24, 2020 - 2:23pm
G:\2015\15101.06-Gorsuch Haus\CIVIL\Civil DWGs\PLOTC.3.05-C.3.06 WATER MAIN PP 15101.06.DWG

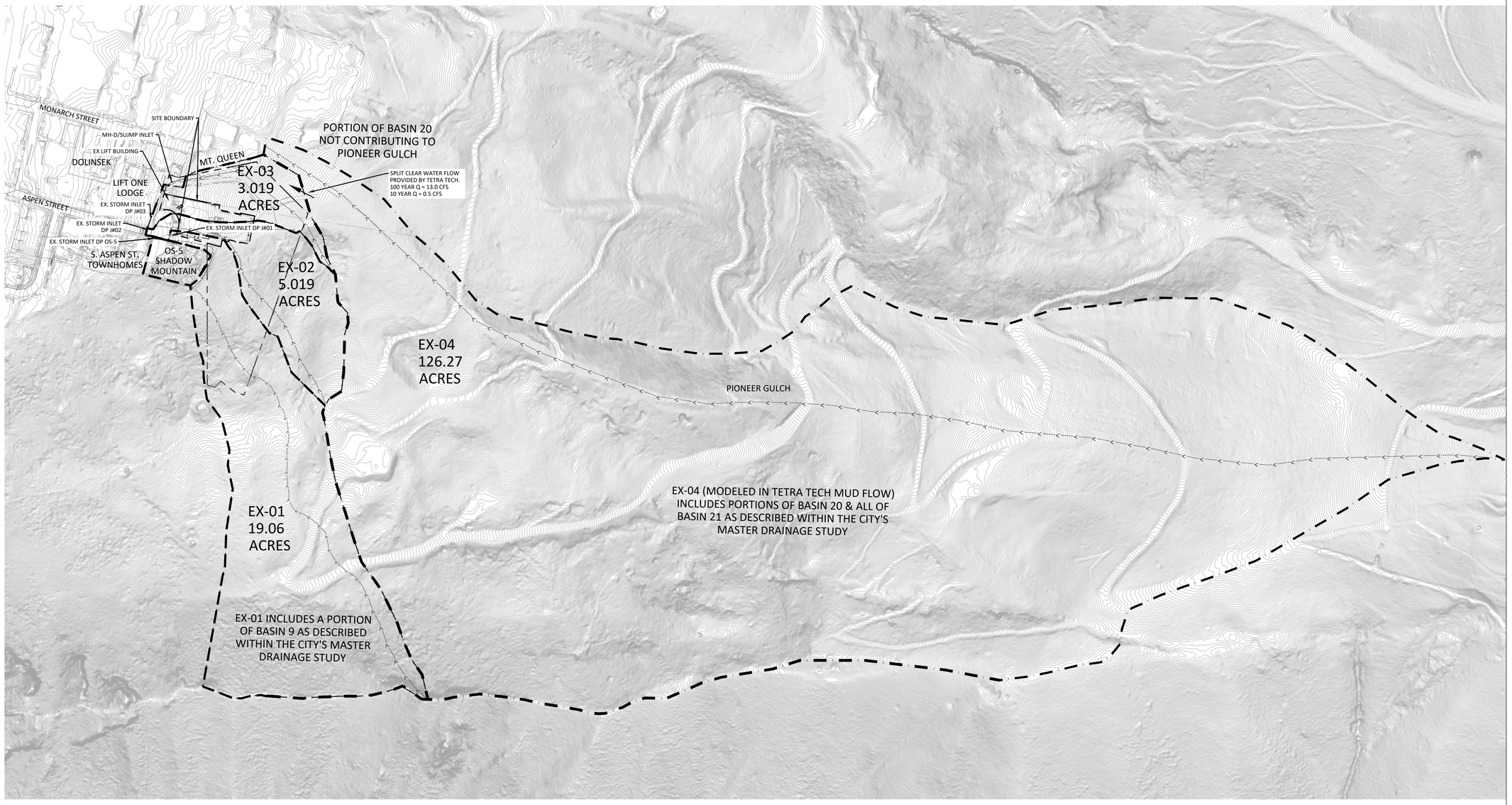


Table 1: Existing Offsite Drainage: Rational Method Summary

Subcatchment Name	Area (ac)	Percent Imperviousness	Runoff Coefficient, C		Selected tc (min)	Rainfall Intensity, I(in/hr)		Peak Flow, Q (cfs)	
			10-yr	100-yr		10-yr	100-yr	10-yr	100-yr
EX-1	19.06	2.0	0.15	0.49	28.7	1.47	2.34	**4.10**	**22.00**
EX-2	3.59	2.0	0.15	0.49	17.8	2.08	3.32	**1.09**	**5.86**
EX-3	3.02	2.0	0.15	0.49	17.0	2.12	3.39	**0.94**	**5.03**
EX-OS5	0.74	88.4	0.78	0.85	5.0	3.96	6.32	**2.29**	**3.95**

NOTE: SPLIT FLOW FROM PIONEER GULCH WAS PROVIDED BY TETRA TECH. THIS FLOW WILL BE CONVEYED THROUGH EX-03 AND FOLLOW THE SAME DRAINAGE PATTERNS.

NORTH

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

Know what's **below.** **Call** before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS

NORWAY ISLAND, LLC.

ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: JPP REVIEWED: JKS

PROJECT DETAILED REVIEW

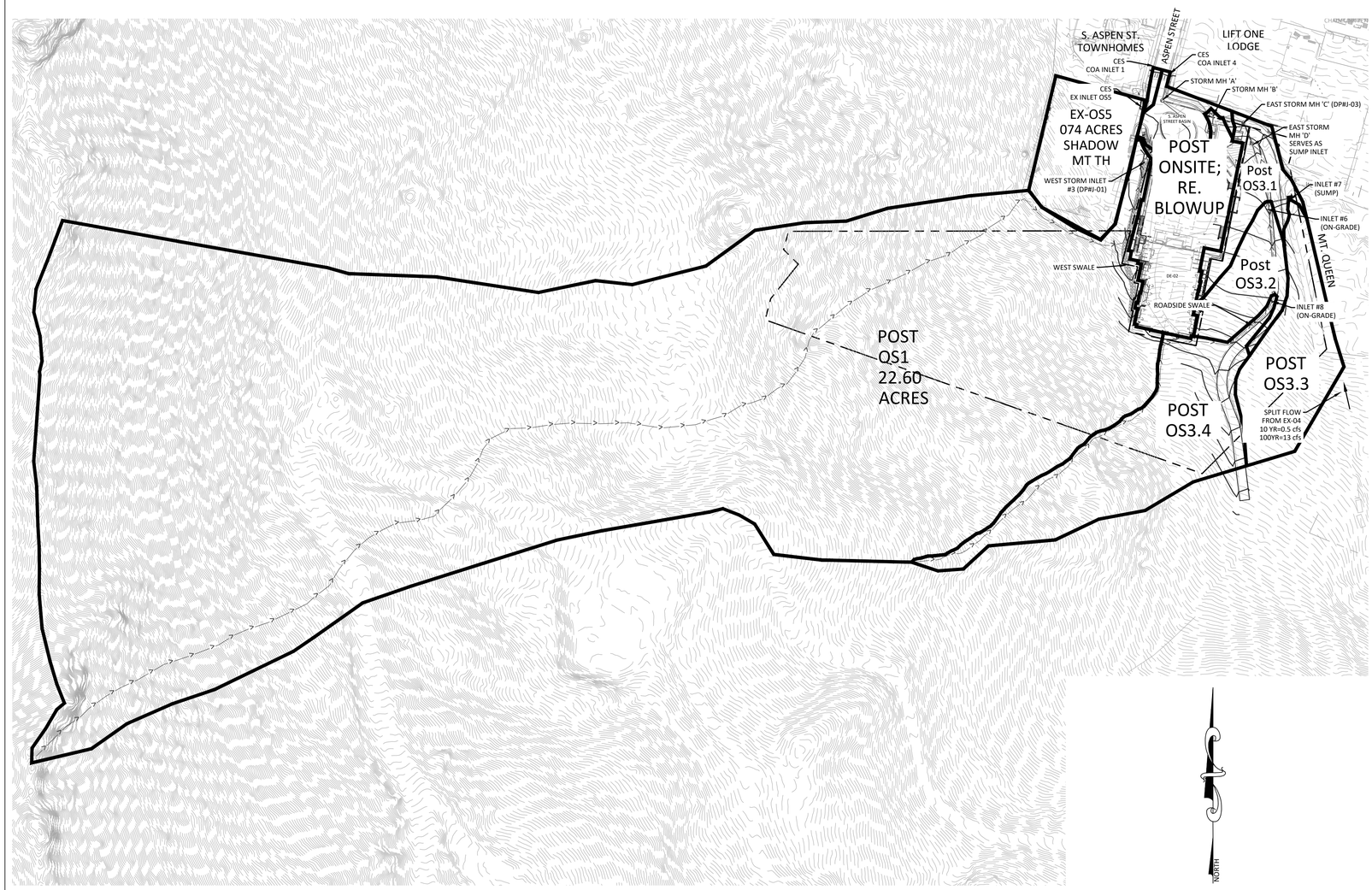
PROJECT NUMBER: 15101.06

EXISTING OFFSITE DRAINAGE BASIN PLAN

SHEET NUMBER

C.4.00

Feb 26, 2020 - 12:48pm
C:\2015\15101.06\Gorsuch Haus\CIVIL\Dwg\PLOTS\C4.00\C.4.01\C.4.01-C.4.03-DRN BASINS.dwg



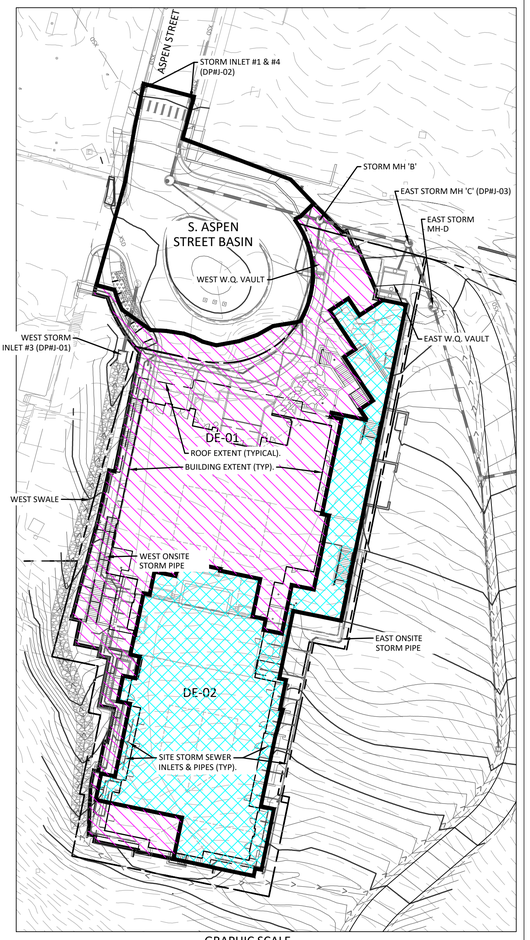


Table 2: Developed Offsite Drainage: Rational Method Summary

Subcatchment Name	Area (ac)	Percent Imperviousness	Runoff Coefficient, C		Selected tc (min)	Rainfall Intensity,I(in/hr)		Peak Flow, Q (cfs)	
			10-yr	100-yr		10-yr	100-yr	10-yr	100-yr
POST OS1	22.6	2.0	0.15	0.49	29.2	1.38	2.28	**4.68**	**25.25**
POST OS3.1	0.40	17.3	0.26	0.55	10.0	2.72	4.63	**0.28**	**1.02**
POST OS3.2	0.45	16.1	0.25	0.55	10.0	2.72	4.63	**0.31**	**1.16**
POST OS3.3	0.88	2.0	0.15	0.49	11.8	2.51	4.26	**0.33**	**1.84**
POST OS3.4	1.63	5.1	0.17	0.50	13.3	2.36	4.00	**0.65**	**3.26**
POST S. ASPEN	0.28	75.0	0.68	0.79	5.0	3.72	6.32	**0.71**	**1.40**

Table 3: Developed Onsite Drainage: Rational Method Summary

Subcatchment Name	Area (ac)	Percent Imperviousness	Runoff Coefficient, C		Selected t_c (min)	Rainfall Intensity,I(in/hr)		Peak Flow, Q (cfs)	
			10-yr	100-yr		10-yr	100-yr	10-yr	100-yr
DE-01	0.53	100.0	0.87	0.89	5.0	3.72	6.32	**1.70**	**2.95**
DE-02	0.38	100.0	0.87	0.89	5.0	3.72	6.32	**1.23**	**2.13**

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

Know what's **below.** **Call** before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS

NORWAY ISLAND, LLC.

ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: JPP REVIEWED: JKS

PROJECT DETAILED REVIEW

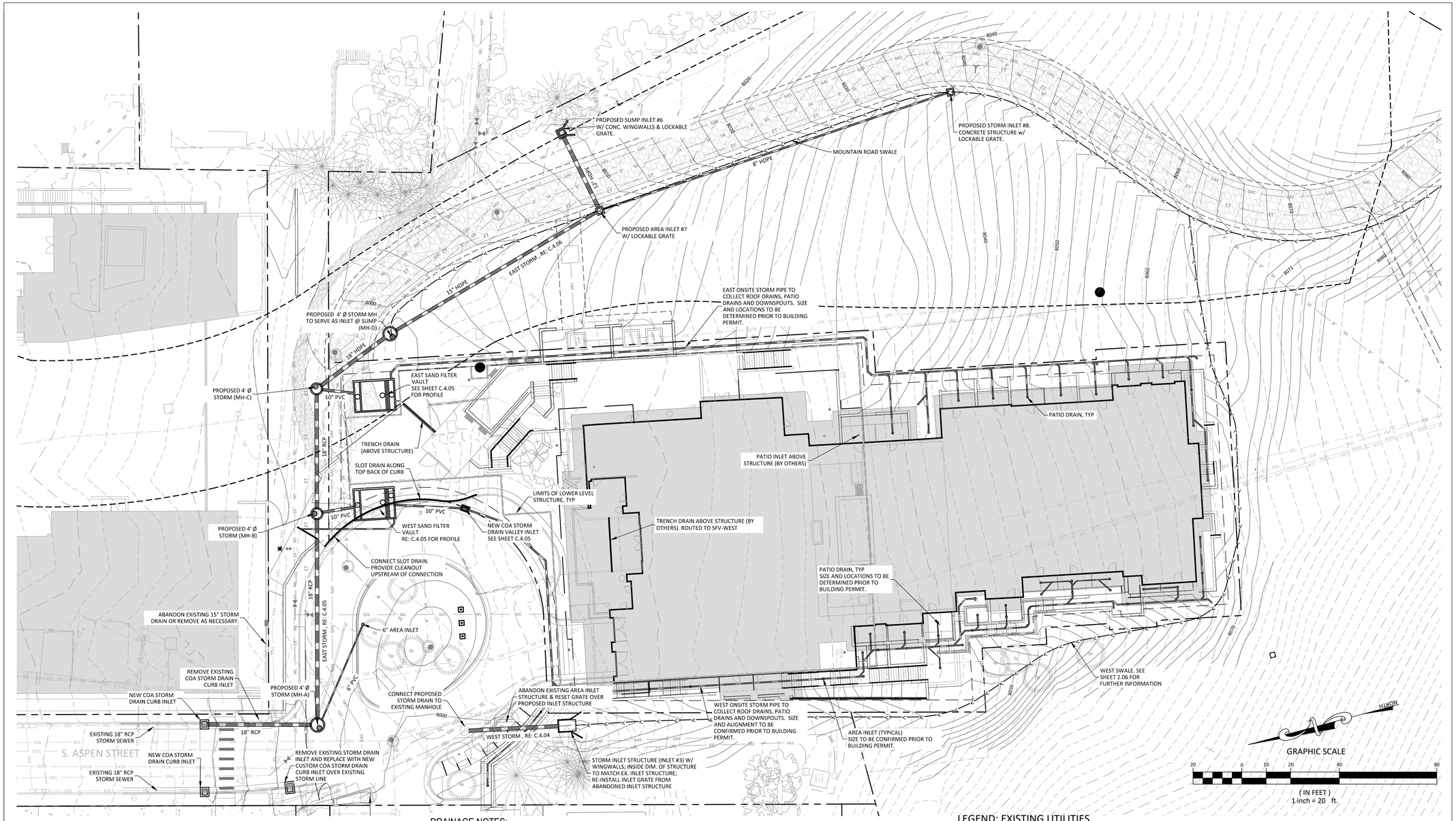
PROJECT NUMBER: 15101.06

POST DEV. DRAINAGE BASIN PLAN

SHEET NUMBER

C.4.01

Feb 24, 2020 - 2:30pm
G:\2015\15101.06-Gorsuch Haus\Civil\Cad DWG\SPLOT\C.4.00-C.4.01-C.4.03-DRN BASINS.dwg



DRAINAGE NOTES:

1. PROPOSED CONTOURS ARE AT 2' INTERVALS, EXISTING CONTOURS ARE AT 2' INTERVALS.
2. PIPE LENGTHS MEASURED FROM INSIDE OF STRUCTURE TO INSIDE OF STRUCTURE OR FITTING TO FITTING.
3. ALL ONSITE STORM PIPES TO BE SDR-35 GASKETED PVC PIPE OR AS NOTED ON PLANS. ALL STORM PIPES WITHIN THE ROW SHALL BE REINFORCED CONCRETE PIPE.
4. ALL LANDSCAPE AND OVERFLOW INLETS SHALL BE STANDARD GRATES (BLACK) OR AS NOTED ON PLANS WITH NYLOPLAST DRAIN BASINS OR PRE-APPROVED EQUIVALENT.
5. ALL GUTTER INLETS SHALL BE NEENAH 3462-B; VALLEY PAN INLETS WITHIN THE ROW SHALL BE NEENAH R-3359;
6. PROVIDE CLEANOUTS AT ALL DOWNSPOUT LOCATIONS THAT ARE ROUTED TO UNDERGROUND STORM PIPE.
7. 0.5% MINIMUM ALLOWABLE LONGITUDINAL SLOPE FOR ALL DRAIN LINES.
8. CONTRACTOR TO ADHERE TO ALL MANUFACTURER'S INSTALLATION RECOMMENDATIONS.

LEGEND: PROPOSED UTILITIES

- PROPOSED 6" WATER SERVICE
- PROPOSED 16" WATER MAIN
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED TELE & CABLE
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIBER OPTIC
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC MANHOLE
- PROPOSED DRAINAGE DRY-WELL
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED GAS METER/VALVE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC METER
- PROPOSED CATV PEDESTAL
- PROPOSED SEWER CLEANOUT
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED STORM INLET

LEGEND: EXISTING UTILITIES

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING ELEC, TELE, CABLE, GAS
- EXISTING ELEC, TELE, CABLE
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CABLE
- EXISTING STORM SEWER
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING SETBACK (XX')
- EXISTING ELECTRIC MANHOLE
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING STORM INLET

NOTE:

1. THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

Know what's below. Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313
WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10/10/2019	SD PRICING SET
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

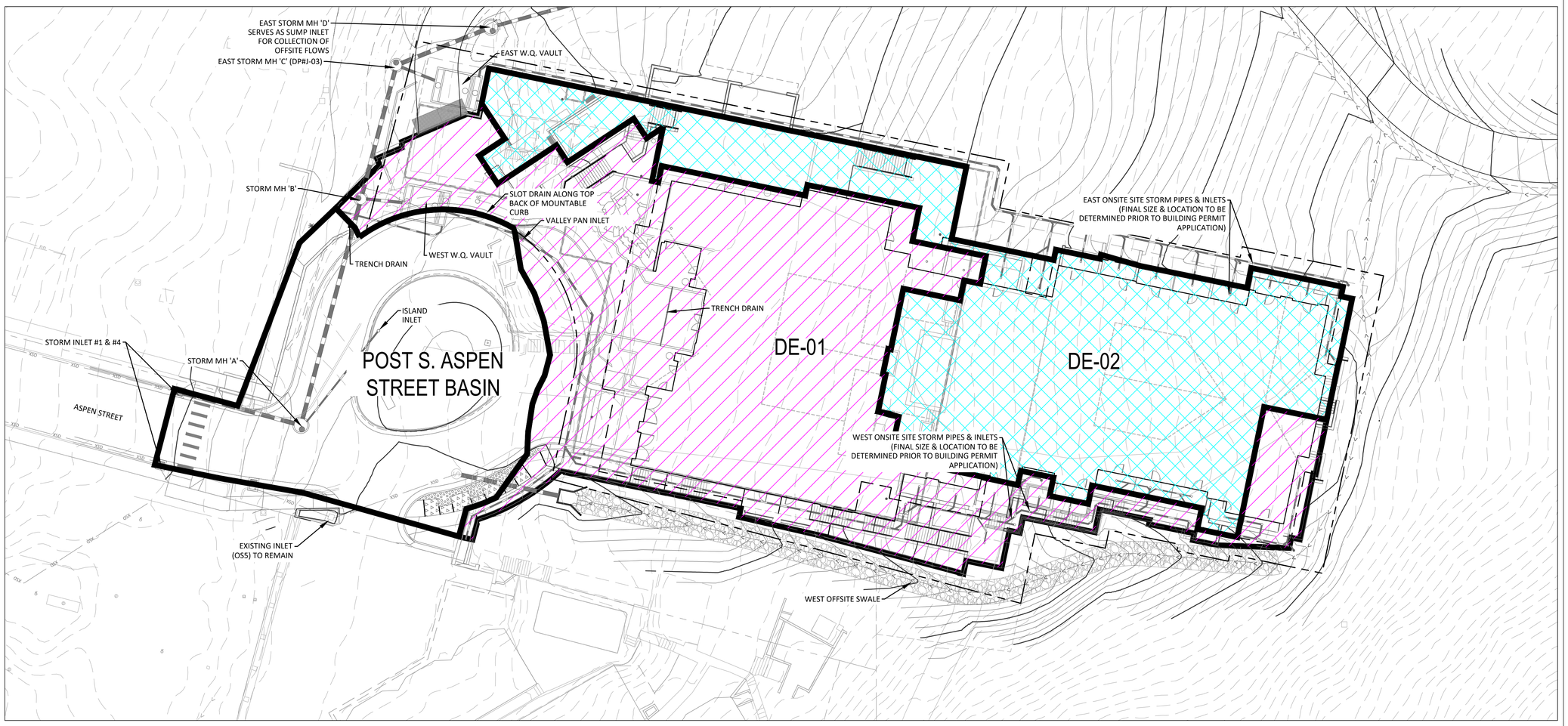
PROJECT NUMBER: 15101.06

CONCEPTUAL MASTER DRAINAGE PLAN

SHEET NUMBER

C.4.02

Feb 25, 2020 - 3:17pm
G:\2015\15101.06-Gorsuch Haus\Civil\Civil Cover Dwgs\PLOTTC-1.02-C.4.06 STORM P&P 15101.06.dwg



NOTES:

1. STORMWATER ROUTING OF ROOF DRAINS TO BE CONFIRMED @ BUILDING PERMIT SUBMISSION WITH FINAL WATER QUALITY TREATMENT VAULT DESIGN.
2. WATER QUALITY TREATMENT VOLUMES ARE CONSIDERED CONCEPTUAL. FINAL DESIGN AND DETAILS WILL BE PROVIDED IN SUPPORT OF BUILDING PERMIT APPLICATION

WATER QUALITY LEGEND

WEST WATER QUALITY AREA

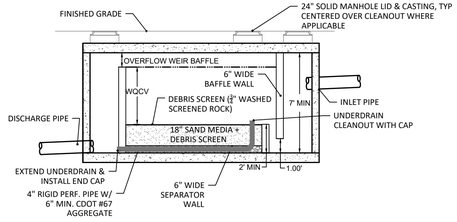
EAST WATER QUALITY AREA

NORTH

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.



SAND FILTER VAULT TYPICAL DETAIL

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

CONCEPTUAL WATER QUALITY SUMMARY

WQ I.D.	BASIN I.D.	AREA (SF)	% IMPERV	WQCV DEPTH (in)	REQ. WQCV (cf)	TOTAL REQ. WQCV (cf)	AVAILABLE WQCV (cf)
WEST WQ VAULT	DE-01	22,875	100%	0.26	496	496	506
EAST WQ VAULT	DE-02	16,510	100%	0.26	358	358	385
					TOTAL =	853	891

Know what's **below.**
Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: JPP REVIEWED: JKS

PROJECT DETAILED REVIEW

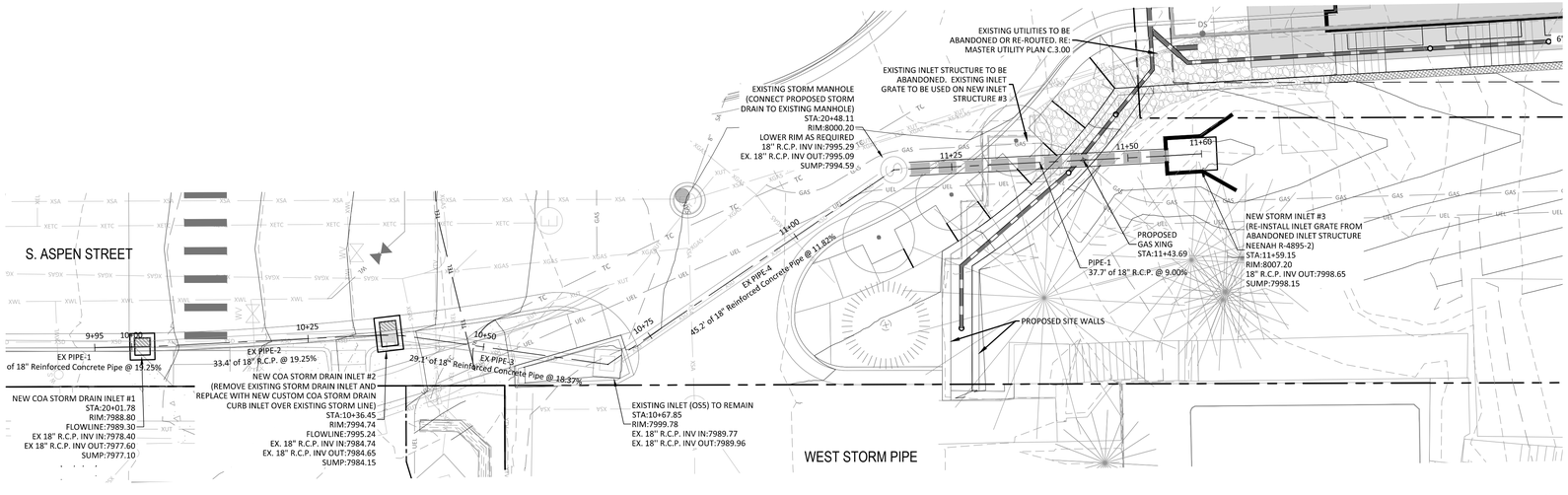
PROJECT NUMBER: 15101.06

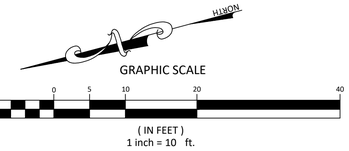
WATER QUALITY TREATMENT PLAN

SHEET NUMBER

C.4.03

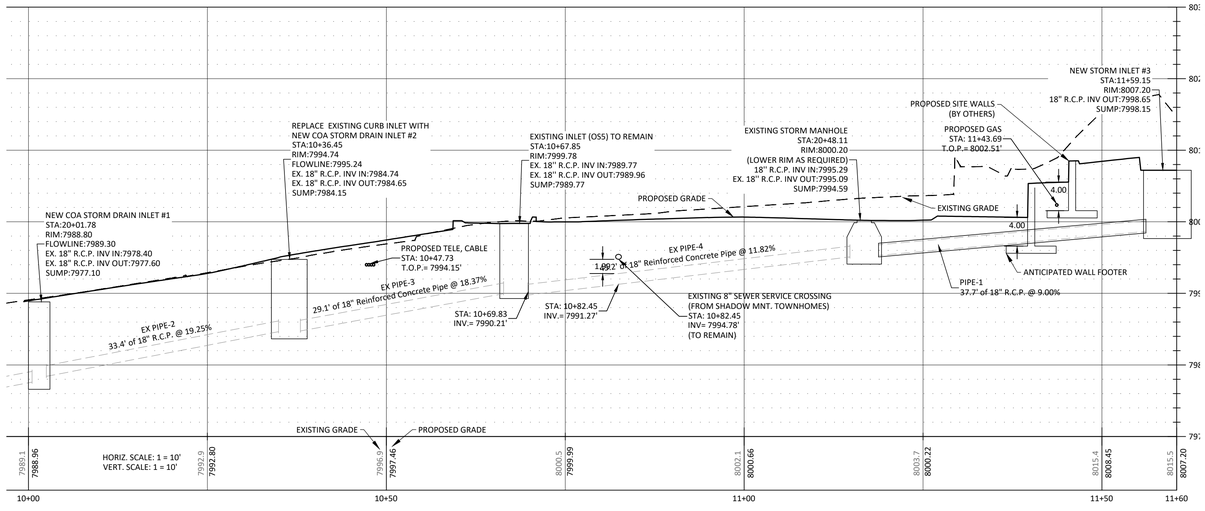
Feb 25, 2020 - 3:35pm
G:\2015\15101.06-Gorsuch Haus\Civil\Civil DWG\SPL-DTC-C.4.00-C.4.01-C.4.03-DRN BASINS.dwg





DRAINAGE NOTES:

1. PROPOSED CONTOURS ARE AT 2' INTERVALS, EXISTING CONTOURS ARE AT 2' INTERVALS.
2. PIPE LENGTHS MEASURED FROM INSIDE OF STRUCTURE TO INSIDE OF STRUCTURE OR FITTING TO FITTING.
3. ALL ONSITE STORM PIPES TO BE SDR-35 GASKETED PVC PIPE OR AS NOTED ON PLANS. ALL STORM PIPES WITHIN THE ROW SHALL BE REINFORCED CONCRETE PIPE.
4. ALL LANDSCAPE AND OVERFLOW INLETS SHALL BE STANDARD GRATES (BLACK) OR AS NOTED ON PLANS WITH NYLOPLAST DRAIN BASINS OR PRE-APPROVED EQUIVALENT.
5. ALL GUTTER INLETS SHALL BE NEENAH 3462-B; VALLEY PAN INLETS WITHIN THE ROW SHALL BE NEENAH R-3359;
6. PROVIDE CLEANOUTS AT ALL DOWNSPOUT LOCATIONS THAT ARE ROUTED TO UNDERGROUND STORM PIPE.
7. 0.5% MINIMUM ALLOWABLE LONGITUDINAL SLOPE FOR ALL DRAIN LINES.
8. CONTRACTOR TO ADHERE TO ALL MANUFACTURER'S INSTALLATION RECOMMENDATIONS.



WEST STORM PIPE PROFILE

LEGEND: PROPOSED UTILITIES

- PROPOSED 6" WATER SERVICE
- PROPOSED 16" WATER MAIN
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED TELE & CABLE
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIBER OPTIC
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC MANHOLE
- PROPOSED DRAINAGE DRY-WELL
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED GAS METER/VALVE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC METER
- PROPOSED CATV PEDESTAL
- PROPOSED SEWER CLEANOUT
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED STORM INLET

LEGEND: EXISTING UTILITIES

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING ELEC, TELE, CABLE, GAS
- EXISTING ELEC, TELE, CABLE
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CABLE
- EXISTING STORM SEWER
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING SETBACK (XX')
- EXISTING ELECTRIC MANHOLE
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING STORM INLET

NOTE:

1. THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

Know what's below. Call before you dig.
CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313
WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10/10/2019	SD PRICING SET
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

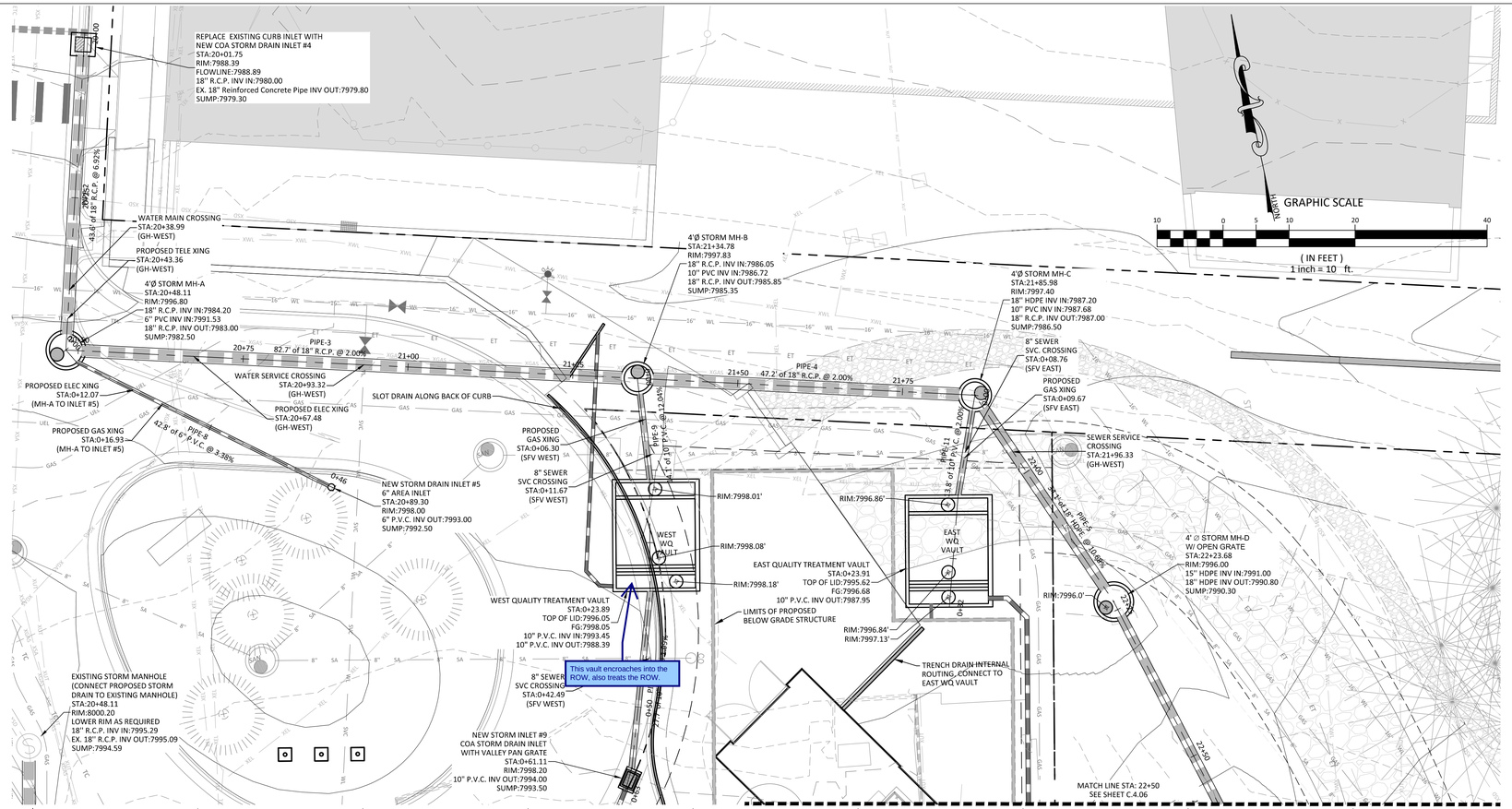
PROJECT NUMBER: 15101.06

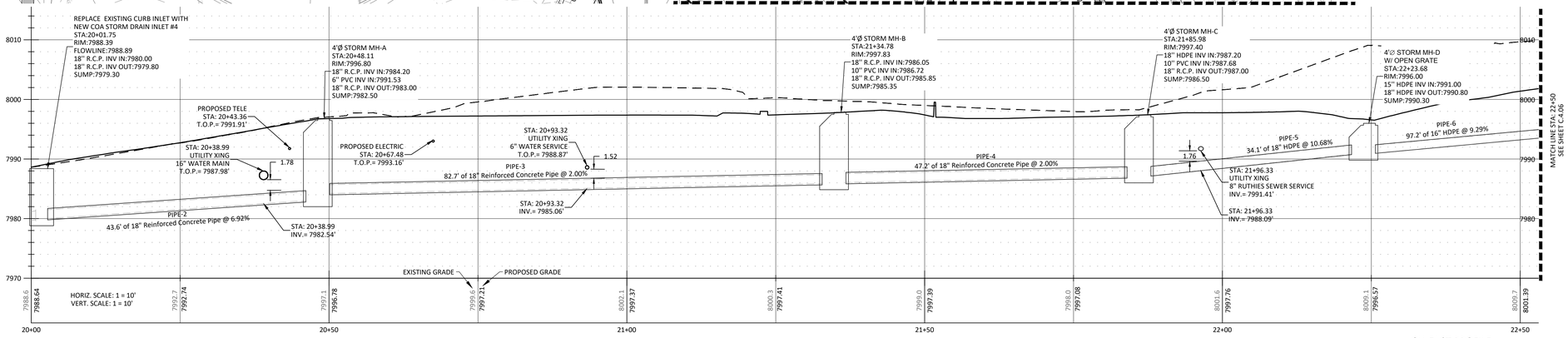
WEST STORM PIPE PROFILE

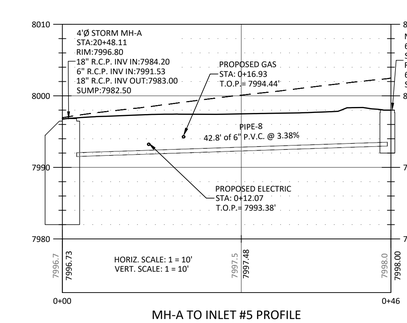
SHEET NUMBER

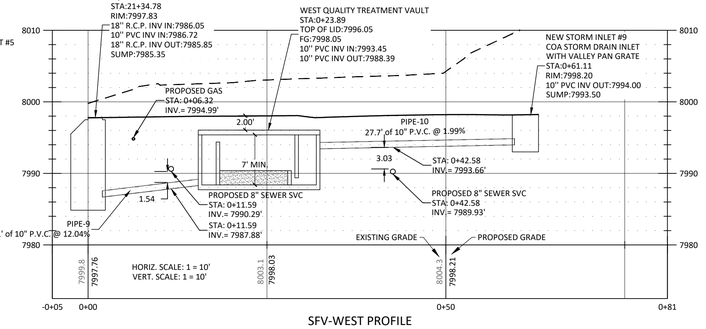
C.4.04

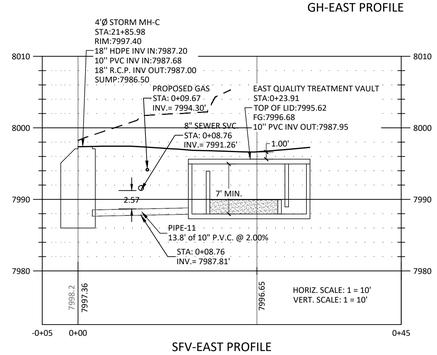
Feb 24, 2020 - 3:08pm
G:\2015\15101.06-Gorsuch \Haus\CIVIL\Civil DWG\PLOTTC 4.02\C.4.06 STORM PNS* 15101.06.dwg











NOTE:

1. THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

LEGEND: PROPOSED UTILITIES

- PROPOSED 6" WATER SERVICE
- PROPOSED 16" WATER MAIN
- PROPOSED 8" SANITARY SEWER MAIN
- PROPOSED TELE & CABLE
- PROPOSED GAS
- PROPOSED UNDERGROUND ELECTRIC
- PROPOSED FIBER OPTIC
- PROPOSED STORM SEWER
- PROPOSED ELECTRIC MANHOLE
- PROPOSED DRAINAGE DRY-WELL
- PROPOSED SEWER MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED GAS METER/VALVE
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED ELECTRIC METER
- PROPOSED CATV PEDESTAL
- PROPOSED SEWER CLEANOUT
- PROPOSED LIGHT POLE
- PROPOSED SIGN
- PROPOSED STORM INLET

LEGEND: EXISTING UTILITIES

- EXISTING WATER MAIN
- EXISTING SANITARY SEWER MAIN
- EXISTING ELEC, TELE, CABLE, GAS
- EXISTING ELEC, TELE, CABLE
- EXISTING GAS
- EXISTING TELEPHONE
- EXISTING UNDERGROUND ELECTRIC
- EXISTING CABLE
- EXISTING STORM SEWER
- EXISTING EASEMENT
- EXISTING PROPERTY LINE
- EXISTING SETBACK (XX')
- EXISTING ELECTRIC MANHOLE
- EXISTING DRAINAGE DRY-WELL
- EXISTING SEWER MANHOLE
- EXISTING TELEPHONE MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING CURB STOP
- EXISTING GAS METER
- EXISTING ELECTRIC TRANSFORMER
- EXISTING ELECTRIC METER
- EXISTING TELEPHONE PEDESTAL
- EXISTING CATV PEDESTAL
- EXISTING STORM INLET

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10/10/2019	SD PRICING SET
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

PROJECT NUMBER: 15101.06

EAST STORM PIPE PROFILE
STA 20+00 - 22+50

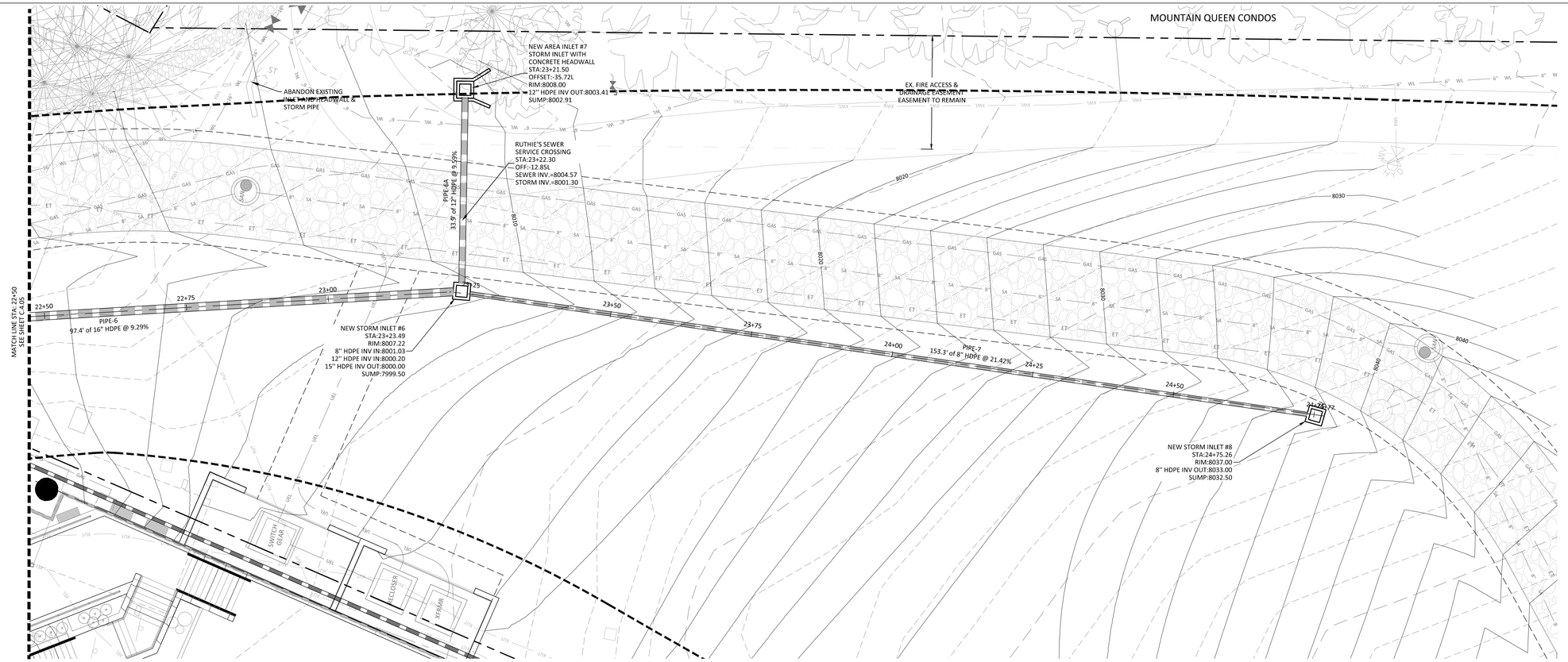
SHEET NUMBER

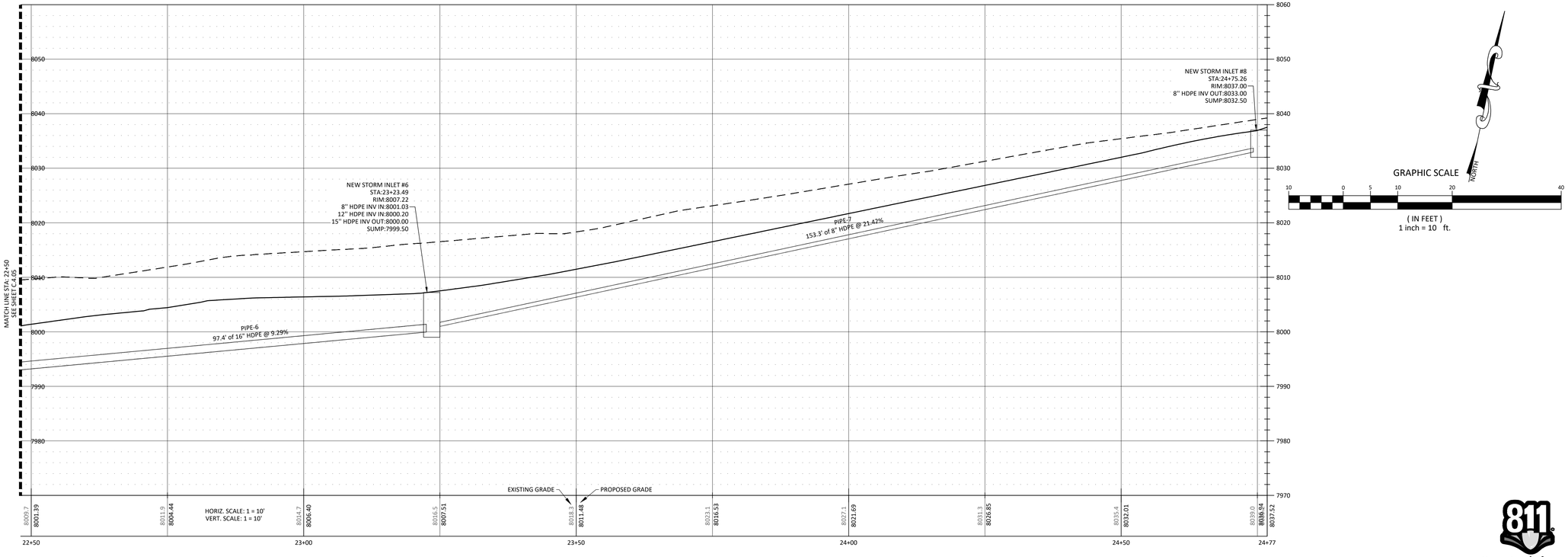
C.4.05

Know what's below. Call before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

Feb 24, 2020 - 3:13pm
G:\2015\15101.06-Gorsuch Haus\CIVIL\Civil SVWS\PLOTS\C.4.05-C.4.06 STORM PAP 15101.06.dwg





NOTE:

1. THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

Know what's **below.** **Call** before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS

NORWAY ISLAND, LLC.

ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10/10/2019	SD PRICING SET
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

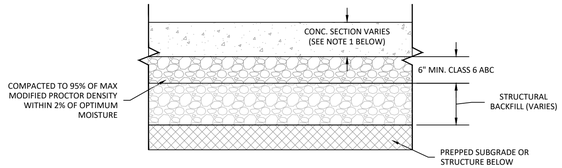
PROJECT NUMBER: 15101.06

EAST STORM PIPE PROFILE
STA 22+50 - END

SHEET NUMBER

C.4.06

Feb 25, 2020 - 3:19pm
G:\2015\15101.06-Gorsuch Haus\Civil\LDev\ENVR\PLOT\C.4.06-C.4.08 STORM P&P 15101.06.dwg

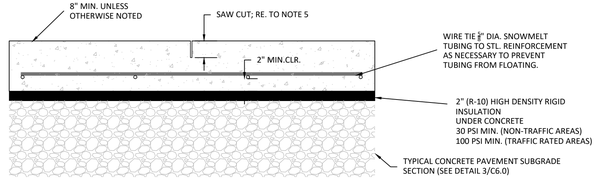


TYPICAL CONCRETE PAVEMENT SUBGRADE SECTION

SCALE: N.T.S.

NOTES:

1. CONCRETE IN NON-TRAFFIC RATED SIDEWALK AREAS SHALL BE A MIN. OF 4-INCHES & SNOWMELT CONCRETE & CONCRETE IN TRAFFIC RATED AREAS SHALL BE A MIN. OF 8-INCHES.
2. CONCRETE MUST CONFORM TO CDOT CLASS D (MIN. 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI); 80% OF THIS STRENGTH TO BE ACHIEVED IN THE FIRST 7-DAYS.
3. CONCRETE THICKNESS SHALL BE A 8" MIN. IN SNOWMELT & TRAFFIC AREAS. NON-SNOWMELT & NON-TRAFFIC RATED AREAS SHALL BE 4" MIN.
4. CONCRETE SHALL CONTAIN FIBERMESH 300 PER OR APPROVED EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
5. CONTRACTOR TO EXCAVATE EXISTING SUBGRADE AS REQUIRED TO ACCOMMODATE THE CONCRETE PAVEMENT SECTION.
6. AGGREGATE BASE COURSE SHALL BE LAID IN THIN LIFTS NOT TO EXCEED 6-INCHES, MOISTURE TREATED TO WITHIN 2 PERCENT OF OF OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 95% OF MAXIMUM MODIFIED PROCTOR DENSITY.
7. PLACEMENT AND COMPACTION OF AGGREGATE BASE COURSE SHALL BE OBSERVED AND TESTED BY THE PROJECT GEOTECHNICAL ENGINEER. PLACEMENT SHALL NOT COMMENCE UNTIL THE UNDERLYING SUBGRADE IS PROPERLY PREPARED AND TESTED.
8. THE SUBGRADE & BASE COURSE SHALL BE PROOF ROLLED AFTER THE REQUIRED COMPACTION HAS BEEN OBTAINED AND THE SUBGRADE HAS BEEN SHAPED TO THE REQUIRED CROSS SECTION. PROOF ROLLING SHALL BE PERFORMED IN ACCORDANCE WITH CDOT SPECIFICATIONS WITH A VEHICLE WITH A MINIMUM AXLE LOAD OF 18 kips PER AXLE AND OBSERVED BY PROJECT ENGINEER AND/OR PROJECT GEOTECHNICAL ENGINEER.
9. ALL CONTROL JOINT SPACING SHALL NOT EXCEED 1.5:1 RATIO (LENGTH:WIDTH)



TYPICAL CONCRETE WITH SNOWMELT & IN TRAFFIC RATED AREAS

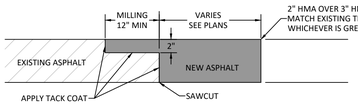
SCALE: N.T.S.

NOTES:

1. CONCRETE MUST CONFORM TO CDOT CLASS D (MIN. 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI); 80% OF THIS STRENGTH TO BE ACHIEVED IN THE FIRST 7-DAYS.
2. RE. TO ARCHITECTURAL PLANS FOR SNOWMELT AREAS
3. RE. TO MECH. DWGS FOR SNOWMELT SYSTEM DESIGN
4. SNOWMELT CONCRETE TO INCLUDE STEEL REINFORCEMENT; RE. TO CONCRETE REINFORCEMENT NOTES
5. SAW CUTS IN TRAFFIC RATED AREAS SHALL BE T/3 IN DEPTH & ⅜" WIDE; SAW CUTS IN NON-TRAFFIC RATED AREAS SHALL BE SET AT T/4 IN DEPTH & ¼" WIDE.
6. CONTROL JOINT SPACING SHALL NOT EXCEED A 1.5:1 RATIO (LENGTH:WIDTH)
7. RE. LANDSCAPE PLANS FOR FINISH AND CONTROL JOINT PATTERN.
8. RE. LANDSCAPE PLANS FOR DECORATIVE SAWCUT LAYOUT.
9. SAWCUT CONTROL JOINTS TO INCLUDE BACKER ROD AND JOINT SEALANT.

REINFORCING NOTES:

1. REINFORCING BARS SHALL BE ASTM A-615 GRADE 60.
2. REINFORCEMENT BARS SHALL BE #4 AND SPACED 18-INCH ON CENTER BOTH WAYS (X & Y).
3. MAINTAIN A 2" MINIMUM CLEAR DISTANCE FROM EDGE OF BAR TO EDGE OF CONCRETE.
4. REINFORCING LAP SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS UNLESS OTHERWISE NOTED.
5. PROVIDE CORNER BARS OF EQUAL SIZE AND SPACING AROUND ALL CORNERS.
6. ALL REINFORCING SPACINGS ARE MAXIMUM ON CENTER AND ALL REINFORCING IS CONTINUOUS UNLESS OTHERWISE NOTED.
7. CONCRETE TO INCLUDE FIBERMESH 300 (⅓ FIBERS) AT 1.5 LBS PER CUBIC YARD.
8. MAINTAIN 2" MIN. & 2.5" MAX. CLEARANCE BETWEEN BOTTOM OF SLAB TO BOTTOM OF SNOWMELT TUBING TO ENSURE PROPER SAW CUT DEPTH CAN BE ACCOMMODATED WITHOUT DAMAGING SNOWMELT SYSTEM.

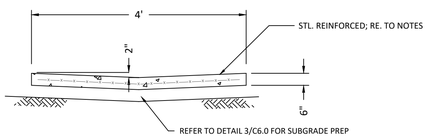


NOTES:

1. THE SAWCUT SHALL BE FULL DEPTH AND 12" MINIMUM FROM THE EXISTING EDGE OF ASPHALT.
2. THE DEPTH OF THE MILLING SHALL BE THE SAME AS THE THICKNESS OF THE TOP LIFT OF ASPHALT: 2" MINIMUM.
3. THE WIDTH OF THE MILLING AREA SHALL BE 12" MINIMUM, BUT CAN BE UP TO THE FULL WIDTH OF EXISTING ASPHALT.
4. WITHIN THROUGH LANES THE LONGITUDINAL SEAMS AT THE EDGES OF THE MILLED AREAS SHELL BE PARALLEL TO THE DIRECTION OF TRAVEL AND TRANSVERSE SEAMS AT THE ENDS OF THE MILLED AREAS SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.

SHEER STEP ASPHALT PATCH DETAIL

SCALE: N.T.S.



4' DRAIN CONCRETE PAN

SCALE: N.T.S.

NOTES:

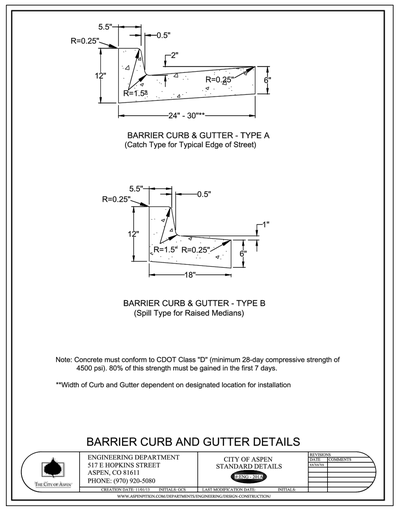
1. CONCRETE MUST CONFORM TO CDOT CLASS D (MIN. 28-DAY COMPRESSIVE STRENGTH OF 4,500 PSI); 80% OF THIS STRENGTH TO BE ACHIEVED IN THE FIRST 7-DAYS.
2. CONCRETE SHALL CONTAIN FIBERMESH 300 PER OR APPROVED EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
3. RE. TO LANDSCAPE PLANS FOR SNOWMELT AREAS
4. RE. TO MECH. DWGS FOR SNOWMELT SYSTEM DESIGN
5. SNOWMELT CONCRETE TO INCLUDE STEEL REINFORCEMENT; RE. TO CONCRETE REINFORCEMENT NOTES
6. CONTRACTOR TO EXCAVATE EXISTING SUBGRADE AS REQUIRED TO ACCOMMODATE THE CONCRETE PAVEMENT SECTION.
7. 6" AGGREGATE BASE COURSE SHALL BE PLACED UNDER CURB, MOISTURE TREATED TO WITHIN 2 PERCENT OF OF OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 95% OF MAXIMUM MODIFIED PROCTOR DENSITY.
8. PLACEMENT AND COMPACTION OF AGGREGATE BASE COURSE SHALL BE OBSERVED AND TESTED BY THE PROJECT GEOTECHNICAL ENGINEER. PLACEMENT SHALL NOT COMMENCE UNTIL THE UNDERLYING SUBGRADE IS PROPERLY PREPARED AND TESTED.
9. THE SUBGRADE & BASE COURSE SHALL BE PROOF ROLLED AFTER THE REQUIRED COMPACTION HAS BEEN OBTAINED AND THE SUBGRADE HAS BEEN SHAPED TO THE REQUIRED CROSS SECTION. PROOF ROLLING SHALL BE PERFORMED IN ACCORDANCE WITH CDOT SPECIFICATIONS WITH A VEHICLE WITH A MINIMUM AXLE LOAD OF 18 kips PER AXLE AND OBSERVED BY PROJECT ENGINEER AND/OR PROJECT GEOTECHNICAL ENGINEER.

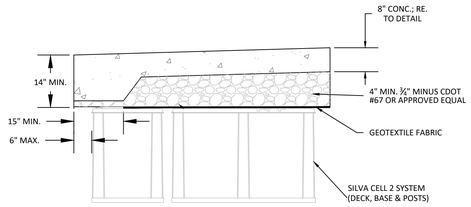
REINFORCING NOTES:

1. REINFORCING BARS SHALL BE ASTM A-615 GRADE 60.
2. REINFORCEMENT BARS SHALL BE #4 AND SPACED 18-INCH ON CENTER BOTH WAYS (X & Y).
3. MAINTAIN A 2" MINIMUM CLEAR DISTANCE FROM EDGE OF BAR TO EDGE OF CONCRETE.
4. REINFORCING LAP SPLICES SHALL BE A MINIMUM OF 40 BAR DIAMETERS UNLESS OTHERWISE NOTED.
5. PROVIDE CORNER BARS OF EQUAL SIZE AND SPACING AROUND ALL CORNERS.
6. ALL REINFORCING SPACINGS ARE MAXIMUM ON CENTER AND ALL REINFORCING IS CONTINUOUS UNLESS OTHERWISE NOTED.
7. CONCRETE TO INCLUDE FIBERMESH 300 (⅓ FIBERS) AT 1.5 LBS PER CUBIC YARD.
8. MAINTAIN 2" MIN. & 2.5" MAX. CLEARANCE BETWEEN BOTTOM OF SLAB TO BOTTOM OF SNOWMELT TUBING TO ENSURE PROPER SAW CUT DEPTH CAN BE ACCOMMODATED WITHOUT DAMAGING SNOWMELT SYSTEM.

NOTE:

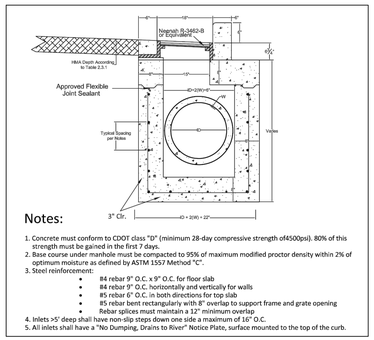
THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.





CONCRETE TURNDOWN AT SILVA CELL EDGE

SCALE: N.T.S.



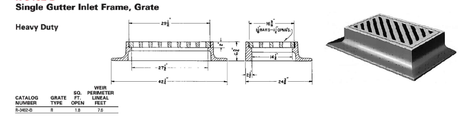
STORM DRAIN INLET DETAIL

SCALE: N.T.S.

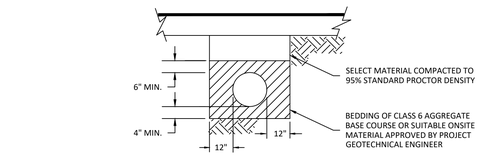
NOTES:

1. CITY OF ASPEN INLET STRUCTURE DETAIL PROVIDED FOR MINIMUM REQUIREMENTS. CONTRACTOR SHALL SUPPLY SHOP DRAWINGS FOR FINAL APPROVAL.
2. SINGLE GUTTER INLETS LOCATED ADJACENT TO VERTICAL CURB SHALL BE NEENAH 3462-B

R-3462-B
Single Gutter Inlet Frame, Grate
Heavy Duty

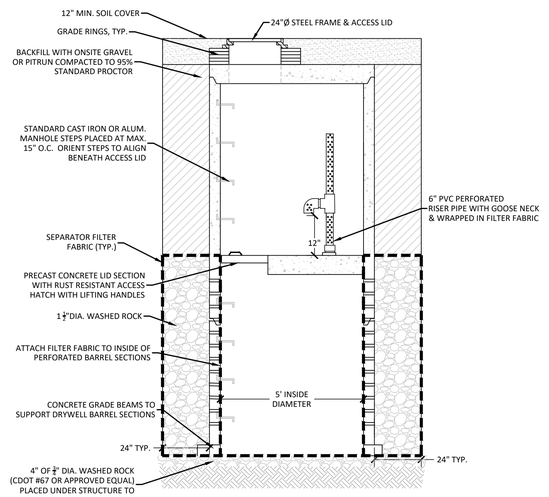


CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER FEET
R-3462-B	B	1.8	7.0



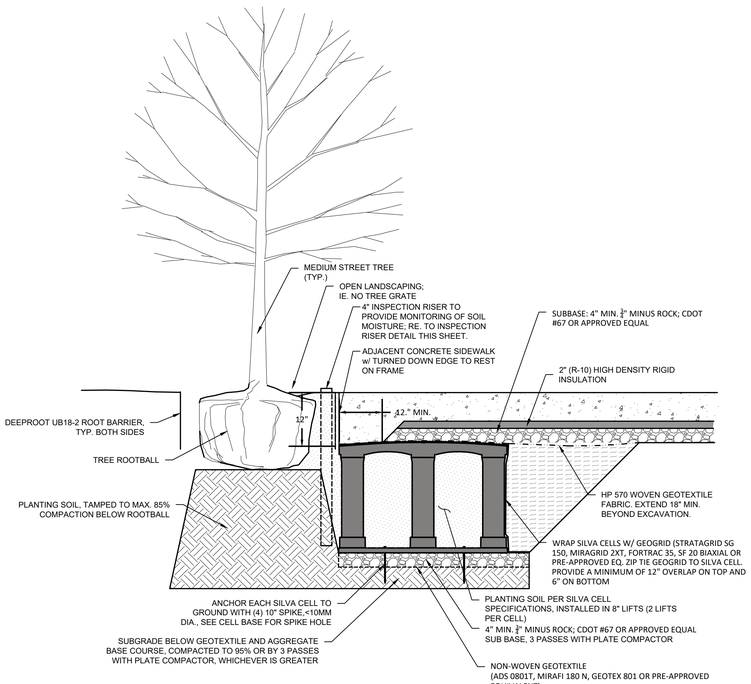
TYPICAL TRENCH DETAIL FOR PVC OR HDPE DRAIN LINES

SCALE: N.T.S.



TYPICAL DRY WELL DETAIL

SCALE: N.T.S.



SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE: _____

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

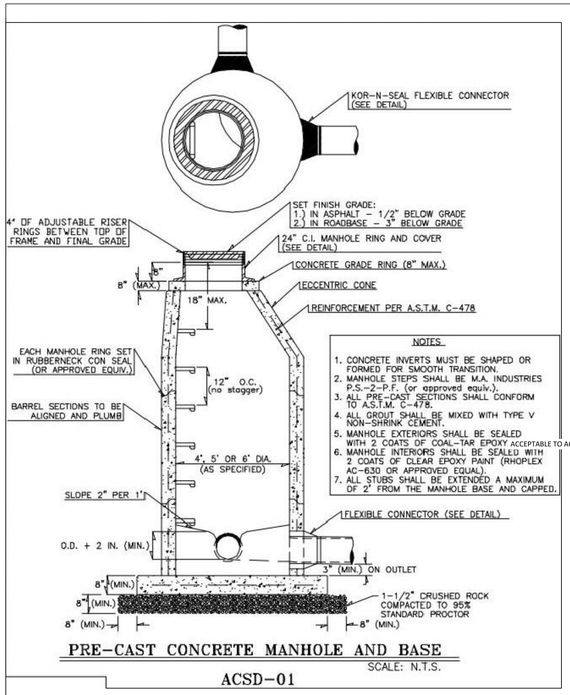
PROJECT NUMBER: 15101.06

SITE DETAILS

SHEET NUMBER

C.5.00

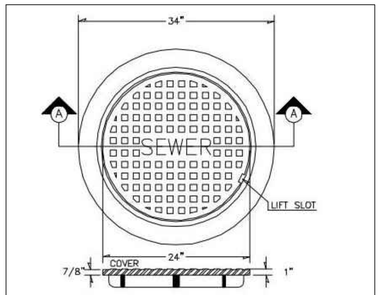
Feb 24, 2020 - 2:44pm
G:\2015\15101.06-Gorsuch Haus\CIVIL\Civil Dwg\SUPLOTTC1.5.0\C.5.02 SITE DETAILS.dwg



PRE-CAST CONCRETE MANHOLE AND BASE

SCALE: N.T.S.

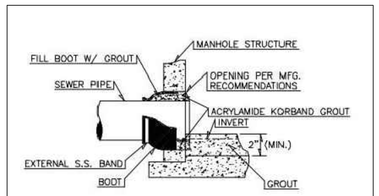
ACSD-01



24" MANHOLE RING AND COVER

SCALE: N.T.S.

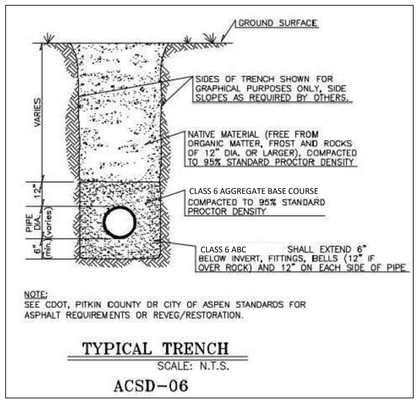
ACSD-03



FLEXIBLE CONNECTOR

SCALE: N.T.S.

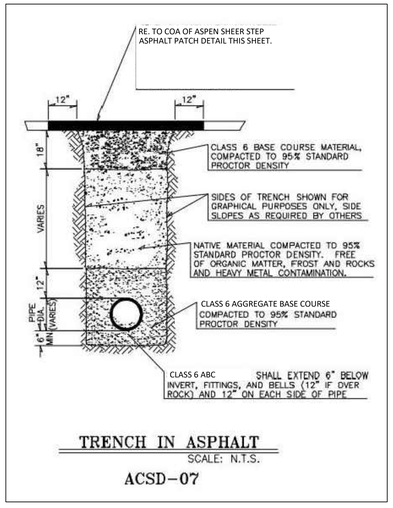
ACSD-04



TYPICAL TRENCH

SCALE: N.T.S.

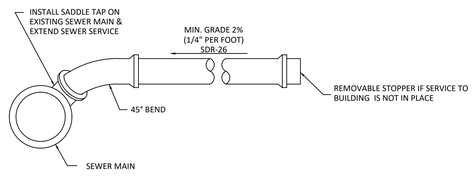
ACSD-06



TRENCH IN ASPHALT

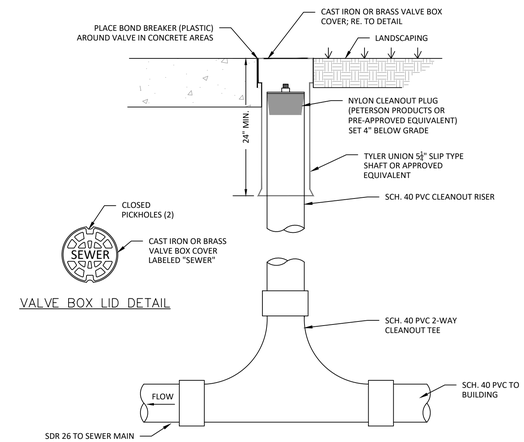
SCALE: N.T.S.

ACSD-07



SEWER LINE CONNECTION AT SEWER MAIN

N.T.S.



VALVE BOX LID DETAIL

SEWER SERVICE LINE CLEANOUT DETAIL

N.T.S.

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS

NORWAY ISLAND, LLC.

ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

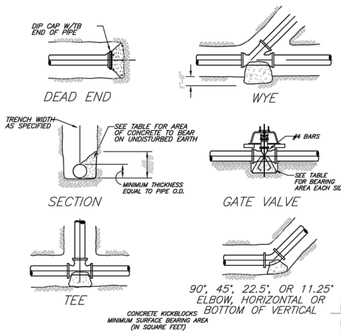
PROJECT NUMBER: 15101.06

SANITARY SWER DETAILS

SHEET NUMBER

C.5.01

Feb 24, 2020 - 2:43pm
G:\2015\15101.06-Gorsuch Haus\CIVIL\Civil D\WGs\PLOT\C.5.00-C.5.02 SITE DETAILS.dwg

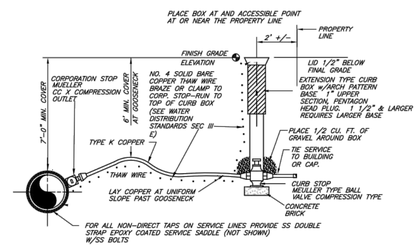


Pipe Diameter	STATIC PRESSURE = 150 PSI					STATIC PRESSURE = 200 PSI				
	BENDS				TEE OR DEAD END	BENDS				TEE OR DEAD END
	11-1/4	22-1/2	45	90		11-1/4	22-1/2	45	90	
6"	1.00	1.25	2.50	4.50	3.25	1.00	1.50	3.00	5.50	4.00
8"	1.00	2.25	4.25	8.00	5.50	1.25	2.75	5.00	9.50	6.75
10"	1.75	3.25	6.50	12.00	8.50	2.00	4.00	7.75	14.25	10.00
12"	2.25	4.75	9.00	16.75	12.00	2.75	5.50	11.00	20.00	14.00
14"	2.75	5.25	10.00	19.00	16.00	3.25	6.50	12.75	23.50	19.00
16"	3.50	7.00	13.50	24.75	20.50	4.25	8.50	16.50	30.50	24.75
18"	4.50	8.50	17.00	31.00	26.00	5.25	10.50	20.75	38.00	31.00

NOTES:
1. ALL BENDS AND FITTINGS SHALL HAVE "MEGA LUGS" IN ADDITION TO CONCRETE KICKBLOCKS, INCLUDING THOSE WITH TIE RODS.
2. ALL DOUBLE BENDS SHALL HAVE "MEGA LUGS" BETWEEN EACH BEND AND THE CONNECTING SPOOL AND ON AN 18-FOOT LENGTH OF PIPE EACH WAY FROM THE DOUBLE BEND.
3. PROVIDE POLY-WRAP "BOND-BREAKER" BETWEEN DIP AND CONCRETE.
4. ALL BENDS, FITTINGS, AND RESTRAINT SYSTEMS SHALL MEET AWWA STANDARDS

Pipe Diameter	STATIC PRESSURE = 250 PSI					STATIC PRESSURE = 300 PSI				
	BENDS				TEE OR DEAD END	BENDS				TEE OR DEAD END
	11-1/4	22-1/2	45	90		11-1/4	22-1/2	45	90	
6"	1.00	1.75	3.50	6.50	4.50	1.50	2.00	4.00	7.25	5.00
8"	1.50	3.00	6.00	11.00	7.75	1.75	3.50	6.75	12.50	9.00
10"	2.25	4.50	9.00	16.50	11.75	2.75	5.25	10.25	18.75	13.25
12"	3.25	6.50	12.50	23.25	16.50	3.75	7.50	14.50	26.50	18.75
14"	4.00	7.75	15.00	28.00	22.00	4.50	9.00	17.50	32.25	25.00
16"	5.00	10.00	19.50	36.00	28.50	5.75	11.50	23.50	41.50	32.50
18"	6.25	12.50	24.50	45.25	36.00	7.25	14.50	28.25	52.25	41.00

CONCRETE THRUST RESTRAINT DETAILS



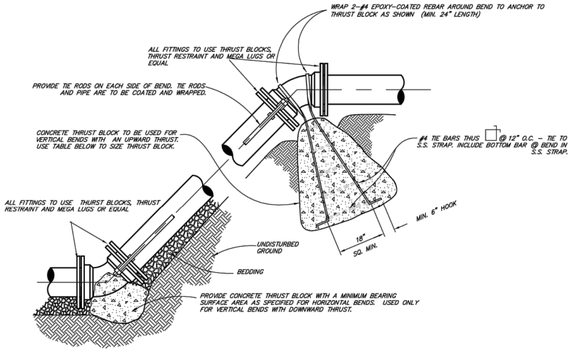
TYP. WATER SERVICE DETAIL

CITY OF ASPEN WATER DEPARTMENT

NOTE ALL DETAILS ARE SUBJECT TO CHANGE BASED UPON CURRENT CONSTRUCTION TECHNIQUES FIELD CONDITIONS, AND SOIL CONDITIONS. CITY OF ASPEN RESERVES THE RIGHT TO CHANGE OR MODIFY THESE DETAILS AT ANY TIME. CITY OF ASPEN IS REQUIRED TO BE CONTACTED PRIOR TO USE OF THESE DETAILS 970-920-5110. NOT TO BE USED WITHOUT CITY OF ASPEN CONSENT.

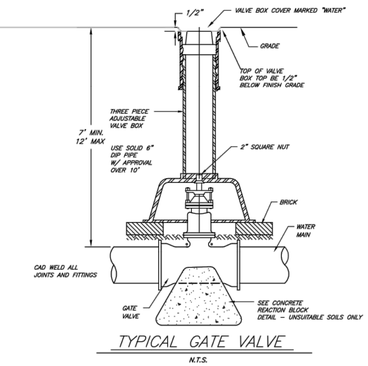
MINIMUM VOLUME OF CONCRETE FOR UPPER FITTING VERTICAL THRUST BLOCK IN CU. YDS.			
	BEND - ANGLE		
PIPE SIZE	11-1/4°	22-1/2°	45°
4"	0.2	0.3	0.5
6"	0.3	0.6	1.1
8"	0.5	1.0	1.7
10"	0.8	1.4	2.7

**MIN. 4.0 CU. YDS. FOR 12" @ 45°



VERTICAL THRUST BLOCK DETAIL

NTS

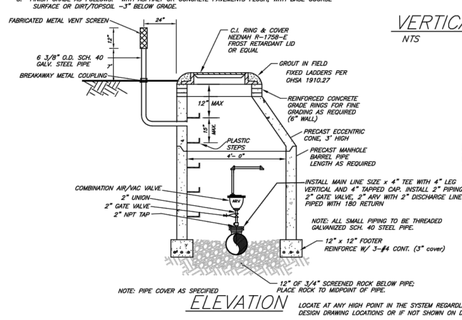


TYPICAL GATE VALVE

N.T.S.

NOTES:
1. ALL VALVES TO BE MJ x MJ MUELLER VALVES OR PRE-APPROVED EQUIVALENT WITH MEGA LUGS
2. NO VALVES IN CURB, GUTTER, OR VALLEY PANS. INSTALLED VALVES WHICH CONFLICT WITH CONCRETE AREAS SHALL BE RELOCATED AT THE CONTRACTOR'S EXPENSE.
3. ALL JOINTS AND FITTINGS TO BE CAD WELDED

MANHOLE CONSTRUCTION NOTES:
1. USE RUB-R-NEK PREFORMED GASKET (2 LAYERS) OR GROUT IN PLACE BETWEEN ALL BOTTOM SECTION, BARREL SECTIONS, CONCRETE GRADE RINGS, AND TOP CASTINGS.
2. BACKFILL WITHIN 24" OF MANHOLE: CLASS 2 AGGREGATE OR NATIVE MATERIALS WITH LESS THAN 3" SIZE.
3. PRECAST RINGS OR MEDIAL RISER RING COURSE SHALL BE UTILIZED WHERE REQUIRED WITH 2 COURSES MINIMUM AND 12 COURSES MAXIMUM (2 MINIMUM, 12" MAXIMUM HEIGHT).
4. GRADE ADJUSTMENT AS FOLLOWS: GREATER THAN, OR EQUAL TO, 1 FOOT, CONCRETE BARREL SECTIONS; LESS THAN 1 FOOT, CONCRETE OR METAL GRADE RINGS.
5. FINISH GRADE AS FOLLOWS: WITH ASPHALT OR CONCRETE PAVEMENTS FLUSH; WITH BASE COURSE SURFACE OR DIRT/TOPSOIL --3" BELOW GRADE.

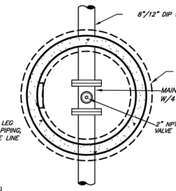


ELEVATION

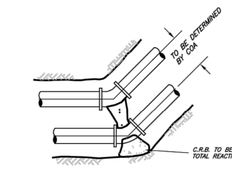
LOCATE AT ANY HIGH POINT IN THE SYSTEM REGARDLESS OF DESIGN DRAWING LOCATIONS OR IF NOT SHOWN ON DRAWINGS

COMBINATION AIR VALVE MANHOLE DETAIL

N.T.S.

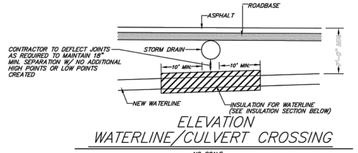


PLAN



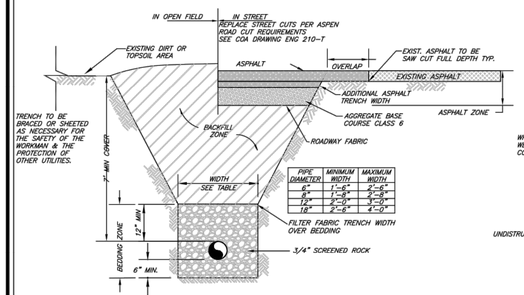
WATER LINES AT SAME ELEVATION

ADJACENT WATER LINES IN THE SAME TRENCH



ELEVATION WATERLINE/CULVERT CROSSING

NO SCALE

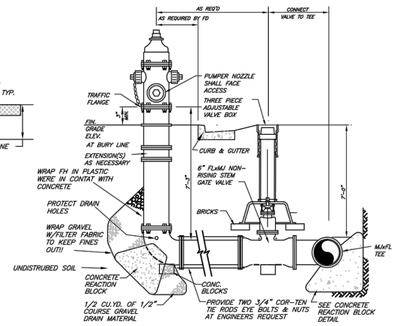


PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
6"	1'-6"	2'-6"
8"	1'-6"	2'-6"
12"	2'-0"	3'-0"
18"	2'-6"	4'-0"

1) ASPHALT ZONE SHALL BE INSTALLED PER CITY OF ASPEN ROAD STANDARDS AND ROAD CUT PERMIT
2) BACKFILL ZONE SHALL BE INSTLLED PER CITY OF APSEN ROAD STANDARDS AND APPLICABLE PERMITS
3) BEDDING ZONE SHALL BE: 3/4" SCREENED ROCK
4) COMPACTION REQUIREMENTS PER CITY OF ASPEN AND C DOT

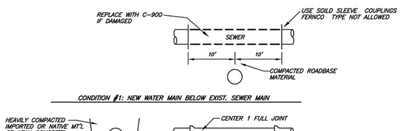
WATER MAIN TRENCH CROSS SECTION

N.T.S.

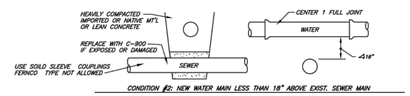


NOTES:
1) ALL FITTINGS FROM MAIN TO HYDRANT SHALL USE MEGA-LUGS, (TIE-RODS AT ENGINEERS REQUEST), AND THRUST BLOCKS. TEE TO BE MJ X FLANGED GV TO BE FLANGED X MJ
2) HYDRANT, VALVE AND FITTINGS TO BE 250 P.S.I. RATED.
3) ALL HYDRANT LEAD PIPING TO BE 6" D.I.P.
4) HYDRANT LOCATION TO BE PER COA FIRE DEPT. REQUIREMENTS FOR DISTANCE FROM BACK OF CURB OR EDGE OF SHOULDER TO FIRE HYDRANT
5) MEULLER FIRE HYDRANTS TO BE USED
6) CAD WELD ALL JOINTS AND FITTINGS
7) SWIVEL TEE MAY BE USED

FIRE HYDRANT ASSEMBLY INSTALLATION DETAIL



CONDITION #1: NEW WATER MAIN BELOW EXIST. SEWER MAIN



CONDITION #2: NEW WATER MAIN LESS THAN 18" ABOVE EXIST. SEWER MAIN

1) SEWER LINE TO BE CONSTRUCTED OF ONE JOINT (18' MINIMUM) OF C-900 PVC, OR--18 PIPE, CENTERED ON SEWER/WATER LINE FOR PERPENDICULAR CROSSING. FOR SKEW CROSSINGS, USE C-900 PIPE UNTIL HORIZONTAL SEPARATION EXCEEDS 10'.
2) SEE ACSD DETAILS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION ON WATER AND SEWER LINE CROSSINGS

WATER / SEWER CROSSING

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

Number	Revision Description	By	Date

CITY OF ASPEN
WATER DEPARTMENT

ALL
WATER LINE EXTENSIONS

STANDARD DETAILS
FOR WATER LINES

McLaughlin Water Engineers, Ltd.
111 P AABC
Aspen, Colorado 81611
T 970.925.1707
F 970.925.1476

DESIGN: GDD
DETAIL: GDD
CHECK: GDD
DATE: JANUARY 25, 2010

PROJECT NUMBER
ALL DEVELOPMENT

Drawing Number:
D-1

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS
502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313
WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	10-10-2019	SD PRICING
2	1-15-2020	DETAILED REVIEW-DRAFT
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

PROJECT NUMBER: 15101.06

CITY OF ASPEN WATER DETAILS

SHEET NUMBER

C.5.02

Feb 24, 2020 - 2:43pm
G:\2015\15101.06-Gorsuch Haus\CIVIL\Civil ENVSHPLOT\C.5.00-C.5.02 SITE DETAILS.dwg

CITY OF ASPEN

PRE-APPLICATION CONFERENCE SUMMARY

DATE: July 30th, 2019

PLANNER: Mike Kraemer

PROJECT NAME AND ADDRESS: Gorsuch Haus, Planned Development, Detailed Review. Commercial Design, Final Review.

OWNER: Aspen Skiing Company. **APPLICANT:** Norway Island, LLC

REPRESENTATIVE: Richard Shaw and Carly Klein, Design Workshop.

DESCRIPTION: The Gorsuch Haus Planned Development received approval from voters on March 5, 2019 for Project Review for a Planned Development, though Ordinance No. 39, Series of 2016. The Land Use Code requires that within one year of this approval – the applicant submit an application for Detailed/Final Review for the Planned Development. This pre-app is meant to provide direction to the requirements of application for these reviews.

Planning and Zoning Commission: The P&Z will have final review authority on the detailed/final review. The future land use application will respond to the requirements of Ordinance No. 39, 2016 and Land Use Code Section: *26.445.070, Detailed Review Standards*, and Final Commercial Design Review. A potential future resolution from P&Z would provide approval of Detailed Review.

Due to the complexity of the project, this application requires extensive coordination with the Parks and Engineering Departments prior to submittal.

Engineering Requirements: While the Project review approval provided some information on the engineering requirements of the project, important details have not yet been defined. It is highly recommended that documents submitted for engineering review continue to be coordinated with the LOL project in planning for the corridor as a whole, where appropriate. The City Engineering Department has provided a memo outlining Engineering requirements for this application. The memo is attached.

Other requirements of application (required by Ordinance No. 39, Series of 2016):

1) license and easement agreements (Section 5)
2) Identifying any dimensional changes different from project approval
3) Updated Growth Management/Affordable Housing calculations (Section 11 and Section 12)
5) Draft form of easements, agreements, licenses, etc.
6) All requirements of Section 15, 16, and 18
7) Tree Removal Plan (Section 20)
9) Colorado Passenger Tramway Safety Board – approval of required variance is strongly recommended prior to Final/Detailed Review (Section 26)

A Development Review Committee (DRC) will be convened following the submittal of a complete application.

APPLICABLE LAND USE APPROVALS:
Ordinance No. 39, Series of 2016

RELEVANT LAND USE CODE SECTIONS:
26.304 Common Development Review Procedures

26.412 **Commercial Design Review**
26.445 **Planned Development**

For your convenience – links to the Land Use Application and Land Use Code are below:

Land Use Application Land Use Code

REVIEW BY: Community Development Staff for complete application
Planning and Zoning Commission – PD Detailed Review/Commercial Design Final Review

PUBLIC HEARING: Yes, Planning & Zoning Commission
*Applicant will coordinate with Planning staff to provide necessary public notice, including requirements for neighborhood outreach and enhanced public notice

PLANNING FEES: $10,400 Deposit for 32 hours of staff time (additional or less hours will be billed or refunded at a rate of $325 per hour)

REFERRAL FEES: Parks, $1,625; Flat Fee
Environmental Health, $1,625; Flat Fee
Engineering, $325 Deposit – for 1 hour of review. Additional hours will be billed at $325/hr.

TOTAL DEPOSIT: $13,975

APPLICATION CHECKLIST – These items should first be submitted in a paper copy.

- ☐ Completed Land Use Application and signed Fee Agreement.
- ☐ Pre-application Conference Summary (this document).
- ☐ Applicant's name, address and telephone number, contained within a letter signed by the applicant stating the name, address, and telephone number of the representative authorized to action on behalf of the applicant.
- ☐ Street address and legal description of the parcel on which development is proposed to occur, consisting of a current (no older than 6 months) certificate from a title insurance company, an ownership and encumbrance report, or attorney licensed to practice in the State of Colorado, listing the names of all owners of the property, and all mortgages, judgments, liens, easements, contracts and agreements affecting the parcel, and demonstrating the owner's right to apply for the Development Application.
- ☐ An 8 1/2" by 11" vicinity map locating the parcel within the City of Aspen.
- ☐ HOA Compliance form (Attached).
- ☐ A site improvement survey (no older than a year from submittal) including topography and vegetation showing the current status of the parcel certified by a registered land surveyor by licensed in the State of Colorado.
- ☐ 24" by 36" sheets of proposed development include site plans, vacation plats, subdivision plats, and final architectural drawings.
- ☐ A written description of the proposal and an explanation in written, graphic, or model form of how the proposed development complies with the review standards relevant to the development application and relevant land use approvals associated with the property.
- ☐ Written responses to all applicable review criteria.

If the copy is deemed complete by staff, the following items will then need to be submitted:

- ☐ Total deposit for review of the application.
- ☐ A digital copy of the application provided in pdf file format.

Depending on further review of the case, additional items may be requested of the application. Once the application is deemed complete by staff, the applicant/applicant's representative will receive an e-mail requesting submission of an electronic copy of the complete application and the deposit. Once the deposit is received, the case will be assigned to a planner and the land use review will begin.

Disclaimer:
The foregoing summary is advisory in nature only and is not binding on the City. The summary is based on current zoning, which is subject to change in the future, and upon factual representations that may or may not be accurate. The summary does not create a legal or vested right.

ALTA Commitment For Title Insurance

WESTCOR
LAND TITLE INSURANCE COMPANY

AUTHORIZED AGENT:

PITKIN COUNTY TITLE, INC.
601 E. HOPKINS AVE. 3RD FLOOR
ASPEN, COLORADO 81611
970-925-1766-PHONE
970-925-6527-FAX
877-217-3158-TOLL FREE

E-MAIL ADDRESS:

TITLE MATTERS:
Nola Warnecke (nola@sopris.net)
Brandi Wolfe (pctb@sopris.net)

CLOSING MATTERS:
TJ Davis - (tjd@sopris.net)
Joy Higens - (joy@sopris.net)

Issued By

WESTCOR
LAND TITLE INSURANCE COMPANY

Home Office:
875 Concourse Parkway South, Suite 200
Maitland, FL 32751
Telephone (407) 629-5842

WESTCOR
LAND TITLE INSURANCE COMPANY

ALTA Commitment Form (6-17-06)

COMMITMENT FOR TITLE INSURANCE

ISSUED BY

WESTCOR LAND TITLE INSURANCE COMPANY

Westcor Land Title Insurance Company, a California Corporation,("Company"), for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the Proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges and compliance with the Requirements; all subject to the provisions of Schedule A and B and to the Conditions of this Commitment.

This Commitment shall be effective only when the identity of the Proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company.

All liability and obligations under this Commitment shall cease and terminate within six (6) months after the Effective Date or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

The Company will provide a sample of the policy form upon request.

IN WITNESS WHEREOF, ***WESTCOR LAND TITLE INSURANCE COMPANY*** *has caused its corporate name and seal to be hereunto affixed and these presents to be signed in facsimile under authority of its by-laws on the date shown in Schedule A.*

Issued By:

WESTCOR LAND TITLE INSURANCE COMPANY

STATE OF CALIFORNIA SEAL Westcor Land Title Insurance Company 1993 CORPORATE SEAL

By: Mary O'Donnell
President

Attest: Patricia W Bower
Secretary

Countersigned:

Brandi Wolfe

Authorized Signature
CO 1045 * *
Pitkin County Title, Inc.
601 E. Hopkins #3
Aspen, CO 81611

CONDITIONS AND STIPULATIONS

1. The term "mortgage", when used herein, shall include deed of trust, trust deed or other security instrument.

2. If the Proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure to so disclose such knowledge. If the Proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien or encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.

3. Liability of the Company under this Commitment shall be only to the named Proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for and only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof, or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the Proposed Insured which are hereby incorporated by reference and are made a part of this Commitment except as expressly modified herein.

4. This Commitment is a contract to issue one or more title insurance policies and is not an abstract of title or a report of the condition of title. Any action or actions or rights of action that the Proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

5. *The policy to be issued contains an arbitration clause. All arbitrable matters when the Amount of Insurance is $2,000,000.00 or less shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. You may review a copy of the arbitration rules at http://www.alta.org.*

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A

1. Effective Date: November 23, 2015 at 8:00 AM — Case No. PCT23785W11

2. Policy or Policies to be issued:

(a) ALTA Owner's Policy-(6/17/06) — Amount$ 0.00
Premium$ 0.00
Proposed Insured: — Rate:

(b) ALTA Loan Policy-(6/17/06) — Amount$ 0.00
Premium$ 0.00
Proposed Insured: — Rate:

(c) ALTA Loan Policy-(6/17/06) — Amount$
Premium$
Proposed Insured: — Rate:

3. Title to the FEE SIMPLE estate or interest in the land described or referred to in this Commitment is at the effective date hereof vested in:

ASPEN SKIING COMPANY, LLC, a Colorado limited liability company

4. The land referred to in this Commitment is situated in the County of PITKIN State of COLORADO and is described as follows:

See Attached Exhibit "A"

PITKIN COUNTY TITLE, INC.
601 E. HOPKINS, ASPEN, CO. 81611
970-925-1766 Phone/970-925-6527 Fax
877-217-3158 Toll Free

AUTHORIZED AGENT

This Commitment is invalid unless the Insuring Provisions and Schedules A and B are attached.

Countersigned:

Brandi Wolfe

EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14,
BLOCK 10,
EAMES ADDITION TO THE CITY OF ASPEN.

PARCEL 2

LOTS 1, 2, 3, 4, 5, 6 AND 7,
BLOCK 12,
EAMES ADDITION TO THE CITY OF ASPEN

PARCEL 3

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THE DOCUMENT RECORDED JULY 15, 1985 IN BOOK 269 AT PAGE 704; SAID PARCEL OF LAND ALSO BEING SITUATED IN GOVERNMENT LOT 1 IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY LINE OF BLOCK 10 EAMES ADDITION TO THE CITY OF ASPEN, WHENCE THE NORTHEAST CORNER OF LOT 7 OF SAID BLOCK 10 BEARS N.15°46'58"E. A DISTANCE OF 41.96 FEET; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF CARIBOU CONDOMINIUMS, ACCORDING TO THE MAP THEREOF RECORDED APRIL 24, 1973 IN PLAT BOOK 4 AT PAGE 379; THENCE S.70°03'10"E. ALONG THE SOUTHERLY BOUNDARY LINE OF SAID CARIBOU CONDOMINIUMS A DISTANCE OF 1.01 FEET TO THE NORTHWEST CORNER OF MOUNTAIN QUEEN CONDOMINIUMS, ACCORDING TO THE MAP THEREOF RECORDED SEPTEMBER 27, 1974 IN PLAT BOOK 4 AT PAGE 489, THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE OF SAID CARIBOU CONDOMINIUMS S.11°25'30"E. ALONG THE WESTERLY BOUNDARY LINE OF SAID MOUNTAIN QUEEN CONDOMINIUM A DISTANCE OF 110.77 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE LEAVING SAID WESTERLY BOUNDARY LINE OF SAID MOUNTAIN QUEEN CONDOMINIUMS S.89°55'06"W. ALONG SAID SOUTH LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 53.70 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF BLOCK 12 EAMES ADDITION TO THE CITY OF ASPEN; THENCE LEAVING SAID SOUTH LINE OF SAID GOVERNMENT LOT 1 N.15°46'58"E. ALONG THE EASTERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITION A DISTANCE OF 5.21 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 12 EAMES ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SUMMIT STREET RIGHT OF WAY; THENCE CONTINUING N.15°46'58"E. ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 10 EAMES ADDITION; THENCE CONTINUING N.15°46'58"E. ALONG THE EASTERLY BOUNDARY LINE OF SAID BLOCK 10 EAMES ADDITION A DISTANCE OF 88.05 FEET TO THE POINT OF BEGINNING.

PARCEL 4

A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THE DOCUMENT RECORDED DECEMBER 19, 1946 AS RECEPTION NO. 094502 IN BOOK 170 AT PAGE 363; SAID PARCEL OF LAND ALSO BEING SITUATED IN GOVERNMENT LOT 31 IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS DESCRIBED BY THE DEPENDENT RESURVEY AND SURVEY PLAT OF TOWNSHIP 10 SOUTH, RANGE 85 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, FILED MAY 30, 1980 IN THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT OFFICE IN DENVER, COLORADO ("BLM PLAT"); SAID PARCEL OF LAND IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ASPEN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY LINE OF MOUNTAIN QUEEN CONDOMINIUMS, ACCORDING TO THE MAP THEREOF RECORDED SEPTEMBER 27, 1974 IN PLAT BOOK 4 AT PAGE 489, WHENCE THE NORTHWEST CORNER OF SAID MOUNTAIN QUEEN CONDOMINIUMS BEARS N.11°25'30"w. A DISTANCE OF

110.77 FEET; THENCE S.11°25'30"e. ALONG SAID WESTERLY BOUNDARY LINE OF MOUNTAIN QUEEN CONDOMINIUMS A DISTANCE OF 197.75 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE S.45°OO'OO"w. A DISTANCE OF 6.42 FEET TO THE SOUTHWEST CORNER OF SAID MOUNTAIN QUEEN CONDOMINIUMS; THENCE LEAVING SAID WESTERLY BOUNDARY LINE S.4°00'00"w. ALONG THE EAST LINE OF SAID GOVERNMENT LOT 31 A DISTANCE OF 281.08 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE SOUTH ANNEXATION TO THE CITY OF ASPEN, COLO, ACCORDING TO THE MAP THEREOF RECORDED MARCH 24, 1967 IN PLAT BOOK 3 AT PAGE 132; THENCE LEAVING SAID EAST LINE OF SAID GOVERNMENT LOT 31 N.70°36'57"W. ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SOUTH ANNEXATION TO THE CITY OF ASPEN A DISTANCE OF 757.42 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 31; THENCE N.14°40'13"E. A DISTANCE OF 35.42 FEET TO THE SOUTHERLY MOST POINT OF GOVERNMENT LT 38, ACCORDING TO SAID "BLM PLAT"; THENCE ALONG THE COMMON LINE BETWEEN SAID GOVERNMENT LOT 31 AND SAID GOVERNMENT LOT 38 THE FOLLOWING TWO (2) COURSES:

1) N.38°38'25"e. A DISTANCE OF 72.34 FEET

2) N.45°13'35"w. A DISTANCE OF 33.86 FEET;

THENCE LEAVING THE EAST LINE OF SAID GOVERNMENT LOT 38, CONTINUING ALONG THE WEST LINE OF SAID GOVERNMENT LOT 31 N.14°42'57"E. A DISTANCE OF 30.93 FEET TO A POINT ON THE NORTH LINE OF THE SE1/4NE1/4 OF SECTION 13, ALSO BEING A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 31; THENCE LEAVING SAID WEST LINE OF SAID GOVERNMENT LOT 31 N.89°55'06"E. ALONG THE NORTH LINE OF THE SE1/4NE1/4 OF SECTION 13, ALSO BEING THE NORTH LINE OF SAID GOVERNMENT LOT 31, A DISTANCE OF 598.23 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF BLOCK 12, EAMES ADDITION TO THE CITY OF ASPEN THENCE LEAVING SAID NORTH LINES S.14°50'49"W. ALONG THE WESTERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITION A DISTANCE OF 6.17 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 12 EAMES ADDITION; THENCE LEAVING SAID WESTERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITION S.75°09'11"E. ALONG THE SOUTHERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITIONS A DISTANCE OF 181.46 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 12 EAMES ADDITION; THENCE N.15°46'58"E. ALONG THE EASTERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITION A DISTANCE OF 54.79 FEET TO A POINT ON SAID NORTH LINE OF SAID SE1/4NE1/4 OF SECTION 13, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 31; THENCE LEAVING SAID EASTERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITION N. 89°55'06"E. ALONG THE NORTH LINE OF THE SE1/4NE1/4 OF SECTION 13, ALSO BEING THE NORTH LINE OF SAID GOVERNMENT LOT 31, A DISTANCE OF 53.70 FEET TO THE POINT OF BEGINNING.

INCLUDING THE VACATION OF THE SOUTH HALF OF HILL STREET, SUMMIT STREET AND THE EASTERLY HALF OF SOUTH ASPEN STREET FROM LIFT ONE SUBDIVISION TO THE SOUTHERLY LIMITS OF THE RIGHT-OF-WAY.

SCHEDULE B - SECTION 1
REQUIREMENTS

The following are the requirements to be complied with:

ITEM (a) Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.

ITEM (b) Proper instrument(s) creating the estate or interest to be insured must be executed and duly filed for record to-wit:

THIS COMMITMENT IS FURNISHED FOR INFORMATIONAL PURPOSES ONLY, IT IS NOT A CONTRACT TO ISSUE TITLE INSURANCE AND SHALL NOT BE CONSTRUED AS SUCH. IN THE EVENT A PROPOSED INSURED IS NAMED THE COMPANY HEREBY RESERVES THE RIGHT TO MAKE ADDITIONAL REQUIREMENTS AND/OR EXCEPTIONS AS DEEMED NECESSARY. THE RECIPIENT OF THIS INFORMATIONAL REPORT HEREBY AGREES THAT THE COMPANY HAS ISSUED THIS REPORT BY THEIR REQUEST AND ALTHOUGH WE BELIEVE ALL INFORMATION CONTAINED HEREIN IS ACCURATE AND CORRECT, THE COMPANY SHALL NOT BE CHARGED WITH ANY FINANCIAL LIABILITY SHOULD THAT PROVE TO BE INCORRECT AND THE COMPANY IS NOT OBLIGATED TO ISSUE ANY POLICIES OF TITLE INSURANCE.

1. A current survey, certified by a Registered Colorado Land Surveyor must be delivered to, approved and retained by the Company

2. Copy of the Registration duly stamped by the Secretary of State of the State of COLORADO evidencing registration of ASPEN SKIING COMPANY, LLC and Statement of Authority and a copy of the Operating Agreement of ASPEN SKIING COMPANY, LLC evidencing the names and addresses of the Members and/or Managers authorized to act on behalf of said Limited Liability Company.

   A Statement of Authority was recorded for Aspen Skiing Company LLC on December 31, 2007 as Reception No. 545381, evidencing that R. Matthew Jones is the authorized person to bind the transaction contemplated herein.

SCHEDULE B SECTION 2
EXCEPTIONS

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, any facts which a correct survey and inspection of the premises would disclose and which are not shown by the public records.
4. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.
6. Taxes due and payable; and any tax, special assessment, charge or lien imposed for water or sewer service or for any other special taxing district.

7. Right of the proprietor of a vein or lode to extract or remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted as reserved in United States Patent recorded August 26, 1949 in Book 175 at Page 298.

8. Right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises hereby granted as reserved in United States Patent recorded August 26, 1949 in Book 175 at Page 299.

9. Terms, conditions, provisions and obligations as set forth in Agreement recorded December 1, 1948 in Book 175 at Page 40 and Quit Claim Deed recorded April 18, 1949 in Book 170 at Page 555. (Affects Parcel 2).

10. Terms, conditions, provisions and obligations as set forth in Easement between the Board of County Commissioners of Pitkin County, Colorado and Friedl Pfeifer and Assignment between Friedl Pfeifer and Aspen Skiing Corporation recorded October 25, 1962 in Book 199 at Page 489.

11. Map of South Annexation to the City of Aspen recorded March 24, 1967 in Plat Book 3 at Page 132.

12. Ordinance No. 4, Series of 1967 by City of Aspen recorded March 24, 1967 in Book 226 at Page 143.

13. Terms, conditions, provisions and obligations as set forth in Deed between Stanford H. Johnson and Aspen Skiing Corporation regarding easement(s) and covenants recorded December 5, 1967 in Book 231 at Page 89.

14. Terms, conditions, provisions and obligations as set forth in Deed between Aspen Skiing Corporation and Stanford H. Johnson regarding restrictions recorded December 14, 1967 in Book 231 at Page 278.

15. Terms, conditions, provisions and obligations as set forth in Easement Agreement between City of Aspen and Aspen Skiing Corporation recorded October 17, 1969 in Book 244 at Page 31.

16. Terms, conditions, provisions and obligations as set forth in Deed between Aspen Skiing Corporation and Stanford H. Johnson regarding covenants recorded July 13, 1971 in Book 256 at Page 502.

17. Terms, conditions, provisions and obligations as set forth in Deed between Stanford H. Johnson and Aspen Skiing Corporation regarding easements and covenants recorded July 13, 1971 in Book 256 at Page 506.

18. Terms, conditions, provisions and obligations as set forth in Supplemental Easement Agreement recorded November 5, 1971 in Book 259 at Page 83.(Affects Parcel 1)

(Continued)

SCHEDULE B SECTION 2
EXCEPTIONS - (Continued)

19. Terms, conditions, provisions and obligations as set forth in Grant of Easement recorded May 4, 1973 in Book 275 at Page 378 and Amendment to Grant of Easement recorded September 27, 1974 in Book 291 at Page 649.(Affects Parcel 1)

20. Terms, conditions, provisions and obligations as set forth in Grant of Easement to City of Aspen recorded August 17, 1981 in Book 412 at Page 557.(Affects Parcel 1)

21. Terms, conditions, provisions and obligations as set forth in Quitclaim Deed and Assignment of Leases recorded September 17, 1981 in Book 414 at Page 440.

22. Terms, conditions, provisions and obligations as set forth in Revocable Encroachment License recorded October 31, 2007 as Reception No. 543674

23. Terms, conditions, provisions, obligations and all matters as set forth in Resolution of the Aspen Historic Preservation Commission recorded November 10, 2008 as Reception No. 554124 as Resolution No. 23-2008.

24. Terms, conditions, provisions, obligations and all matters as set forth in Ordinance No. 28, Series of 2011 by The City of Aspen City Council recorded January 10, 2012 as Reception No. 585785.

25. Easements, rights of way and all matters as disclosed on Street, Alleyway and Easement Vacation Plat recorded March 5, 2013 in Plat Book 101 at 98 as Reception No. 597435.

26. Terms, conditions, provisions and obligations as set forth in Master Easement Agreement recorded March 5, 2013 as Reception No. 597440

27. Encroachments into South Aspen Street ROW and Hill Street as shown on Plat of Lift One Lodge Subdivision/PUD Final Plan Set recorded March 5, 2013 in Plat Book 102 at Page 4 as Reception No. 597441.

28. Terms, conditions, provisions and obligations as set forth in USDA Forest Service Ski Area Term Special Use Permit recorded August 26, 2015 as Reception No. 622748.

ENDORSEMENT SCHEDULE FOR OWNERS POLICY

ATTACHED TO AND BECOMING A PART OF CASE NO: PCT23785W11

SELLER:

ASPEN SKIING COMPANY, LLC, a Colorado limited liability company

BUYER:

The following endorsements will be issued in connection with the Policy to be issued hereunder as referenced above:

ENDORSEMENTS:	For a fee of: $
	For a fee of: $
	For a fee of: $
	For a fee of: $
	For a fee of: $

Upon compliance with the requirements set forth below, the following exceptions will be deleted from the final policy.

The fee for deleting exceptions 1 thru 3 is $50.00

A satisfactory affidavit and agreement indemnifying the Company against any defects, liens, encumbrances, adverse claims, or other matters known by Seller and Buyer.
The Company hereby reserves the right to make additional requirements as may be deemed necessary in the event information regarding defects, liens, encumbrances, adverse claims, or the like are discovered.

The fee for deleting exception 4 is $10.00 for Residential Property and $25.00 for Commercial Property.

Exception Number 5 is automatically deleted upon recordation of the documents called for on the requirement page of this commitment.

Exception Number 6 will be amended to read: Taxes for the current year not yet due or payable, upon evidence satisfactory that the Taxes for the prior year(s) have been paid.

NOTE: A satisfactory affidavit and agreement indemnifying the Company against unfiled mechanic's and materialmens liens, executed by the seller and any additional parties deemed necessary by the Company. The company hereby reserves the right to make additional requirements as may be deemed necessary in the event additional facts regarding development, construction or other building or work are disclosed to the company that may fall within any lien period as defined in the Statues of the State of Colorado, and may result in additional premiums and/or fees for such coverage.

NOTE: A current survey, certified by a Registered Colorado Land Surveyor must be delivered to, approved and retained by the Company for Deletion of Printed Exception No. 3. (NOT REQUIRED FOR CONDOMINIUM OR TOWNHOME UNITS)

ADDITIONAL INFORMATION AND DISCLOSURES

The Owner's Policy to be issued, if any shall contain the following items in addition to the ones set forth above:

(1) The Deed of Trust, if any, required under Schedule B-Section 1.
(2) Water rights, claims or title to water. (NOTE: THIS EXCEPTION WILL APPEAR ON THE OWNER'S AND MORTGAGE POLICY TO BE ISSUED HEREUNDER)

Pursuant to Insurance Regulation 89-2

NOTE: Each title entity shall notify in writing every prospective insured in an owner's title insurance policy for a single family residence (including a condominium or townhouse unit) (i) of that title entity's general requirements for the deletion of an exception or exclusion to coverage relating to unfiled mechanics or materialmens liens, except when said coverage or insurance is extended to the insured under the terms of the policy. A satisfactory affidavit and agreement indemnifying the Company against unfiled mechanics' and/or Materialmen's Liens executed by the persons indicated in the attached copy of said affidavit must be furnished to the Company. Upon receipt of these items and any others requirements to be specified by the Company upon request, Pre-printed Item Number 4 may be deleted from the Owner's policy when issued. Please contact the Company for further information. Notwithstanding the foregoing, nothing contained in this Paragraph shall be deemed to impose any requirement upon any title insurer to provide mechanics or materialmens lien coverage.

NOTE: If the Company conducts the owners or loan closing under circumstances where it is responsible for the recording or filing of legal documents from said transaction, the Company will be deemed to have provided "Gap Coverage".

Pursuant to Senate Bill 91-14 (CRS 10-11-122)

(a) The Subject Real Property may be located in a Special Taxing District;
(b) A Certificate of Taxes Due listing each taxing jurisdiction may be obtained form the County treasurer of the County Treasurer's Authorized Agent;
(c) Information regarding Special Districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

NOTE: A tax Certificate or other appropriate research will be ordered from the County Treasurer/Assessor by the Company and the costs thereof charged to the proposed insured unless written instruction to the contrary are received by the company prior to the issuance of the Title Policy anticipated by this Commitment.

Pursuant to House Bill 01-1088 (CRS 10-11-123)

If Schedule B of your commitment for an Owner's Title Policy reflects an exception for mineral interests or leases, pursuant to CRS 10-11-123 (HB 01-1088), this is to advise:

(a) There is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals or geothermal energy in the property and
(b) That such mineral estate may include the right to enter and use the property without the surface owners' permission.

NOTE: The policy(s) of insurance may contain a clause permitting arbitration of claims at the request of either the Insured or the Company. Upon request, the Company will provide a copy of this clause and the accompanying arbitration rules prior to the closing of the transaction.

NOTICE REGARDING CONSTRUCTION FINANCING: If it is not disclosed to the company that the loan to be insured hereunder is in fact a construction loan, any coverage given under the final policy regarding mechanic or materialmen's liens shall be deemed void and of no effect.

Pitkin County Title, Inc.
Privacy Policy

We collect nonpublic information about you from the following sources:

- Information we receive from you, such as your name, address, telephone number, or social security number;

- Information about your transactions with us, our affiliates, or others. We receive this information from your lender, attorney, real estate broker, etc.; and Information from public records

We do not disclose any nonpublic personal information about our customers or former customers to anyone, except as permitted by law.

We restrict access to nonpublic personal information about you to those employees who need to know that information to provide the products or services requested by you or your lender.

We maintain physical, electronic, and procedural safeguards that company with appropriate federal and state regulations.

Notice of Privacy Policy

of

Westcor Land Title Insurance Company

Westcor Land Title Insurance Company ("WLTIC") values its customers and is committed to protecting the privacy of personal information. In keeping with that philosophy, we have developed a Privacy Policy, set out below, that will ensure the continued protection of your nonpublic personal information and inform you about the measures WLTIC takes to safeguard that information.

Who is Covered

We provide our Privacy Policy to each customer when they purchase an WLTIC title insurance policy. Generally, this means that the Privacy Policy is provided to the customer at the closing of the real estate transaction.

Information Collected

In the normal course of business and to provide the necessary services to our customers, we may obtain nonpublic personal information directly from the customer, from customer-related transactions, or from third parties such as our title insurance agents, lenders, appraisers, surveyors or other similar entities.

Access to Information

Access to all nonpublic personal information is limited to those employees who have a need to know in order to perform their jobs. These employees include, but are not limited to, those in departments such as legal, underwriting, claims administration and accounting.

Information Sharing

Generally, WLTIC does not share nonpublic personal information that it collects with anyone other than its policy issuing agents as needed to complete the real estate settlement services and issue its title insurance policy as requested by the consumer. WLTIC may share nonpublic personal information as permitted by law with entities with whom WLTIC has a joint marketing agreement. Entities with whom WLTIC has a joint marketing agreement have agreed to protect the privacy of our customer's nonpublic personal information by utilizing similar precautions and security measures as WLTIC uses to protect this information and to use the information for lawful purposes. WLTIC, however, may share information as required by law in response to a subpoena, to a government regulatory agency or to prevent fraud.

Information Security

WLTIC, at all times, strives to maintain the confidentiality and integrity of the personal information in its possession and has instituted measures to guard against its unauthorized access. We maintain physical, electronic and procedural safeguards in compliance with federal standards to protect that information.

The WLTIC Privacy Policy can also be found on WLTIC's website at www.wltic.com.

AMERICAN LAND TITLE ASSOCIATION
COMMITMENT 6-17-06

WESTCOR LAND TITLE INSURANCE COMPANY

COMMITMENT
FOR
TITLE INSURANCE

HOME OFFICE
201 N. New York Avenue, Suite 200
Winter Park, Florida 32789
Telephone: (407) 629-5842

PITKIN COUNTY TITLE, INC.
601 E. HOPKINS, THIRD FLOOR
ASPEN, CO 81611
970-925-1766/970-925-6527 FAX
TOLL FREE 877-217-3158

WIRING INSTRUCTIONS FOR ALL TRANSACTIONS REGARDING THE CLOSING OF THIS FILE ARE AS FOLLOWS:

ALPINE BANK-ASPEN
600 E. HOPKINS AVE.
ASPEN, CO. 81611

ABA ROUTING NO. 102103407

FOR CREDIT TO:
PITKIN COUNTY TITLE, INC., ESCROW ACCOUNT

ACCOUNT NO. 2021 012 333

REFERENCE:PCT23785W11/

Appendix A. Exhibit 3

August 5, 2015

Community Development Department
City of Aspen
130 South Galena Street, 3rd Floor
Aspen, CO 81611

To: City of Aspen, Community Development Department

Design Workshop is hereby granted to right of access to information and the right to act as our agent/representative regarding matters concerning the Gorsuch Haus project and the project application.

Please contact Richard Shaw with any questions, comments or concerns regarding the project:

Richard Shaw
Design Workshop
120 East Main Street
Aspen, CO 81611
970.925.8354
rshaw@designworkshop.com

This written authorization is effective upon the date signed and will remain in effect for the entirety of the development process.

Regards,

Jim DeFrancia
Norway Island LLC
c/o Lowe Enterprises, Suite 230-8
East Cooper Avenue
Aspen, CO 81611

jdefrancia@loweentrprises.com
970.544.6900

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

LAND USE APPLICATION

Project Name and Address:	Gorsuch Haus
Parcel ID # (REQUIRED):	4 parcels total, 3 Parcel ID #'s 273513127001, 273513126001, 273513400028

APPLICANT:

Name:	Norway Island, LLC c/o Lowe Enterprises, Inc. ATT: Jim DeFrancia, Principal		
Address:	420 East Main Street Aspen, CO 81611		
Phone #:	970.544.6900	email:	jdefrancia@lowe-re.com

REPRESENTIVATIVE:

Name:	Richard Shaw, Design Workshop		
Address:	120 East Main St. Aspen, co 81611		
Phone#:	970.925.8354	email:	rshaw@designworkshop.com

Description: Existing and Proposed Conditions

See Appendix B. P004 Existing and Proposed Development Overlay

Review: Administrative or Board Review

Required Land Use Review(s): Detailed Review

Growth Management Quota System (GMQS) required fields:

Net Leasable square footage _____ Lodge Pillows_____ Free Market dwelling units _____

Affordable Housing dwelling units_____ Essential Public Facility square footage _____

Have you included the following?

FEES DUE: $ _____

- [X] **Pre-Application Conference Summary**
- [X] **Signed Fee Agreement**
- [X] **HOA Compliance form**
- [X] **All items listed in checklist on PreApplication Conference Summary**

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

DIMENSIONAL REQUIREMENTS FORM
Complete only if required by the PreApplication checklist

Project and Location: Gorsuch Haus 4 parcels total, 3 Parcel ID #'s 273513127001, 273513126001, 273513400028

Applicant: Norway Island, LLC c/o Lowe Enterprises, Inc. ATT: Jim DeFrancia, Principal

Zone District: L **Gross Lot Area: 45,454SF** **Net Lot Area:**

**Please refer to section 26.575.020 for information on how to calculate Net Lot Area

Please fill out all relevant dimensions

Single Family and Duplex Residential

	Existing	Allowed	Proposed
1) Floor Area (square feet)			
2) Maximum Height			
3) Front Setback		Refer to Ordinance 39 Series of 2016	
4) Rear Setback			
5) Side Setbacks			
6) Combined Side Setbacks			
7) % Site Coverage			
8) Minimum distance between buildings			
Proposed % of demolition _____			

Multi-family Residential

	Existing	Allowed	Proposed
1) Number of Units			
2) Parcel Density (see 26.710.090.C.10)			
3) FAR (Floor Area Ratio)			
4) Floor Area (square feet)		Refer to Ordinance 39 Series of 2016	
4) Maximum Height			
5) Front Setback			
6) Rear Setback			
7) Side Setbacks			
Proposed % of demolition _____			

Commercial

Proposed Use(s)_____

	Existing	Allowed	Proposed
1) FAR (Floor Area Ratio)			
2) Floor Area (square feet)			
3) Maximum Height			
4) Off-Street Parking Spaces		Refer to Ordinance 39 Series of 2016	
5) Second Tier (square feet)			
6) Pedestrian Amenity (square feet)			
Proposed % of demolition _____			

Lodge

Additional Use(s)_____

	Existing	Allowed	Proposed
1) FAR (Floor Area Ratio)			
2) Floor Area (square feet)			
3) Maximum Height			
4) Free Market Residential(square feet)		Refer to Ordinance 39 Series of 2016	
4) Front setback			
5) Rear setback			
6) Side setbacks			
7) Off-Street Parking Spaces			
8) Pedestrian Amenity (square feet)			
Proposed % of demolition _____			

Existing non-conformities or encroachments:

Variations requested:

See Section II

CITY OF ASPEN COMMUNITY DEVELOPMENT DEPARTMENT

Agreement to Pay Application Fees

An agreement between the City of Aspen ("City") and

Please type or print in all caps

Address of Property: 4 parcels total, 3 Parcel ID #'s 273513127001, 273513126001, 273513400028

Property Owner Name: NORWAY ISLAND, LLC Representative Name (if different from Property Owner) JIM DEFRANCIA

Billing Name and Address - Send Bills to: C/O LOWE ENTERPRISES, SUITE 420, 420 E MAIN STREET ASPEN, CO 81611

Contact info for billing: e-mail: JDEFRANCIA@LOWE-RE.COM Phone: 970.544.6900

I understand that the City has adopted, via Ordinance No. 30, Series of 2017, review fees for Land Use applications and payment of these fees is a condition precedent to determining application completeness. I understand that as the property owner that I am responsible for paying all fees for this development application.

For flat fees and referral fees: I agree to pay the following fees for the services indicated. I understand that these flat fees are non-refundable.

$1,625 flat fee for PARKS

$1,625 flat fee for ENVIRONMENTAL HEALTH

For Deposit cases only: The City and I understand that because of the size, nature or scope of the proposed project, it is not possible at this time to know the full extent or total costs involved in processing the application. I understand that additional costs over and above the deposit may accrue. I understand and agree that it is impracticable for City staff to complete processing, review and presentation of sufficient information to enable legally required findings to be made for project consideration, unless invoices are paid in full.

The City and I understand and agree that invoices mailed by the City to the above listed billing address and not returned to the City shall be considered by the City as being received by me. I agree to remit payment within 30 days of presentation of an invoice by the City for such services.

I have read, understood, and agree to the Land Use Review Fee Policy including consequences for no-payment. I agree to pay the following initial deposit amounts for the specified hours of staff time. I understand that payment of a deposit does not render and application complete or compliant with approval criteria. If actual recorded costs exceed the initial deposit, I agree to pay additional monthly billings to the City to reimburse the City for the processing of my application at the hourly rates hereinafter stated.

$10,400 deposit for 32 hours of Community Development Department staff time. Additional time above the deposit amount will be billed at **$325.00 per hour**.

$325 deposit for 1 hours of Engineering Department staff time. Additional time above the deposit amount will be billed at **$325.00 per hour**.

City of Aspen:

_____

Community Development Director

City Use:
Fees Due: $_____ Received $_____
Case #_____

Signature: _____

PRINT Name: JAMES DEFRANCIA

Title: MANAGER

COMMUNITY DEVELOPMENT DEPARTMENT

Homeowner Association Compliance Policy

All land use applications within the City of Aspen are required to include a Homeowner Association Compliance Form (this form) certifying the scope of work included in the land use application complies with all applicable covenants and homeowner association policies. The certification must be *signed by the property owner or Attorney representing the property owner.*

Property Owner ("I"):	Name:	Norway Island, LLC c/o Lowe Enterprises, Inc. ATT: Jim DeFrancia, Principal
	Email: jdefrancia@lowe-re.com	Phone No.: 970.544.6900
Address of Property: (subject of application)	4 parcels total, 3 Parcel ID #'s 273513127001, 273513126001, 273513400028	

I certify as follows: (pick one)

☒ This property is not subject to a homeowners association or other form of private covenant.

☐ This property is subject to a homeowners association or private covenant and the improvements proposed in this land use application do not require approval by the homeowners association or covenant beneficiary.

☐ This property is subject to a homeowners association or private covenant and the improvements proposed in this land use application have been approved by the homeowners association or covenant beneficiary.

I understand this policy and I understand the City of Aspen does not interpret, enforce, or manage the applicability, meaning or effect of private covenants or homeowner association rules or bylaws. I understand that this document is a public document.

Owner signature: _____ date: 2/27/23

Owner printed name: JAMES DEFRANCIA, MANAGER

or,

Attorney signature: _____ date: _____

Attorney printed name: _____

Pitkin County Mailing List of 300 Feet Radius
From Parcel: 273513400028 on 02/25/2020

Instructions:

This document contains a Mailing List formatted to be printed on Avery 5160 Labels. If printing, DO NOT "fit to page" or "shrink oversized pages." This will manipulate the margins such that they no longer line up on the labels sheet. Print actual size.

Disclaimer:

Pitkin County GIS presents the information and data on this web site as a service to the public. Every effort has been made to ensure that the information and data contained in this electronic system is accurate, but the accuracy may change. Mineral estate ownership is not included in this mailing list. Pitkin County does not maintain a database of mineral estate owners.

Pitkin County GIS makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content at this site or at other sites to which we link. Assessing accuracy and reliability of information and data is the sole responsibility of the user. The user understands he or she is solely responsible and liable for use, modification, or distribution of any information or data obtained on this web site.

http://www.pitkinmapsandmore.com

SULLIVAN LYNN S
420 36TH ST
MANHATTAN BEACH, CA 90266

DOLINSEK JOSEPHINE
619 S MONARCH ST
ASPEN, CO 81611

CARIBOU CONDO ASSOC
701 S MONARCH ST
ASPEN, CO 81611

DURANT CONDO ASSOC
747 S GALENA ST
ASPEN, CO 81611

MAUTNER RICHARD & MARIANNE
2660 PEACHTREE RD NW APT 25A/B
ATLANTA, GA 30305

MAYER ROBERT G
350 SE 28TH AVE
POMPANO BEACH, FL 33062

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

SMITH CARLETON KIMBERLY REV TRUST
PO BOX 567
MIDDLEBURY, VT 05753

FOWLER DUANE
4337 NE RHODES END RD
BAINBRIDGE ISLAND, WA 98110-2022

ANDERSON BRUCE J
700 S MONARCH #207
ASPEN, CO 81611-1854

FORT FAMILY 12 UPPER ASPEN LLC
2900 OAK AVE
MIAMI, FL 33133

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

FIELDS GREGORY A
4600 DOWNERS DR
DOWNERS GROVE, IL 60515

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

MORRIS DIANE L FAM TRUST IV
2550 SCOTT ST
SAN FRANCISCO, CA 94115

SILVER QUEEN #10 LLC
20 DAYTON AVE
GREENWICH, CT 06830

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

5 SPOKES PARTNERSHIP LP
460 ATLANTIC BLVD
JUNO BEACH, FL 334081740

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

DURANT CONDO ASSOC
747 S GALENA ST
ASPEN, CO 81611

SCHERER ROBERT P TRUST
239 GILBERT ST
ASPEN, CO 81611

MCGUIRE TIMOTHY W JR
5826 MARLBOROUGH AVE
PITTSBURGH, PA 15217

MORADA VENTURES INC
866 S DIXIE HIGHWAY
CORAL GABLES, FL 33146

SHADOW MTN AERIE PTNRSHP LLP
21 BRIARCLIFF RD
LARCHMONT, NY 10538

PETERSON CAPITAL PARTNERS LP
301 COMMERCE ST #3300
FORT WORTH, TX 76102

WHELCHEL ANGUS
3092 EDISON CT
BOULDER, CO 80301

FRIEDKIN SUSAN J TRUST
1375 ENCLAVE PKWY
HOUSTON, TX 77077

ROCK JANET RYAN
1717-13 S OCEAN BLVD
POMPANO BEACH, FL 33062

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

GSJ CAPITAL LLC
W296 N2979 FRANCISCA RD
PEWAUKEE, WI 53072

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

ASPEN ALPS CONDO ASSOC
700 UTE AVE
ASPEN, CO 81611

SEIDMAN DOV LIVING TRUST
320 WEST 78TH ST
NEW YORK, NY 10024

CITY OF ASPEN
130 S GALENA ST
ASPEN, CO 81611

ASHKENAZY ASPEN HOTEL LLC
150 E 58TH ST PENTHOUSE
NEW YORK, NY 10115

SHEPHERD BETH ANN
11504 CANTON DR
STUDIO CITY, CA 91604

SUMMIT PLACE CONDOS
750 S MILL ST
ASPEN, CO 81611

POLLOCK WILLIAM HARRISON
5340 CORAL AVE
CAPE CORAL , FL 33904

BLEILER JUDITH A TRUST
PO BOX 10220
ASPEN, CO 81612

ALPS PARTNERS
PO BOX 703806
DALLAS, TX 753703806

BROWN JAMES R JR
45 LISPENARD ST #6E
NEW YORK, NY 10013

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

DUNN SHAWN C
300 CENTER DR #G144
LOUISVILLE, CO 80027

PECKHAM THOMAS C
PO BOX 9766
ASPEN, CO 81612

OXY MINING LLC
PO BOX 12381
ASPEN, CO 81612

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

SHINE FAMILY LLC
8677 IMPACT CT
INDIANAPOLIS, IN 462191424

SHADOW MOUNTAIN VILLAGE CONDO ASSC
809 S ASPEN ST
ASPEN, CO 81611

SHAPIRO DONALD & RANDIE
1221 W MONTANA ST
CHICAGO, IL 60614

PARRISH ARIANE S
10463 LA REINA RD
DELRAY BEACH, FL 33446

700 MONARCH CONDO ASSOC
700 S MONARCH ST
ASPEN, CO 81611

NOREN GREGORY L
11211 FONTHILL DR
INDIANAPOLIS, IN 46236

BROWN STEVEN SHANE & KRISTINE
2550 SYCAMORE CANYON RD
MONTECITO, CA 93108

IMMO SASSAFRAS INC
3445 PEACHTREE RD #465
ATLANTA , GA 30326

BUCHHEIT GERALD A
6210 OLD LAKE SHORE RD
LAKE VIEW , NY 14085

ONE ASPEN 8 LLC
420 E MAIN ST #200
ASPEN, CO 81611

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

918 S MILL ST LLC
918 S MILL ST #A
ASPEN, CO 81611

PETROVICH NICK D
730 E DURANT AVE STE 101
ASPEN, CO 81611-2072

WERNER STEFANIA P TRUST
212 LINDEN AVE
ST LOUIS, MO 63105

COFFEY VIRGINIA I
4337 RHODESEND RD
BAINBRIDGE ISLAND, WA 98110

CANAS HUGO
922 S MILL ST #2B
ASPEN, CO 81611

NAKAGWA MICHAEL F
922 S MILL ST #3C
ASPEN, CO 81611

GOLAY FRANK & INGA LIVING TRUST
300 LOCH LOMOND RD
RANCHO MIRAGE, CA 92270

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

H2 ASPEN LLC
501 ALLIS RANCH RD
SEDALIA, CO 80135

GALENA PROPERTY LLC
999 N LAKE SHORE DR
CHICAGO, IL 60611

ASV ASPEN ST OWNER LLC
1 POST OFFICE SQ #3150
BOSTON, MA 021092109

FOXS LEGACY LLC
700 S UTE AVE
ASPEN, CO 81611

MOUNTAIN QUEEN CONDO ASSOC
COMMON AREA
800 S MONARCH ST
ASPEN, CO 81611

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

NAM REAL ESTATE LLC
6301 N OCEAN BLVD
OCEAN RIDGE, FL 33435

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

OTTO GERDAU CO
700 S UTE AVE
ASPEN, CO 81611

NIREN NEIL M
1629 ROYAL PALM WY
BOCA RATON, FL 33432

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

BRYANT NANCY
555 E DURANT AVE STE 5A
ASPEN, CO 81611

CITY OF ASPEN
130 S GALENA ST
ASPEN, CO 81611

YEN RESIDENCE LLC
715 W MAIN ST #201
ASPEN, CO 81611

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

KENNER PATRICIA
720 PARK AVE
NEW YORK, NY 10021

BENNETT WOOD INTERESTS LTD
PO DRAWER 1011
REFUGIO, TX 78377

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

PECAROVICH RICHARD B LVG TRUST
433 N CAMDEN DR #970
BEVERLY HILLS, CA 90210

SCHIFFMAN ROBIN
700 MONARCH ST #103
ASPEN, CO 81611

ASPEN ALPS WEST CONDO ASSOC
COMMON AREA
700 UTE AVE
ASPEN, CO 81611

ASV ASPEN ST OWNER LLC
1 POST OFFICE SQ #3150
BOSTON, MA 021092109

755C SOUTH ASPEN LLC
690 SOUTH PEYTONVILLE AVE
SOUTHLAKE, TX 76092

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

BERSANI THOMAS A
3415 EAST LAKE RD
SKANEATELES, NY 13152

S C JOHNSON AND SON INC
1525 HOWE ST
RACINE, WI 53403

AHEARN GRANT KEVIN
225 VIA QUITO
NEWPORT BEACH, CA 926635505

HURT FAMILY LP
700 UTE AVE
ASPEN, CO 81611

OTTO GERDAU CO
700 S UTE AVE
ASPEN, CO 81611

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

COHEN ASPEN LLC
289 LAUREL AVE
HIGHLAND PARK, IL 60035

DRR 2012 GIFT TRUST
5490 S SHORE DR #7N
CHICAGO, IL 606155974

CHETNER PARTNERSHIP LP
200 1010 8TH AVE SW
CALGARY ALBERTA T2P 1J2,

MONTGOMERY STUART MEAD
3885 WISTARIA DR
PORTLAND, OR 97212

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

TAUBER JOEL
27777 FRANKLIN RD #1630
SOUTHFIELD, MI 48034

AJAX SLOPESIDE LLC
240 RAMSAY RD
DEERFIELD, IL 60015

ASHKENAZY ASPEN HOTEL LLC
150 E 58TH ST PENTHOUSE
NEW YORK, NY 10115

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

PECKHAM THOMAS C
PO BOX 9766
ASPEN, CO 81612

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

THURSTON ROSEMARIE A & DAVID L
1639 MIFFLIN PL NE
ATLANTA, GA 30324

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

MARUER JANIE K QPRT
1311 REGAL DR
CARMEL, IN 46032

KABERT INDUSTRIES INC
PO BOX 6270
VILLA PARK, IL 60181

RATAJCZAK ALLISON & DAVID
736 COURTENAY DR NE
ATLANTA, GA 30306

RYAN PAUL D
700 ST LAWRENCE AVE
JANESVILLE, WI 53545

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

HORING ELLEN
27777 FRANKLIN RD #1630
SOUTHFIELD, MI 48034

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

PITKIN COUNTY
530 E MAIN ST #301
ASPEN, CO 81611

ASHKENAZY ASPEN COMMERCIAL LLC
150 E 58TH ST PENTHOUSE
NEW YORK, NY 10155

618 S GALENA ST LLC
1888 CENTURY PARK E #1100
LOS ANGELES, CA 90067

ICIE JACKSON LLC
390 PARK AVE FL18
NEW YORK, NY 100224608

SOUTH ASPEN LLC
388 W BROADWAY #5
NEW YORK, NY 10012

ASHKENAZY ASPEN HOTEL LLC
150 E 58TH ST PENTHOUSE
NEW YORK, NY 10115

EDWARDS TRICIA TEEGARDIN
500 N CAPITAL OF TEXAS HWY BLDG 4-100
AUSTIN , TX 78746

ASPEN MOUNTAIN TOWNHOUSES ASSOC
411 MEADOW CT
BASALT, CO 81621

AUHLL 2010 TRUST
546 MIRAMONTE DR
SANTA BARBARA, CA 93101

MOORE GARY W JR
PO BOX 983
LIHUE, HI 967660983

SPENCER DAVID B
1217 ROYAL ST #1
NEW ORLEANS, LA 70116

PITKIN COUNTY
530 E MAIN ST #301
ASPEN, CO 81611

AJAX CONDO ASSOC
107 ASPEN MOUNTAIN RD
ASPEN, CO 81611

WINTER MARITAL TRUST
175 E DELAWARE PL #8404
CHICAGO, IL 60616

PITKIN COUNTY
530 E MAIN ST #301
ASPEN, CO 81611

918 MILL ST TOWNHOMES CONDO ASSOC
918 S MILL ST
ASPEN, CO 81611

ASPEN ALPS CONDO ASSOC
700 UTE AVE
ASPEN, CO 81611

EATON HUGH MCCURDY III TRUST
185 OL TROY RD
DUBLIN, NH 03444

ASPEN SILVER WATER LLC
1820 17TH AVE SE
RIO RANCHO, NM 87124

TOP OF MILL AFF HOUSING RES HOA
922 S MILL ST #A
ASPEN, CO 81611

PITKIN COUNTY
530 E MAIN ST #301
ASPEN, CO 81611

MCMAHON JULIE
27777 FRANKLIN RD #1630
SOUTHFIELD, MI 48034

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

WEYMOUTH KATHARINE
3752 OLIVER ST NW
WASHINGTON, DC 20015

DIMITRIUS RALLI TRUST
530 S LAKE AVE #433
PASADENA, CA 91101

ROANOKE INVESTORS LP
PO BOX 17
ST ALBANS, MO 63073

ARGUETA NOLVIA A
922 S MILL ST #B
ASPEN, CO 81611

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

ERICKSON CLAIRE & BETTY FAMILY LP
PO BOX 245
LAKELAND, MN 55043

ASPEN SHAW PROPERTIES LLC
761 GAYLORD ST
DENVER, CO 80206

PITKIN COUNTY
530 E MAIN ST #301
ASPEN, CO 81611

VGA ALPS LLC
9004 DORRINGTON AVE
WEST HOLLYWOOD, CA 90048

BAKER DANA B
200 CRESCENT CT #1450
DALLAS, TX 75201

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

SILVERMAN TEDDI GELFAND
PO BOX 9262
RANCHO SANTA FE, CA 92067

BUSH STEVEN S
0046 HEATHER LN
ASPEN, CO 81611

ASHKENAZY ASPEN HOTEL LLC
150 E 58TH ST PENTHOUSE
NEW YORK, NY 10115

MONTGOMERY BLAKE
1301 WEST MADISON AVE #408
CHICAGO, IL 60607

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

CITY OF ASPEN
130 S GALENA ST
ASPEN, CO 81611

JUDIN DEBORAH GELFAND
PO BOX 9262
RANCHO SANTE FE , CA 92067

WALBOHM SAMARA
BAY ADELAIDE CENTRE
333 BAY ST #640
TORONTO ON M5H 2R2 CANADA,

CS WEBER INVESTMENTS LLC
15 S WILLOW CT
ASPEN, CO 81611

PROVDIC ALEKSANDRA
4600 DOWNERS DR
DOWNERS GROVE, IL 60515

ELLERBECK FAMILY PTNRSHP LTD II
2101 WAUKEGAN RD #210
BANNOCKBURN, IL 60015

FORT FAMILY 11 LLC
3315 DEVON CT
MIAMI, FL 33133

800 S MILL STREET LLC
PO BOX 10743
ASPEN, CO 81612

DOLINSEK JOHN
619 S MONARCH ST
ASPEN, CO 81611

WHITE COUCH LLC
2535 S ADAMS ST
DENVER, CO 80210

MAURER MICHAEL S QPRT
1311 REGAL DR
CARMEL, IN 46032

1135 UTE LLC
1235 NORTH LOOP WEST # 205
HOUSTON, TX 77008

SMITH PATRICK N 2019 TRUST
505 BATH ST
SANTA BARBARA, CA 93101

SASSAFRAS IMMO INC
3445 PEACHTREE RD #465
ATLANTA, GA 30326

ASPEN ALPS CONDO ASSOC
700 UTE AVE
ASPEN, CO 81611

RUICCI JOSEPH ANGELO
21298 LAUREN LN
FARMINGTON HILLS, MI 48335

ESENJAY PETROLEUM CORP
500 N WATER ST #1100 SOUTH
CORPUS CHRISTI, TX 78471

KABERT INDUSTRIES INC
PO BOX 6270
VILLA PARK, IL 60181

TEAM SACHS LLC
6671 HALITE PLACE
CARLSBAD, CA 92009

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

BENTZIN JOAN SCHOENER
PO BOX 1585
ASPEN, CO 816121585

BRENDAMOUR DOUGLAS P CHILDRENS TRU
6105 PARK RD
CINCINNATI, OH 45243

RAMPAL LLC
160 W 73RD ST #12F
NEW YORK, NY 100233059

OTTO GERDAU CO
700 S UTE AVE
ASPEN, CO 81611

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

COLORADO 2012 TRUST
2 LONGFELLOW LN
LITTLE ROCK, AR 72207

CABANISS WILLIAM J QPRT
22 BEECHWOOD RD
MOUNTAIN BRK, AL 35213

104 BTM LLC
175 RIVER OAKS LN
BASALT, CO 81621

928 S MILL LLC
101 S MILL ST #200
ASPEN, CO 81611

ASPEN MOUNTAIN MINING CORP
220 SILVERLODE DR
ASPEN, CO 816112504

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

TALLICHET JOHN D
8191 E KAISER BLVD
ANAHEIM, CA 92808

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

LEBOVITS & MOSES
10318 GLENBARR AVE
LOS ANGELES, CA 90064

UNIT 7 DOLOMITE VILLAS LLC
PO BOX 8769
ASPEN, CO 81612

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

DLH ASPEN-MILL LLC
5956 SHERRY LN #1500
DALLAS, TX 75225

HARVEY JEFFREY
5825 S BLACKSTONE AVE #2
CHICAGO, IL 60637

SNYDER-NIREN CAROL
1629 ROYAL PALM WY
BOCA RATON, FL 33432

GOODMAN MARK
700 MONARCH ST #103
ASPEN, CO 81611

STANTON JAMES
950 THIRD AVE 18TH FL
NEW YORK, NY 10022

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

ASHKENAZY ASPEN HOTEL LLC
150 E 58TH ST PENTHOUSE
NEW YORK, NY 10115

OXY MINING LLC
PO BOX 12381
ASPEN, CO 81612

STEEPLECHASE PARTNERS GEORGIA LLC
3060 PEACHTREE RD #400
ATLANTA, GA 30305

STANBROOK STEVEN & JUDY
3063 MICHIGAN BLVD
RACINE, WI 53402

ASPEN/PITKIN COUNTY HOUSING AUTHORIT
210 E HYMAN AVE #202
ASPEN, CO 81611

ASPEN MOUNTAIN MINING CORP
220 SILVERLODE DR
ASPEN, CO 816112504

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

SCHERER ROBERT P TRUST
239 GILBERT ST
ASPEN, CO 81611

RONYRA REALTY NV
4425 BAYARD ST # 200
SAN DIEGO, CA 92109

BRIGHT PARTNERS LLC
701 POYDRAS ST #300 PLAZA
NEW ORLEANS, LA 71039

GELFAND MICHAEL DAVID
PO BOX 9262
RANCHO SANTA FE, CA 92067

ASPEN ALPS RD LLC
12 VAIL RD #R3
VAIL, CO 81657

CAPTIVA SHADOW 9 LLC
220 WATER ST #331
BROOKLYN, NY 11201

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

ASPEN VALLEY LAND TRUST
320 MAIN ST #204
CARBONDALE, CO 81623

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

MOUNTAIN VILLA TRUST LLC
11 GRANT AVE
WELLESLEY, MA 02481

BEECHER CLARK & ASHLEY WHITWORTH
1524 TULANE ST
HOUSTON, TX 77008

WACHTMEISTER ERIK C R
6248 WHITEHALL FARM LN
WARRENTON, VA 201877247

EDLIN RICHARD & JANENE
85 BUCKINGHAM RD
TENAFLY , NJ 07670

CITY OF ASPEN
130 S GALENA ST
ASPEN, CO 81611

BILLINGSLEY BOYCE W TRUST
1206 N WALTON BLVD
BENTONVILLE, AR 72712

CHILDS INVESTMENT COMPANY
0284 COUNTY RD 102
CARBONDALE, CO 81623

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

ASPEN DOLOMITE ASSOC NO 6 LLC
PO BOX 837
VALLEY FORGE, PA 19482

777 UTE ASPEN ALPS ASSOC
777 UTE AVE
ASPEN, CO 81611

PITKIN COUNTY
530 E MAIN ST #301
ASPEN, CO 81611

ASPEN RQ LLC
320 MARTIN ST #100
BIRIMINGHAM, MI 480091485

ANDERSON ANGUS A
277 WILLITS LN
BASALT, CO 81621

SUMMIT PLACE CONDOS
750 S MILL ST
ASPEN, CO 81611

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

CADER ANDREW
210 AABC UNIT J
ASPEN, CO 81611

NAZCA LLC
275 TRADEWIND DR
PALM BEACH, FL 33480

SIERRA GORDA LLC
175 TOWER IBIZA DEPTO 402
LOMAS DE CHAPULTEPEC, 11000 MEXICO,

ROTMAN KENNETH B
22 ST CLAIR AVE EAST #1700
TORONTO ONTARIO CANADA M4T 2S3,

ELLIS JAMES BYRON
17 1/2 FLEET ST
MARINA DEL REY, CA 90292

TAUBER BENJAMIN B
27777 FRANKLIN RD #1630
SOUTHFIELD, MI 48034

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

ASPEN VALLEY LAND TRUST
320 MAIN ST #204
CARBONDALE, CO 81623

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

GOSS NICOLE
PO BOX 10672
ASPEN, CO 81612

ASPEN ALPS CONDO ASSOC
700 UTE AVE
ASPEN, CO 81611

HUNZIKER BRUCE A
1789 DUNE POINT WAY
DISCOVERY BAY, CA 94514

MCGANN KEVIN & FRANCHESCA
180 E INLET DR
PALM BEACH, FL 33480

STEEL ROBERT & GILLIAN
71 MAYFAIR LN
GREENWICH, CT 06831

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

BARRENA VICTORIA EUGENIA
109 VIA FLORENZA
PALM BEACH GARDENS, FL 334186203

CRAIG JEFFREY W
PO BOX 552
BOYERTOWN, PA 19512

911 SOUTH MILL ST LLC
911 S MILL ST
ASPEN, CO 81611

SCHAFFER REALTY HOLDINGS II LLC
161 E CHICAGO AVE #36E
CHICAGO, IL 60611

GALENA STREET LLC
4849 GREENVILLE AVE #1600
DALLAS, TX 75206

CITY OF ASPEN
130 S GALENA ST
ASPEN, CO 81611

DURANT CONDO ASSOC
747 S GALENA ST
ASPEN, CO 81611

NOREN LARA L
11211 FONTHILL DR
INDIANAPOLIS, IN 46236-8630

ASPEN RQ LLC
320 MARTIN ST #100
BIRIMINGHAM, MI 480091485

MORAN JAMES T FAMILY TRUST
723 INDIAN WELLS RD
BANNING , CA 92220

YEN RESIDENCE LLC
715 W MAIN ST #201
ASPEN, CO 81611

ROBERT FAMILY TRUST
771 FERST DR
ATLANTA, GA 30332-0245

GARTEN HERBERT & SUSAN F
10096 RED RUN BLVD #200
OWINGS MILLS, MD 211174632

ASHKENAZY ASPEN HOTEL LLC
150 E 58TH ST PENTHOUSE
NEW YORK, NY 10115

KLEIN KELLY REV TRUST
1620 26TH ST #1040N
SANTA MONICA, CA 90404

SHELLIST MARTIN
1707 1/2 POST OAK BLVD #262
HOUSTON, TX 77056

PORTER ROBERT A & CHARLYNN MAXWELL
611 PARKWAY STE F-13
GATLINBURG, TN 37738

WILSON STUART
11711 DOMAIN DR #1449
AUSTIN, TX 78758

PONDER KATHY J
1209 NW 85TH ST #206
SEATTLE, WA 98117

QD GRAND CABIN LLC
272 E DEERPATH #236
LAKE FOREST, IL 60045

ASPEN ALPS CONDO ASSOC
700 UTE AVE
ASPEN, CO 81611

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

ELDER TRUST
PO BOX 308
LA JOLLA, CA 92038-0308

ASPEN RQ LLC
320 MARTIN ST #100
BIRIMINGHAM, MI 480091485

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

MCLENDON IAN
3092 EDISON CT
BOULDER, CO 80301

CEA DAP LLC
20 UNIVERSITY RD
CAMBRIDGE, MA 02138

DAVIS FAMILY TRUST
PO BOX 1909
RANCHO SANTA FE, CA 92067

ICIE JACKSON LLC
390 PARK AVE FL18
NEW YORK, NY 100224608

S C JOHNSON AND SON INC
1525 HOWE ST
RACINE, WI 53403

AJAX SLOPESIDE LLC
240 RAMSAY RD
DEERFIELD, IL 60015

DUAN MICHAEL 2016 REV TRUST
2051 VIA VISALIA
PALOS VERDES PENINSULA, CA 902742062

DOLOMITE VILLAS CONDO ASSOC
COMMON AREA
650 S MONARCH ST
ASPEN, CO 81611

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

HISTORIC REAL ESTATE LLC
11400 GROOMS RD
CINCINNATI, OH 45242

NASH PATRICK & ALYSON
2026 N SEMINARY
CHICAGO, IL 60614

ASPEN LIFT HOLDINGS LLC
233 WILSHIRE BLVD #850
SANTA MONICA, CA 90401

SPRING LANE INVESTMT LLC
8 OAK LAKE DR
BARRINGTON, IL 60010-5914

ASHKENAZY ASPEN HOTEL LLC
150 E 58TH ST PENTHOUSE
NEW YORK, NY 10115

GALENA PLACE TOWNHOMES CONDO ASSC
618 S GALENA ST
ASPEN, CO 81611

DESTINATION HOLDINGS FIFTH AVE LLC
333 RIVER VALLEY RANCH DR
CARBONDALE , CO 81623

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

TOP OF MILL INVESTMENTS LLC
201 ST CHARLES AVE #4300
NEW ORLEANS, LA 70170

AGUILERA DENINE
922 S MILL ST #3C
ASPEN, CO 81611

GRAY W CALVIN JR & CONSTANCE M
PO BOX 140
CENTREVILLE, MD 21617-0140

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

CHRIST MICHAEL
850 KENT RD
SAINT LOUIS, MO 63124

SM-15
45000 S WOODLAND
CHAGRIN FALLS, OH 44022

MSMS LLC
17701 SHAKER BLVD
SHAKER HEIGHTS, OH 44120

OTTO GERDAU CO
700 S UTE AVE
ASPEN, CO 81611

ASPEN VALLEY LAND TRUST
320 MAIN ST #204
CARBONDALE, CO 81623

ZUMA LLC
390 PARK AVE FL18
NEW YORK, NY 10022

MARCH CAROL K
574 MONTROSE LN
ST PAUL, MN 55116

COX CHRISTOPHER
1203 COLORADO AVE
GLENWOOD SPRINGS, CO 81601

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

CHRISTY2017-2 ACQUISITION LLC
2626 HOWELL ST 10TH FLR
DALLAS, TX 75204

GM & MJ PROPERTIES LLC
1900 MYRTLE ISLAND DR
LAS VEGAS, NV 89117

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

DUAN NANCY 2016 REV TRUST
2051 VIA VISALIA
PALOS VERDES PENINSULA, CA 902742062

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

PON FAMILY ASPEN
2633 RICHARDSON DR #10-D
CHARLOTTE, NC 28211

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

BOLLINGER JUSTIN & ELIZABETH
112 JUAN ST # D1
ASPEN, CO 81611

SOLOMON GARY GRANDCHILDRENS TRUST
3139 N LINCOLN AVE #212
CHICAGO, IL 60657

CASCADE TOWNHOUSE VILLAS CONDO
239 GILBERT ST
ASPEN, CO 81611

ASV ASPEN ST OWNER LLC
1 POST OFFICE SQ #3150
BOSTON, MA 021092109

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

BAKER STEPHANIE
200 CRESCENT CT #1450
DALLAS, TX 75201

GERBER ANDREW
465 N MILL ST 15-102
ASPEN, CO 81611

DOLOMITE VILLAS CONDO ASSOC
COMMON AREA
650 S MONARCH ST
ASPEN, CO 81611

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

EMERICK SHELLEY W
2449 5TH ST
BOULDER, CO 80304

MORGAN REED CHAPEL LLC
10 HOWLANDS LANDING
DUXBURY, MA 02332

HARRIS JOHN B GST TRUST
700 S UTE AVE
ASPEN, CO 81611

SMITH FREDERICK P
5454 WISCONSIN AVE #1300
CHEVY CHASE, MD 208156908

FRIEDKIN SUSAN J MARITAL TRUST
1375 ENCLAVE PKWY
HOUSTON, TX 77077

RIDDELL BRALEY LLC
PO BOX 27593
HOUSTON, TX 77227

LIAO RONG
2609 VIA OLIVERIA
PALOS VERDES PENINSULA, CA 90274

BIEL ALEXANDER L
PO BOX 2424
ASPEN, CO 81612

NOREN JEFFREY L
11211 FONTHILL DR
INDIANAPOLIS, IN 46236

BIG FOUR LLC
PO BOX 1128
ASPEN, CO 81612

FALRIDGE LTD
533 E HOPKINS AVE
ASPEN, CO 81611

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

COX DONALD L & CLARE F
500 W JEFFERSON ST #2100
LOUISVILLE, KY 40202

WHEELER CONNIE C
305 E 55TH ST #202
NEW YORK, NY 10022-4148

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

OTTO GERDAU CO
700 S UTE AVE
ASPEN, CO 81611

GLOBAL FAMILY AFFAIRS LLC
3115 WHITE EAGLE DR
NAPERVILLE, IL 60564

SCHAINUCK LEWIS I & MICHELLE T
3235 HARBOR VIEW DR
SAN DIEGO, CA 921062917

5C GALENA LLC
1007 N ORANGE ST #1450
WILMINGTON, DE 19801

LIFT ONE LODGE ASPEN LLC
10877 WILSHIRE BLVD #2300
LOS ANGLES , CA 90024

SARICK LILA RESIDENCE TRUST
0133 PROSPECTOR RD #4102
ASPEN, CO 81611

MEEPOS PENNY K LIV TRUST
2999 OVERLAND AVE #130
LOS ANGELES, CA 90064

SCOTT OSWALD VIRGIL JR
500 N CAPITAL OF TEXAS HWY BLDG 4-100
AUSTIN, TX 78746

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

RUPERT INVESTMENTS LP
150 N MARKET
WICHITA, KS 67202

KOONYA INVESTMENTS LLC
PO BOX 8219
VICTORIA AUSTRALIA 3143,

BIG FOUR LLC
PO BOX 1128
ASPEN, CO 81612

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

CARMAN PETER
700 UTE AVE #808
ASPEN, CO 81611

AUHLL 2010 TRUST
546 MIRAMONTE DR
SANTA BARBARA, CA 93101

VINCENT RONALD L & TERRY L
498 KINGS POINT DR
CAMDENTON, MO 65020

TALLICHET CECILIA A
8191 E KAISER BLVD
ANAHEIM, CA 92808

DURANT ASPEN 4C LLC
492 COLUMBINE ST
DENVER, CO 80206

FASCHING HAUS EAST CONDO ASSOC
747 S GALENA ST
ASPEN, CO 81611

SISTER HALL LLC
607 SHORT ST
LAGUNA BEACH, CA 92651

ASPEN OWNER LLC
96 SPRING ST 6TH FLR
NEW YORK, NY 10012

PITKIN COUNTY
530 E MAIN ST #301
ASPEN, CO 81611

PAUL JACOB & PATRICIA FLAVIN REV TRUS
31 DEKOVEN CT
BROOKLYN, NY 11230

BIG FOUR LLC
PO BOX 1128
ASPEN, CO 81612

PITKIN COUNTY
530 E MAIN ST #301
ASPEN, CO 81611

COWEN ROBERT A REV TRUST
5471 PARKVIEW DR
LA JOLLA, CA 92037

FJR PROPERTIES LLC
PO BOX 1403
VAIL, CO 81658

CONDO SUTTCO LLC
101 COLLINS ST
MELBOURNE, VICTORIA 3000, AUSTRALIA,

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

KENNER PATRICIA
720 PARK AVE
NEW YORK, NY 10021

STRAWBRIDGE R STEWART
3801 KENNETH PIKE STE B-100
WILMINGTON, DE 19807

SHLESINGER JOSEPH
333 BAY ST #640
TORONTO ON M5H 2R2 CANADA,

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

WWSP3G LLC
210 E HYMAN AVE #101
ASPEN, CO 81611

BRYANT NANCY
555 E DURANT AVE STE 5A
ASPEN, CO 81611

TOP OF MILL LLC
211 N STADIUM BLVD #201
COLUMBIA , MO 65203

RHOADES CHRISTINE ANN LYON L T
644 GRIFFITH WAY
LAGUNA BEACH, CA 92651

DENNIS IRREVOCABLE TRUST
77 MONTEREY PINE
NEW PORT COAST, CA 92657

CONTINENTAL DIVIDE COMPANY
117 S SPRING ST # 202
ASPEN, CO 816112068

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

FASCHING HAUS CONDO ASSOC
730 E DURANT AVE
ASPEN, CO 81611

DAVIDSON PAUL & DANIELLE
PO BOX 8562
ASPEN, CO 81612

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

VINCENT TERRY LOUISE
498 KINGS POINT DR
CAMDENTON, MO 65020

TRB 700 LLC
351 PITKIN IRON RD
ASPEN, CO 81611

SMSA CAPITAL LLC
3450 SACRAMENTO ST #722
SAN FRANCISCO, CA 94118

GM & MJ PROPERTIES LLC
1900 MYRTLE ISLAND DR
LAS VEGAS, NV 89117

GRIEF IRVIN JR & NANETTE
36 S CHARLES ST #2300
BALTIMORE, MD 21201

HS MONARCH STREET LLC
8765 PINE RIDGE DR
INDIANAPOLIS, IN 46260

ASHKENAZY ASPEN REALTY LLC
150 E 58TH #3900
NEW YORK, NY 101550012

JSI ASPEN LLC
PO BOX 339
SARASOTA, FL 34230

MEADOW MILL LLC
31750 MEADOWLARK WY
PEPPER PIKE, OH 44124

NAM REAL ESTATE LLC
6301 N OCEAN BLVD
OCEAN RIDGE, FL 33435

JONES M DOUGLAS JR
1200 CHEROKEE ST #407
DENVER, CO 80204

JAMES FAMILY TRUST
1 CASTLEWOOD CT
NASHVILLE, TN 37215-4617

FRIEDMAN KARL
10 CHERRY HILLS DR
ENGLEWOOD, CO 80113

BORNEMAN BRADLEY A
PO BOX 552
BOYERTOWN, PA 19512

ISAAC JENNIFER F REV TRUST
PO BOX 1300
SONOITA, AZ 85637-1300

342 SUMMIT STREET B LLC
116 S ASPEN ST
ASPEN, CO 81611

FORD NOLA M TRUST
700 MONARCH ST #203
ASPEN, CO 81611

SOUTH GALENA STREET CONDO ASSOC
COMMON AREA
712 -714 S GALENA ST
ASPEN, CO 81611

ABSOLUTE II LLC
PO BOX 673
GAYLORD, MI 49734

SARICK JORDAN & MADELEINE
0133 PROSPECTOR RD #4102
ASPEN, CO 81611

ASPEN MOUNTAIN MINING CORP
220 SILVERLODE DR
ASPEN, CO 816112504

AJAX SLOPESIDE LLC
240 RAMSAY RD
DEERFIELD, IL 60015

AV 30 PROPERTIES LLC
5773 WOODWAY DR #800
HOUSTON, TX 77057

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

MORRIS DIANE L PROP TRUST
2550 SCOTT ST
SAN FRANCISCO, CA 94115

DOLOMITE 12 LLC
7 HARRISON ST #6 N
NEW YORK, NY 10013

BUFFALO PASS R E HOLDINGS LLC
85 MEMORIAL RD #505
WEST HARTFORD, CT 06107

ASHKENAZY ASPEN HOTEL LLC
150 E 58TH ST PENTHOUSE
NEW YORK, NY 10115

800 MILL 303 LLC
515 W GILLESPIE ST
ASPEN, CO 81611

CRABB MICHAEL A
10463 LA REINA RD
DELRAY BEACH, FL 33446

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

HERMAN MARTIN D REV TRUST
320 W WELLINGTON AVE
CHICAGO, IL 60657

COPE SHADOW MOUNTAIN LP
N57 W30614 STEVENS RD
HARTLAND, WI 53029

JP INTERESTS LLC
301 COMMERCE ST STE 3150
FORT WORTH, TX 76102

HARRIS LUCY A GST TRUST
700 S UTE
ASPEN, CO 81611

ASPEN OWNER LLC
96 SPRING ST 6TH FLR
NEW YORK, NY 10012

CHRISTY JOAN
3415 EAST LAKE RD
SKANEATELES, NY 13152

THOMSON FAMILY LP
PO BOX 5100
NEWPORT BCH, CA 92662

MARITAL TRUST
175 E DELAWARE #8404
CHICAGO, IL 60611

SILVER SHADOW AKA 651 MONARCH COND
651 MONARCH
ASPEN, CO 81611

SEIDMAN DOV LIVING TRUST
320 WEST 78TH ST
NEW YORK, NY 10024

MOUNTAIN DOG HOLDINGS LLC
1120 DALE AVE
ASPEN, CO 81611

MONTGOMERY LIV TRUST
3885 NE WISTARIA DR
PORTLAND, OR 97212

ASPEN MOUNTAIN MINING CORP
220 SILVERLODE DR
ASPEN, CO 816112504

SCOTTS OF AJAX MOUNTAIN LLC
4826 E CESAR CHAVEZ
AUSTIN, TX 78702

WEISS AUSTIN R & REBECCA L
922 S MILL ST #1 (A)
ASPEN, CO 81611

SISO LLC
320 MARTIN ST #100
BIRMINGHAM, MI 48009

HENN BETTY D & PRESTON B
3291 W SUNRISE BLVD
FT LAUDERDALE, FL 33311

QD FORECASTLE LLC
272 E DEERPATH #236
LAKE FOREST, IL 60045

ASPEN MOUNTAIN MINING CORP
220 SILVERLODE DR
ASPEN, CO 816112504

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

STUART FAMILY TRUST
1 CASTLEWOOD CT
NASHVILLE, TN 37215

ASPEN MOUNTAIN MINING CORP
220 SILVERLODE DR
ASPEN, CO 816112504

RHODES MARJORIE S LLC
1401 AVOCADO AVE #901
NEWPORT BEACH, CA 92660

TOP OF MILL LOT 4 LLC
10955 LOWELL AVE #800
OVERLAND PARK , KS 66210

HEARST BARBARA BIRCH REV TRUST
131 TREASURE HILL RD
SOUTH KENT, CT 06785

POWDER 210 LLC
400 E MAIN ST #2
ASPEN, CO 81611

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

MONKARSH JERROLD D & JOYCE L
9061 SANTA MONICA BLVD
LOS ANGELES, CA 90069

TUCKER TIMOTHY & PATRICIA
7850 E EL SENDERO #3
SCOTTSDALE, AZ 852661216

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

JETEX CABANA LLC
136 E 79TH ST
NEW YORK, NY 10021

VALERIE ASPEN LLC
150 E 69TH ST #20B
NEW YORK, NY 10021

RUDNICKI LLC
1922 W 36TH AVE
DENVER, CO 80211

ALPENBLICK TOWNHOUSES CONDO ASSOC
710 S MILL ST
ASPEN, CO 81611

HEIRLOOM MANAGEMENT LLC
2700 TECHNOLOGY FOREST #260
THE WOODLANDS, TX 77381

BURGESS JOHN K & ELIZABETH
30 CROSBY ST
NEW YORK, NY 10013

TALLICHET CAROL M
8191 E KAISER BLVD
ANAHEIM, CA 92808

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

CARMAN PETER
700 UTE AVE #808
ASPEN, CO 81611

FIGI J TODD REV TRUST
PO BOX 1668
LA JOLLA, CA 92038

ELLERSTEIN DAVID
PO BOX 552
BOYERTOWN, PA 19512

BJHW IRREVOCABLE TRUST
425 1ST ST #3705
SAN FRANCISCO, CA 94105

NAM REAL ESTATE LLC
6301 N OCEAN BLVD
OCEAN RIDGE, FL 33435

HALGLENN CORP
4400 BISCAYNE BLVD #950
MIAMI, FL 33137-3212

BIG FOUR LLC
PO BOX 1128
ASPEN, CO 81612

ASV ASPEN ST OWNER LLC
1 POST OFFICE SQ #3150
BOSTON, MA 021092109

K-3 LLC
1100 E 7TH AVE
DENVER, CO 80218

MAIORANO FRANK MARC
112 18TH ST
MANHATTAN BEACH, CA 90266

RYAN STANLEY H
1717-13 S OCEAN BLVD
POMPANO BEACH, FL 33062

AJAX SLOPESIDE LLC
240 RAMSAY RD
DEERFIELD, IL 60015

TOP OF MILL MASTER ASSOC
730 E DURANT
ASPEN, CO 81611

BIG FOUR LLC
PO BOX 1128
ASPEN, CO 81612

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

AYRES/BAECHLE/TBB FAM TRST
117 E 72ND ST 8TH FL
NEW YORK, NY 10021

PITKIN COUNTY
530 E MAIN ST #301
ASPEN, CO 81611

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

QD GRAND CABIN LLC
272 E DEERPATH #236
LAKE FOREST, IL 60045

APRIL FAMILY TRUST
3501 S 154TH ST
WICHITA, KS 67232-9426

GILMAN ROBERT S
885 PARK AVE
NEW YORK, NY 10075

RUTKOWSKI AMY
922 S MILL ST #4D
ASPEN, CO 81611

ROMMA LLC
15 CRESCENT ST
SAG HARBOR, NY 11963

TOP OF MILL MASTER ASSOC
730 E DURANT
ASPEN, CO 81611

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

COHN PETER & MORLEY A
119 E COOPER AVE #2
ASPEN, CO 81611

KAPLAN JEROME A FAMILY DYNASTY TRUS
6001 MONTROSE RD #403
ROCKVILLE , MD 20852

LEONARD-PECK SHEILA KATHRYN
PO BOX 375P
VINEYARD HAVEN, MA 02568

800 SOUTH MILL LLC
32460 EVERGREEN RD
FRANKLIN, MI 48025

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

CHIATE PROPERTIES LLC
18 CIBRIAN DR
BELVEDERE TIBURON, CA 94920

ASPEN ALPS CONDO ASSOC
700 UTE AVE
ASPEN, CO 81611

LETTS W JACKSON & JOYCE H
7921 BRISTOL CT
PRAIRIE VILLAGE, KS 662085221

RYAN TOBIN M
1717-13 S OCEAN BLVD
POMPANO BEACH, FL 33062

SWAN DOROTHY WILLIAMS
4337 RHODESEND RD
BAINBRIDGE ISLAND, WA 98110

MCWHORTER DAVID & CHERYL
747 S GALENA #A-103
ASPEN, CO 81611

GLOBAL FAMILY AFFAIRS LLC
3115 WHITE EAGLE DR
NAPERVILLE, IL 60564

PARCEL 8 LLC
301 COMMERCE ST #3150
FORT WORTH, TX 76102

ASV ASPEN ST OWNER LLC
1 POST OFFICE SQ #3150
BOSTON, MA 021092109

FIFTH AVENUE CONDO ASSOC
800 S MILL ST
ASPEN, CO 81611

PITKIN COUNTY
530 E MAIN ST #301
ASPEN, CO 81611

COYOTE PROPERTIES GALENA ST LLC
3527 MT DIALBO BLVD # 362
LAFAYETTE, CA 945493815

TYLER SANDRA SCOTT TRUST
2190 ALISOS DR
SANTA BARBARA, CA 93108

RESIDENCES AT THE LITTLE NELL CONDO A
501 E DEAN ST
ASPEN, CO 81611

TOP OF MILL TH HOA
911 S MILL ST
ASPEN, CO 81611

ROBINSON STEPHANIE T
518 PATTERSON AVE
SAN ANTONIO, TX 782095633

PITKIN COUNTY
530 E MAIN ST #301
ASPEN, CO 81611

FOXS LEGACY LLC
700 S UTE AVE
ASPEN, CO 81611

PITCH LLC
1500 OCEAN DR # 603
MIAMI BEACH, FL 33139-3179

AGLEY ALISON FOTO
PO BOX 7911
ASPEN, CO 81612

GALENA INC
625 E HYMAN #201
ASPEN, CO 81611

USDA FOREST SERVICE
ASPEN-SOPRIS RANGER DISTRICT
620 MAIN ST
CARBONDALE, CO 81623

Pitkin County Mailing List of 300 Feet Radius
From Parcel: 273513127001 on 02/25/2020

Instructions:

This document contains a Mailing List formatted to be printed on Avery 5160 Labels. If printing, DO NOT "fit to page" or "shrink oversized pages." This will manipulate the margins such that they no longer line up on the labels sheet. Print actual size.

Disclaimer:

Pitkin County GIS presents the information and data on this web site as a service to the public. Every effort has been made to ensure that the information and data contained in this electronic system is accurate, but the accuracy may change. Mineral estate ownership is not included in this mailing list. Pitkin County does not maintain a database of mineral estate owners.

Pitkin County GIS makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content at this site or at other sites to which we link. Assessing accuracy and reliability of information and data is the sole responsibility of the user. The user understands he or she is solely responsible and liable for use, modification, or distribution of any information or data obtained on this web site.

http://www.pitkinmapsandmore.com

CARIBOU CONDO ASSOC
701 S MONARCH ST
ASPEN, CO 81611

ANDERSON BRUCE J
700 S MONARCH #207
ASPEN, CO 81611-1854

SILVER QUEEN #10 LLC
20 DAYTON AVE
GREENWICH, CT 06830

SCHERER ROBERT P TRUST
239 GILBERT ST
ASPEN, CO 81611

SHADOW MTN AERIE PTNRSHP LLP
21 BRIARCLIFF RD
LARCHMONT, NY 10538

PETERSON CAPITAL PARTNERS LP
301 COMMERCE ST #3300
FORT WORTH, TX 76102

FRIEDKIN SUSAN J TRUST
1375 ENCLAVE PKWY
HOUSTON, TX 77077

ROCK JANET RYAN
1717-13 S OCEAN BLVD
POMPANO BEACH, FL 33062

GSJ CAPITAL LLC
W296 N2979 FRANCISCA RD
PEWAUKEE, WI 53072

SUMMIT PLACE CONDOS
750 S MILL ST
ASPEN, CO 81611

POLLOCK WILLIAM HARRISON
5340 CORAL AVE
CAPE CORAL , FL 33904

BROWN JAMES R JR
45 LISPENARD ST #6E
NEW YORK, NY 10013

SHINE FAMILY LLC
8677 IMPACT CT
INDIANAPOLIS, IN 462191424

SHADOW MOUNTAIN VILLAGE CONDO ASSC
809 S ASPEN ST
ASPEN, CO 81611

700 MONARCH CONDO ASSOC
700 S MONARCH ST
ASPEN, CO 81611

NOREN GREGORY L
11211 FONTHILL DR
INDIANAPOLIS, IN 46236

BUCHHEIT GERALD A
6210 OLD LAKE SHORE RD
LAKE VIEW , NY 14085

ONE ASPEN 8 LLC
420 E MAIN ST #200
ASPEN, CO 81611

PETROVICH NICK D
730 E DURANT AVE STE 101
ASPEN, CO 81611-2072

GOLAY FRANK & INGA LIVING TRUST
300 LOCH LOMOND RD
RANCHO MIRAGE, CA 92270

ASV ASPEN ST OWNER LLC
1 POST OFFICE SQ #3150
BOSTON, MA 021092109

MOUNTAIN QUEEN CONDO ASSOC
COMMON AREA
800 S MONARCH ST
ASPEN, CO 81611

CITY OF ASPEN
130 S GALENA ST
ASPEN, CO 81611

YEN RESIDENCE LLC
715 W MAIN ST #201
ASPEN, CO 81611

SCHIFFMAN ROBIN
700 MONARCH ST #103
ASPEN, CO 81611

ASV ASPEN ST OWNER LLC
1 POST OFFICE SQ #3150
BOSTON, MA 021092109

755C SOUTH ASPEN LLC
690 SOUTH PEYTONVILLE AVE
SOUTHLAKE, TX 76092

S C JOHNSON AND SON INC
1525 HOWE ST
RACINE, WI 53403

CHETNER PARTNERSHIP LP
200 1010 8TH AVE SW
CALGARY ALBERTA T2P 1J2,

THURSTON ROSEMARIE A & DAVID L
1639 MIFFLIN PL NE
ATLANTA, GA 30324

MARUER JANIE K QPRT
1311 REGAL DR
CARMEL, IN 46032

KABERT INDUSTRIES INC
PO BOX 6270
VILLA PARK, IL 60181

RATAJCZAK ALLISON & DAVID
736 COURTENAY DR NE
ATLANTA, GA 30306

RYAN PAUL D
700 ST LAWRENCE AVE
JANESVILLE, WI 53545

SOUTH ASPEN LLC
388 W BROADWAY #5
NEW YORK, NY 10012

MOORE GARY W JR
PO BOX 983
LIHUE, HI 967660983

ERICKSON CLAIRE & BETTY FAMILY LP
PO BOX 245
LAKELAND, MN 55043

BAKER DANA B
200 CRESCENT CT #1450
DALLAS, TX 75201

BUSH STEVEN S
0046 HEATHER LN
ASPEN, CO 81611

WALBOHM SAMARA
BAY ADELAIDE CENTRE
333 BAY ST #640
TORONTO ON M5H 2R2 CANADA,

ELLERBECK FAMILY PTNRSHP LTD II
2101 WAUKEGAN RD #210
BANNOCKBURN, IL 60015

MAURER MICHAEL S QPRT
1311 REGAL DR
CARMEL, IN 46032

KABERT INDUSTRIES INC
PO BOX 6270
VILLA PARK, IL 60181

COLORADO 2012 TRUST
2 LONGFELLOW LN
LITTLE ROCK, AR 72207

104 BTM LLC
175 RIVER OAKS LN
BASALT, CO 81621

DLH ASPEN-MILL LLC
5956 SHERRY LN #1500
DALLAS, TX 75225

HARVEY JEFFREY
5825 S BLACKSTONE AVE #2
CHICAGO, IL 60637

GOODMAN MARK
700 MONARCH ST #103
ASPEN, CO 81611

STANTON JAMES
950 THIRD AVE 18TH FL
NEW YORK, NY 10022

STANBROOK STEVEN & JUDY
3063 MICHIGAN BLVD
RACINE, WI 53402

SCHERER ROBERT P TRUST
239 GILBERT ST
ASPEN, CO 81611

CAPTIVA SHADOW 9 LLC
220 WATER ST #331
BROOKLYN, NY 11201

WACHTMEISTER ERIK C R
6248 WHITEHALL FARM LN
WARRENTON, VA 201877247

CITY OF ASPEN
130 S GALENA ST
ASPEN, CO 81611

BILLINGSLEY BOYCE W TRUST
1206 N WALTON BLVD
BENTONVILLE, AR 72712

ASPEN DOLOMITE ASSOC NO 6 LLC
PO BOX 837
VALLEY FORGE, PA 19482

CADER ANDREW
210 AABC UNIT J
ASPEN, CO 81611

ROTMAN KENNETH B
22 ST CLAIR AVE EAST #1700
TORONTO ONTARIO CANADA M4T 2S3,

ELLIS JAMES BYRON
17 1/2 FLEET ST
MARINA DEL REY, CA 90292

911 SOUTH MILL ST LLC
911 S MILL ST
ASPEN, CO 81611

NOREN LARA L
11211 FONTHILL DR
INDIANAPOLIS, IN 46236-8630

YEN RESIDENCE LLC
715 W MAIN ST #201
ASPEN, CO 81611

ROBERT FAMILY TRUST
771 FERST DR
ATLANTA, GA 30332-0245

ELDER TRUST
PO BOX 308
LA JOLLA, CA 92038-0308

S C JOHNSON AND SON INC
1525 HOWE ST
RACINE, WI 53403

DOLOMITE VILLAS CONDO ASSOC
COMMON AREA
650 S MONARCH ST
ASPEN, CO 81611

ASPEN LIFT HOLDINGS LLC
233 WILSHIRE BLVD #850
SANTA MONICA, CA 90401

SPRING LANE INVESTMT LLC
8 OAK LAKE DR
BARRINGTON, IL 60010-5914

TOP OF MILL INVESTMENTS LLC
201 ST CHARLES AVE #4300
NEW ORLEANS, LA 70170

CHRIST MICHAEL
850 KENT RD
SAINT LOUIS, MO 63124

SM-15
45000 S WOODLAND
CHAGRIN FALLS, OH 44022

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

CHRISTY2017-2 ACQUISITION LLC
2626 HOWELL ST 10TH FLR
DALLAS, TX 75204

GM & MJ PROPERTIES LLC
1900 MYRTLE ISLAND DR
LAS VEGAS, NV 89117

BOLLINGER JUSTIN & ELIZABETH
112 JUAN ST # D1
ASPEN, CO 81611

SOLOMON GARY GRANDCHILDRENS TRUST
3139 N LINCOLN AVE #212
CHICAGO, IL 60657

CASCADE TOWNHOUSE VILLAS CONDO
239 GILBERT ST
ASPEN, CO 81611

ASV ASPEN ST OWNER LLC
1 POST OFFICE SQ #3150
BOSTON, MA 021092109

BAKER STEPHANIE
200 CRESCENT CT #1450
DALLAS, TX 75201

GERBER ANDREW
465 N MILL ST 15-102
ASPEN, CO 81611

EMERICK SHELLEY W
2449 5TH ST
BOULDER, CO 80304

FRIEDKIN SUSAN J MARITAL TRUST
1375 ENCLAVE PKWY
HOUSTON, TX 77077

BIEL ALEXANDER L
PO BOX 2424
ASPEN, CO 81612

NOREN JEFFREY L
11211 FONTHILL DR
INDIANAPOLIS, IN 46236

WHEELER CONNIE C
305 E 55TH ST #202
NEW YORK, NY 10022-4148

GLOBAL FAMILY AFFAIRS LLC
3115 WHITE EAGLE DR
NAPERVILLE, IL 60564

SCHAINUCK LEWIS I & MICHELLE T
3235 HARBOR VIEW DR
SAN DIEGO, CA 921062917

LIFT ONE LODGE ASPEN LLC
10877 WILSHIRE BLVD #2300
LOS ANGLES , CA 90024

MEEPOS PENNY K LIV TRUST
2999 OVERLAND AVE #130
LOS ANGELES, CA 90064

RUPERT INVESTMENTS LP
150 N MARKET
WICHITA, KS 67202

SISTER HALL LLC
607 SHORT ST
LAGUNA BEACH, CA 92651

STRAWBRIDGE R STEWART
3801 KENNETH PIKE STE B-100
WILMINGTON, DE 19807

SHLESINGER JOSEPH
333 BAY ST #640
TORONTO ON M5H 2R2 CANADA,

TOP OF MILL LLC
211 N STADIUM BLVD #201
COLUMBIA , MO 65203

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

TRB 700 LLC
351 PITKIN IRON RD
ASPEN, CO 81611

GM & MJ PROPERTIES LLC
1900 MYRTLE ISLAND DR
LAS VEGAS, NV 89117

HS MONARCH STREET LLC
8765 PINE RIDGE DR
INDIANAPOLIS, IN 46260

JSI ASPEN LLC
PO BOX 339
SARASOTA, FL 34230

JAMES FAMILY TRUST
1 CASTLEWOOD CT
NASHVILLE, TN 37215-4617

FORD NOLA M TRUST
700 MONARCH ST #203
ASPEN, CO 81611

ABSOLUTE II LLC
PO BOX 673
GAYLORD, MI 49734

COPE SHADOW MOUNTAIN LP
N57 W30614 STEVENS RD
HARTLAND, WI 53029

ASPEN OWNER LLC
96 SPRING ST 6TH FLR
NEW YORK, NY 10012

SILVER SHADOW AKA 651 MONARCH COND
651 MONARCH
ASPEN, CO 81611

STUART FAMILY TRUST
1 CASTLEWOOD CT
NASHVILLE, TN 37215

TUCKER TIMOTHY & PATRICIA
7850 E EL SENDERO #3
SCOTTSDALE, AZ 852661216

ASV ASPEN ST OWNER LLC
1 POST OFFICE SQ #3150
BOSTON, MA 021092109

RYAN STANLEY H
1717-13 S OCEAN BLVD
POMPANO BEACH, FL 33062

APRIL FAMILY TRUST
3501 S 154TH ST
WICHITA, KS 67232-9426

ROMMA LLC
15 CRESCENT ST
SAG HARBOR, NY 11963

TOP OF MILL MASTER ASSOC
730 E DURANT
ASPEN, CO 81611

LEONARD-PECK SHEILA KATHRYN
PO BOX 375P
VINEYARD HAVEN, MA 02568

CHIATE PROPERTIES LLC
18 CIBRIAN DR
BELVEDERE TIBURON, CA 94920

RYAN TOBIN M
1717-13 S OCEAN BLVD
POMPANO BEACH, FL 33062

GLOBAL FAMILY AFFAIRS LLC
3115 WHITE EAGLE DR
NAPERVILLE, IL 60564

PARCEL 8 LLC
301 COMMERCE ST #3150
FORT WORTH, TX 76102

ASV ASPEN ST OWNER LLC
1 POST OFFICE SQ #3150
BOSTON, MA 021092109

TOP OF MILL TH HOA
911 S MILL ST
ASPEN, CO 81611

Pitkin County Mailing List of 300 Feet Radius
From Parcel: 273513126001 on 02/25/2020

Instructions:

This document contains a Mailing List formatted to be printed on Avery 5160 Labels. If printing, DO NOT "fit to page" or "shrink oversized pages." This will manipulate the margins such that they no longer line up on the labels sheet. Print actual size.

Disclaimer:

Pitkin County GIS presents the information and data on this web site as a service to the public. Every effort has been made to ensure that the information and data contained in this electronic system is accurate, but the accuracy may change. Mineral estate ownership is not included in this mailing list. Pitkin County does not maintain a database of mineral estate owners.

Pitkin County GIS makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content at this site or at other sites to which we link. Assessing accuracy and reliability of information and data is the sole responsibility of the user. The user understands he or she is solely responsible and liable for use, modification, or distribution of any information or data obtained on this web site.

http://www.pitkinmapsandmore.com

DOLINSEK JOSEPHINE
619 S MONARCH ST
ASPEN, CO 81611

CARIBOU CONDO ASSOC
701 S MONARCH ST
ASPEN, CO 81611

ANDERSON BRUCE J
700 S MONARCH #207
ASPEN, CO 81611-1854

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

SILVER QUEEN #10 LLC
20 DAYTON AVE
GREENWICH, CT 06830

SCHERER ROBERT P TRUST
239 GILBERT ST
ASPEN, CO 81611

MORADA VENTURES INC
866 S DIXIE HIGHWAY
CORAL GABLES, FL 33146

SHADOW MTN AERIE PTNRSHP LLP
21 BRIARCLIFF RD
LARCHMONT, NY 10538

PETERSON CAPITAL PARTNERS LP
301 COMMERCE ST #3300
FORT WORTH, TX 76102

FRIEDKIN SUSAN J TRUST
1375 ENCLAVE PKWY
HOUSTON, TX 77077

ROCK JANET RYAN
1717-13 S OCEAN BLVD
POMPANO BEACH, FL 33062

GSJ CAPITAL LLC
W296 N2979 FRANCISCA RD
PEWAUKEE, WI 53072

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

SUMMIT PLACE CONDOS
750 S MILL ST
ASPEN, CO 81611

POLLOCK WILLIAM HARRISON
5340 CORAL AVE
CAPE CORAL , FL 33904

BROWN JAMES R JR
45 LISPENARD ST #6E
NEW YORK, NY 10013

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

SHINE FAMILY LLC
8677 IMPACT CT
INDIANAPOLIS, IN 462191424

SHADOW MOUNTAIN VILLAGE CONDO ASSC
809 S ASPEN ST
ASPEN, CO 81611

700 MONARCH CONDO ASSOC
700 S MONARCH ST
ASPEN, CO 81611

NOREN GREGORY L
11211 FONTHILL DR
INDIANAPOLIS, IN 46236

BUCHHEIT GERALD A
6210 OLD LAKE SHORE RD
LAKE VIEW , NY 14085

ONE ASPEN 8 LLC
420 E MAIN ST #200
ASPEN, CO 81611

PETROVICH NICK D
730 E DURANT AVE STE 101
ASPEN, CO 81611-2072

GOLAY FRANK & INGA LIVING TRUST
300 LOCH LOMOND RD
RANCHO MIRAGE, CA 92270

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

H2 ASPEN LLC
501 ALLIS RANCH RD
SEDALIA, CO 80135

ASV ASPEN ST OWNER LLC
1 POST OFFICE SQ #3150
BOSTON, MA 021092109

MOUNTAIN QUEEN CONDO ASSOC
COMMON AREA
800 S MONARCH ST
ASPEN, CO 81611

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

CITY OF ASPEN
130 S GALENA ST
ASPEN, CO 81611

YEN RESIDENCE LLC
715 W MAIN ST #201
ASPEN, CO 81611

SCHIFFMAN ROBIN
700 MONARCH ST #103
ASPEN, CO 81611

ASV ASPEN ST OWNER LLC
1 POST OFFICE SQ #3150
BOSTON, MA 021092109

CITY OF ASPEN
130 S GALENA ST
ASPEN, CO 81611

755C SOUTH ASPEN LLC
690 SOUTH PEYTONVILLE AVE
SOUTHLAKE, TX 76092

S C JOHNSON AND SON INC
1525 HOWE ST
RACINE, WI 53403

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

CHETNER PARTNERSHIP LP
200 1010 8TH AVE SW
CALGARY ALBERTA T2P 1J2,

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

THURSTON ROSEMARIE A & DAVID L
1639 MIFFLIN PL NE
ATLANTA, GA 30324

MARUER JANIE K QPRT
1311 REGAL DR
CARMEL, IN 46032

KABERT INDUSTRIES INC
PO BOX 6270
VILLA PARK, IL 60181

RATAJCZAK ALLISON & DAVID
736 COURTENAY DR NE
ATLANTA, GA 30306

RYAN PAUL D
700 ST LAWRENCE AVE
JANESVILLE, WI 53545

SOUTH ASPEN LLC
388 W BROADWAY #5
NEW YORK, NY 10012

ASPEN MOUNTAIN TOWNHOUSES ASSOC
411 MEADOW CT
BASALT, CO 81621

MOORE GARY W JR
PO BOX 983
LIHUE, HI 967660983

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

WEYMOUTH KATHARINE
3752 OLIVER ST NW
WASHINGTON, DC 20015

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

ERICKSON CLAIRE & BETTY FAMILY LP
PO BOX 245
LAKELAND, MN 55043

BAKER DANA B
200 CRESCENT CT #1450
DALLAS, TX 75201

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

BUSH STEVEN S
0046 HEATHER LN
ASPEN, CO 81611

CITY OF ASPEN
130 S GALENA ST
ASPEN, CO 81611

WALBOHM SAMARA
BAY ADELAIDE CENTRE
333 BAY ST #640
TORONTO ON M5H 2R2 CANADA,

ELLERBECK FAMILY PTNRSHP LTD II
2101 WAUKEGAN RD #210
BANNOCKBURN, IL 60015

DOLINSEK JOHN
619 S MONARCH ST
ASPEN, CO 81611

MAURER MICHAEL S QPRT
1311 REGAL DR
CARMEL, IN 46032

ESENJAY PETROLEUM CORP
500 N WATER ST #1100 SOUTH
CORPUS CHRISTI, TX 78471

LIFT ONE LODGE ASPEN LLC
10877 WILSHIRE BLVD #2300
LOS ANGLES , CA 90024

KABERT INDUSTRIES INC
PO BOX 6270
VILLA PARK, IL 60181

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

COLORADO 2012 TRUST
2 LONGFELLOW LN
LITTLE ROCK, AR 72207

104 BTM LLC
175 RIVER OAKS LN
BASALT, CO 81621

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

UNIT 7 DOLOMITE VILLAS LLC
PO BOX 8769
ASPEN, CO 81612

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

DLH ASPEN-MILL LLC
5956 SHERRY LN #1500
DALLAS, TX 75225

HARVEY JEFFREY
5825 S BLACKSTONE AVE #2
CHICAGO, IL 60637

GOODMAN MARK
700 MONARCH ST #103
ASPEN, CO 81611

STANTON JAMES
950 THIRD AVE 18TH FL
NEW YORK, NY 10022

STANBROOK STEVEN & JUDY
3063 MICHIGAN BLVD
RACINE, WI 53402

SCHERER ROBERT P TRUST
239 GILBERT ST
ASPEN, CO 81611

CAPTIVA SHADOW 9 LLC
220 WATER ST #331
BROOKLYN, NY 11201

MOUNTAIN VILLA TRUST LLC
11 GRANT AVE
WELLESLEY, MA 02481

WACHTMEISTER ERIK C R
6248 WHITEHALL FARM LN
WARRENTON, VA 201877247

CITY OF ASPEN
130 S GALENA ST
ASPEN, CO 81611

BILLINGSLEY BOYCE W TRUST
1206 N WALTON BLVD
BENTONVILLE, AR 72712

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

ASPEN DOLOMITE ASSOC NO 6 LLC
PO BOX 837
VALLEY FORGE, PA 19482

CADER ANDREW
210 AABC UNIT J
ASPEN, CO 81611

ROTMAN KENNETH B
22 ST CLAIR AVE EAST #1700
TORONTO ONTARIO CANADA M4T 2S3,

ELLIS JAMES BYRON
17 1/2 FLEET ST
MARINA DEL REY, CA 90292

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

911 SOUTH MILL ST LLC
911 S MILL ST
ASPEN, CO 81611

NOREN LARA L
11211 FONTHILL DR
INDIANAPOLIS, IN 46236-8630

YEN RESIDENCE LLC
715 W MAIN ST #201
ASPEN, CO 81611

ROBERT FAMILY TRUST
771 FERST DR
ATLANTA, GA 30332-0245

ELDER TRUST
PO BOX 308
LA JOLLA, CA 92038-0308

S C JOHNSON AND SON INC
1525 HOWE ST
RACINE, WI 53403

DOLOMITE VILLAS CONDO ASSOC
COMMON AREA
650 S MONARCH ST
ASPEN, CO 81611

ASPEN LIFT HOLDINGS LLC
233 WILSHIRE BLVD #850
SANTA MONICA, CA 90401

SPRING LANE INVESTMT LLC
8 OAK LAKE DR
BARRINGTON, IL 60010-5914

TOP OF MILL INVESTMENTS LLC
201 ST CHARLES AVE #4300
NEW ORLEANS, LA 70170

GRAY W CALVIN JR & CONSTANCE M
PO BOX 140
CENTREVILLE, MD 21617-0140

CHRIST MICHAEL
850 KENT RD
SAINT LOUIS, MO 63124

SM-15
45000 S WOODLAND
CHAGRIN FALLS, OH 44022

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

CHRISTY2017-2 ACQUISITION LLC
2626 HOWELL ST 10TH FLR
DALLAS, TX 75204

GM & MJ PROPERTIES LLC
1900 MYRTLE ISLAND DR
LAS VEGAS, NV 89117

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

BOLLINGER JUSTIN & ELIZABETH
112 JUAN ST # D1
ASPEN, CO 81611

SOLOMON GARY GRANDCHILDRENS TRUST
3139 N LINCOLN AVE #212
CHICAGO, IL 60657

CASCADE TOWNHOUSE VILLAS CONDO
239 GILBERT ST
ASPEN, CO 81611

ASV ASPEN ST OWNER LLC
1 POST OFFICE SQ #3150
BOSTON, MA 021092109

BAKER STEPHANIE
200 CRESCENT CT #1450
DALLAS, TX 75201

GERBER ANDREW
465 N MILL ST 15-102
ASPEN, CO 81611

DOLOMITE VILLAS CONDO ASSOC
COMMON AREA
650 S MONARCH ST
ASPEN, CO 81611

EMERICK SHELLEY W
2449 5TH ST
BOULDER, CO 80304

FRIEDKIN SUSAN J MARITAL TRUST
1375 ENCLAVE PKWY
HOUSTON, TX 77077

BIEL ALEXANDER L
PO BOX 2424
ASPEN, CO 81612

NOREN JEFFREY L
11211 FONTHILL DR
INDIANAPOLIS, IN 46236

WHEELER CONNIE C
305 E 55TH ST #202
NEW YORK, NY 10022-4148

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

GLOBAL FAMILY AFFAIRS LLC
3115 WHITE EAGLE DR
NAPERVILLE, IL 60564

SCHAINUCK LEWIS I & MICHELLE T
3235 HARBOR VIEW DR
SAN DIEGO, CA 921062917

LIFT ONE LODGE ASPEN LLC
10877 WILSHIRE BLVD #2300
LOS ANGLES , CA 90024

MEEPOS PENNY K LIV TRUST
2999 OVERLAND AVE #130
LOS ANGELES, CA 90064

RUPERT INVESTMENTS LP
150 N MARKET
WICHITA, KS 67202

SISTER HALL LLC
607 SHORT ST
LAGUNA BEACH, CA 92651

ASPEN OWNER LLC
96 SPRING ST 6TH FLR
NEW YORK, NY 10012

FJR PROPERTIES LLC
PO BOX 1403
VAIL, CO 81658

STRAWBRIDGE R STEWART
3801 KENNETH PIKE STE B-100
WILMINGTON, DE 19807

SHLESINGER JOSEPH
333 BAY ST #640
TORONTO ON M5H 2R2 CANADA,

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

TOP OF MILL LLC
211 N STADIUM BLVD #201
COLUMBIA , MO 65203

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

TRB 700 LLC
351 PITKIN IRON RD
ASPEN, CO 81611

GM & MJ PROPERTIES LLC
1900 MYRTLE ISLAND DR
LAS VEGAS, NV 89117

HS MONARCH STREET LLC
8765 PINE RIDGE DR
INDIANAPOLIS, IN 46260

JSI ASPEN LLC
PO BOX 339
SARASOTA, FL 34230

JAMES FAMILY TRUST
1 CASTLEWOOD CT
NASHVILLE, TN 37215-4617

FORD NOLA M TRUST
700 MONARCH ST #203
ASPEN, CO 81611

ABSOLUTE II LLC
PO BOX 673
GAYLORD, MI 49734

DOLOMITE 12 LLC
7 HARRISON ST #6 N
NEW YORK, NY 10013

COPE SHADOW MOUNTAIN LP
N57 W30614 STEVENS RD
HARTLAND, WI 53029

ASPEN OWNER LLC
96 SPRING ST 6TH FLR
NEW YORK, NY 10012

SILVER SHADOW AKA 651 MONARCH COND
651 MONARCH
ASPEN, CO 81611

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

STUART FAMILY TRUST
1 CASTLEWOOD CT
NASHVILLE, TN 37215

TUCKER TIMOTHY & PATRICIA
7850 E EL SENDERO #3
SCOTTSDALE, AZ 852661216

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

ASV ASPEN ST OWNER LLC
1 POST OFFICE SQ #3150
BOSTON, MA 021092109

RYAN STANLEY H
1717-13 S OCEAN BLVD
POMPANO BEACH, FL 33062

ASPEN RESIDENCE CLUB & HOTEL CONDO A
9002 SAN MARCO CT
ORLANDO, FL 32819

APRIL FAMILY TRUST
3501 S 154TH ST
WICHITA, KS 67232-9426

ROMMA LLC
15 CRESCENT ST
SAG HARBOR, NY 11963

TOP OF MILL MASTER ASSOC
730 E DURANT
ASPEN, CO 81611

ASPEN RESIDENCE CLUB & HOTEL CONDO /
9002 SAN MARCO CT
ORLANDO, FL 32819

LEONARD-PECK SHEILA KATHRYN
PO BOX 375P
VINEYARD HAVEN, MA 02568

CHIATE PROPERTIES LLC
18 CIBRIAN DR
BELVEDERE TIBURON, CA 94920

RYAN TOBIN M
1717-13 S OCEAN BLVD
POMPANO BEACH, FL 33062

GLOBAL FAMILY AFFAIRS LLC
3115 WHITE EAGLE DR
NAPERVILLE, IL 60564

ASV ASPEN ST OWNER LLC
1 POST OFFICE SQ #3150
BOSTON, MA 021092109

TOP OF MILL TH HOA
911 S MILL ST
ASPEN, CO 81611

ORDINANCE NO. 39
(SERIES OF 2016)

AN ORDINANCE OF THE CITY OF ASPEN, COLORADO, APPROVING A PLANNED DEVELOPMENT-PROJECT REVIEW AND ASSOCIATED LAND USE REVIEWS FOR THE GORSUCH HAUS, A PROPERTY LOCATED AT THE BASE OF ASPEN MOUNTAIN AND 1A LIFT, ADJACENT TO THE TERMINATION OF S. ASPEN STREET, COMPRISED OF FOUR PARCELS, CITY OF ASPEN, PITKIN COUNTY, COLORADO.

Parcel IDs: 273513127001, 273513126001, 273513400028 (4 parcels total, 3 Parcel ID #'s)

WHEREAS, the City of Aspen Community Development Department received an application for the Gorsuch Haus lodge from Norway Island LLC, PO Box 12393, Aspen CO 81612 (Applicant), where Aspen Skiing Company, PO Box 1248, Aspen CO 81612 is the owner, represented by Design Workshop for the following land use review approvals:

- Planned Development – Project Review, pursuant to Land Use Code Chapter 26.445, to permit restaurant and retail uses within the Lodge (L) zone district (Lot 1), and to permit ski lift and ski facilities within the Conservation (C) zone district and the Lodge (L) zone district (Lot 1 and Lot 2); and,
- Rezoning - pursuant to Land Use Code Chapter 26.310; and,
- Growth Management Reviews – for lodge, free-market, affordable housing, and commercial development pursuant to Land Use Code Chapter 26.470; and,
- Conceptual Commercial Design Review - pursuant to Land Use Code Chapter 26.412; and,
- 8040 Greenline Review - pursuant to Land Use Code Chapter 26.435; and,
- Mountain View Plane - pursuant to Land Use Code Chapter 26.435; and,
- Major Subdivision - pursuant to Land Use Code Chapter 26.480; and,
- Special Review for Lodge Density Standard – pursuant to Land Use Code Chapter 26.430; and,
- Special Review for affordable housing unit net livable standards, pursuant to Land Use Code Chapter 26.430.040(I); and,
- Vested Property Rights - pursuant to Land Use Code Chapter 26.308.

WHEREAS, the application was submitted in 2016 and subsequently amended. The amended application proposes the following development:

- 81 lodge unit keys.
- 4 free-market residential units.
- 1 affordable housing unit.
- 7,730 square feet of net leasable commercial space.
- 56 parking spaces;
- Relocation and replacement of the existing Lift 1A ski operations building to Lift One Lodge property;

- Ski operations and ski infrastructure and,

WHEREAS, for the purpose of this Ordinance, the following definitions apply:

Lift 1 Corridor – This includes the property covered by this ordinance and the property related to the Lift One Lodge project described in Ordinance # 38, Series of 2018. While not subject to this Ordinance, the adjacent future park lands will eventually become a necessary part of the ski way and ski operations.

Current Lift 1A – This term is used to describe the existing and functioning Lift 1A terminal and related skier services and ski patrol facilities.

Future Lift Terminal – this term is used to describe the new lift terminal that will be located in Willoughby Park.

Historic Lift 1 – this term includes the historic gantry, bull wheel and three remaining towers of the original Lift 1; and,

WHEREAS, the Application and the Lift 1 Corridor Study and preferred site plan contemplate~~s~~, and require~~s~~ for functional ski and lift operations, skiing across, as well as snow making onto and snow grooming throughout the Lift Corridor; and,

WHEREAS, the Community Development Department received referral comments from the Aspen Consolidated Sanitation District, City Engineering, Building Department, Environmental Health Department, Parks Department, Aspen/Pitkin County Housing Authority (APCHA), and Utilities Department as a result of the Development Review Committee meeting held on September 26th, 2018; and,

WHEREAS, pursuant to Section 26.470.040.C.7, Affordable Housing, of the Land Use Code, a recommendation from the Aspen/Pitkin County Housing Authority is required and a recommendation by the Board was provided pursuant the APCHPA Board meeting held on October 3rd, 2018; and,

WHEREAS, said referral agencies and the Aspen Community Development Department reviewed the initial 2016 development application and initially recommended restudy of the project so the design, mass and scale of the project better fit with the context of the immediate neighborhood; and,

WHEREAS, the Planning and Zoning Commission reviewed the initial 2016 application at a duly noticed public hearing on July 5, 2016, that was continued to July 19, 2016, August 16, 2016, and September 20, 2016, during which the Planning and Zoning Commission made a recommendation of denial of the initial 2016 application via Resolution No. 7 (Series of 2016); and,

WHEREAS, the Aspen City Council has reviewed and considered the initial 2016 development proposal on December 12, 2016, February 13th, 2017, March 6th, 2017, and March 27th, 2017 and tabled the application for further study of a revised Lift 1 corridor alignment. This lift corridor study was commissioned by the City of Aspen. At the conclusion of this study, an amended application was submitted in September of 2018; and,

WHEREAS, a properly noticed site visit to the property on October 15, 2018 provided additional information on the project with relationship to site planning and proposed building heights; and,

WHEREAS, The Aspen City Council reviewed and considered the amended application on November 12th, 2018 and November 26th, 2018, December 3rd, 2018, December 10th, 2018, and January 7th, 2019 under the applicable provisions of the 2016 Municipal Code (application deemed "complete" on March 29th, 2016, and amended application deemed "complete" on September 6th, 2018) as identified herein. The Aspen City Council has also reviewed and considered the recommendation of the Community Development Director, the applicable referral agencies, and has taken and considered public comment at a public hearing; and,

WHEREAS, during the continued public hearing on January 7th, 2019 City Council referred to voters Ordinance No. 39, Series of 2016 that would grant approval with conditions for a Rezoning, Project Review, Subdivision, Growth Management Quota System, Commercial Design, 8040 Greenline, Special Review, Mountain View Plane, Special Review for Lodge Density, Special Review for Affordable Housing Net Livable Standards, and Vested Rights, as identified herein, with the recommended changes to the application listed hereinafter; and,

WHEREAS, pursuant to Section 5.5 of the Home Rule Charter of the City, the City Council, on its own motion, has the power to submit at a general or special election any proposed ordinance or question to a vote of the people; and,

WHEREAS, pursuant to Section 13.4 of the Home Rule Charter of the City, the City Council shall not sell, exchange or dispose of public building, utilities or real property in use for public purposes, including real property acquired for open space purposes, without first obtaining the approval of a majority of the electors voting thereon. Additionally, the City Council shall not cause or permit the change in use of the real property acquired for open space purposes, other than for recreational, agricultural or under-ground easement purposes, without first obtaining the approval of a majority of the electors voting thereon. Further, under such Section 13.4 of the Home Rule Charter, no real property acquired for open space purposes shall be sold, exchanged, disposed of, or converted to other uses other than for recreational, agricultural or underground easement purposes, unless such open space is replaced with other open space property of equivalent or greater value as of the date of sale or conversion as determined by the City Council by resolution following a public hearing taking into consideration monetary, environmental, and aesthetic values; and,

WHEREAS, at a continued public hearing on January 7, 2019, the City Council, by a 3 to 2 (3–2) vote, adopted Resolution No. 2, Series of 2019 pursuant to Sections 5.5 and 13.4 of the Home Rule Charter of the City, to refer this Ordinance (and proposed Ordinance No. 39, Series of 2016 for the approval of the Gorsuch Haus Project) to a vote of the electors of the City to make the findings stated herein and grant approval with conditions for a Major Amendment to a Planned Development, Project Review, and related reviews for Subdivision, Exchange of City Land, Rezoning, Growth Management Quota System, Commercial Design, Timeshare Development, Transportation and Parking Management, Special Review, ESA – Mountain View Plane, and Vested Rights, subject to the conditions of this Ordinance; and,

WHEREAS, City Council intends to refer the project to the Aspen voters for consideration.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ASPEN AS DIRECTED BY THE VOTERS AS PROVIDED BELOW:

Section 1: General Approvals

A. Pursuant to the standards set forth in Title 26 of the Aspen Municipal Code and Sections 5.5 and 13.4 of the Home Rule Charter of the City of Aspen, the City, by a vote of its eligible electors, approves the Gorsuch Haus application for a Site Specific Development Plan for the Gorsuch Haus Subdivision /PD that includes land use reviews for Planned Development- Project Review, Rezoning, Major Subdivision, Growth Management Quota System Reviews, Conceptual Commercial Design, Mountain View Plane, 8040 Greenline, Special Review for Lodge Density, Special Review for affordable housing unit net livable standards, and Vested Property Rights approval – allowing for the development of Lots 1 and 2. Lot 1 development is comprised of a mixed-use building containing a mix of lodging with restaurant and retail uses, free-market residential, affordable housing, commercial net leasable space, a new Lift 1 ski corridor alignment, lift tower, and skier return. Lot 2 development and activities are comprised of a new Lift 1 ski corridor alignment, lift towers, skier return, traditional ski operation maintenance activities, and an event staging and viewing area.

B. More specifically for the Gorsuch Haus, subject to the conditions of approval as listed herein, is a development containing 81 lodge keys, 4 free-market residential units totaling 8,000 square feet of net livable floor area, 1-1 bedroom affordable housing unit, 7,730 sq. ft. of commercial net leasable space, and ski lift and facilities on Lot 1. Ski area operations and associated ski and non-mechanized summer uses for the relocated Lift 1 lift tower alignment, skier return, snow making infrastructure and event staging and viewing area, are approved on Lot 2.

Section 2: Vested Rights

A. The development approvals granted pursuant to this Ordinance will constitute a new site-specific development plan and a vested property right pursuant to Land Use Code Section 26.308.010 and C.R.S. § 24-68-101 *et seq.* attaching to and running with the Subject Property and will confer upon the Applicant the right to undertake and complete the site-specific development plan and use of the Subject Property under the terms and conditions of the site-specific development plan, including any approved amendments thereto. However, any failure to abide by any of the terms and conditions attendant to this approval that is not cured by the Applicant after written notice from the City, a right to a public hearing in accordance with the applicable provisions of the Land Use Code, and a reasonable opportunity to cure such failure will result in the forfeiture of said vested property rights.

B. Due to the substantial nature of the changes proposed by the Application and approved by this Ordinance, and that the request approved by this Ordinance is in response to a directive from the City Council to pursue a new placement of the Future Lift Terminal, a period of

vesting is established for the Gorsuch Haus Planned Development. Pursuant to C.R.S. § 24-68-104(2), it is appropriate that the vested property rights for the Gorsuch Haus Planned Development will be vested for a period exceeding three years in light of all relevant circumstances, including, but not limited to, the need to wait until all required City-owned property is available for use in connection with the development and operation of the Lift 1 Corridor project, the size of the development, economic cycles, and market conditions. The Development Agreement to be entered into between the City and the Applicant pursuant to the terms of this Ordinance will memorialize such extended period of vested property rights pursuant to C.R.S. § 24-68-104(2).

C. The vesting period will commence on the effective date of the Development Order for the Project issued by the City in accordance with Section 26.304.080 of the Land Use Code.

D. The vesting period will remain in effect for five years following the effective date of the use rights conferred as part of the initial 40-year term of the Dolinsek License pursuant to Section 6.A.1 of Ordinance No. 38, Series 2018. However, the vesting period will not extend longer than the validity of the Development Order issued for the Project pursuant to Section 26.304.080 of the Land Use Code, as amended from time to time (which Section 26.304.080 currently provides that a Development Order will not be valid for more than ten years). Nothing herein will be construed as limiting the right of the Applicant to proceed with development of the Project prior to the commencement of the initial 40-year term of the Dolinsek License, provided the Project has received the required Detailed/Final Review approvals described in the Ordinance and complied with the City's permitting requirements.

Section 3. Subdivision and Rezoning

A. Currently the subject land area consists of four parcels within the city's municipal boundary. The Applicant proposes, and the City Council approves the parcels be reconfigured into Lots 1 and 2.

B. Within 180 days of issuance of a Development Order and prior to building permit submittal, a final subdivision plat shall be submitted for review and approval by the Community Development Director and City Attorney. This plat shall illustrate Lots 1 and 2 as well as lands to be vacated and dedicated as outlined in section 4 of this ordinance.

C. The current zoning for the subject properties located with the city's municipal boundary is Conservation (C). The City Council approves the rezoning of Lot 1 from C to Lodge (L). A Planned Development overlay is designated on both newly created lots. Lot 2 shall remain within the C zone district. The official zone district map shall be amended upon recordation of a final subdivision plat, recordation of an architectural plan set, and required development agreements.

Section 4: Vacation of public right-of-way and acceptance of private property

A. The City Council approves the vacation of the public rights-of-way, comprised of approximately 8,206 sq. ft. as requested by the Applicant (a portion of S. Aspen Street and all of Summit Street) to be replaced with all necessary easements for any existing or future

utility infrastructure. The City Council also accepts the dedication of approximately 3,462 sq. ft. of private property for City of Aspen right of way at the terminus of South Aspen Street for a public right-of-way in the form of cul de sac improvements. Conveyance of title associated acknowledging a change of ownership between the record owner of Lot 1 and the City of Aspen, shall be completed with a recordation of deeds 45 days following the recordation of the subdivision plat.

Section 5: Licenses and Easements

A. The ski corridor requires easements and/or licenses for skiing and ski operations across portions of Lot 1. An easement agreement between the Aspen Skiing Company and Gorsuch Haus shall be established to allow ski-related activity and infrastructure to occur on Lot 1.

B. All license and easement agreements shall be submitted for review within the 180 day period following issuance of a Development Order.

C. The City will enter into a fee-free easement agreement with Aspen Skiing Company to allow skiing and ski and lift related activities, equipment, improvements and infrastructure, including, without limitation, subgrade snowmaking infrastructure as well as above grade ski and lift related equipment, improvements and infrastructure to occur on, over and under the Hill Street Right of Way. The easement agreement will provide that Aspen Skiing Company will own and exclusively control all ski and lift related equipment, improvements and infrastructure constructed on, over, and under Hill Street Right of Way pursuant to such easement agreement.

D. The City will grant to the Applicant for the benefit of Lot 1, an easement over, under, across and through all public rights-of-way and City-owned lands adjacent to the Project for the purpose of allowing construction work and staging, crane swing, over-digging, shoring, soil nails and other construction activities necessary or appropriate to undertake the construction of the Project and to establish and maintain a safe working environment during such construction. Provided, however, that no such easements will be granted by the City with respect to the Dolinsek Property until the City is permitted to do so pursuant to the Dolinsek Deed, and no such easements shall violate the terms and restriction of the Conservation Easement on the Dolinsek Property held by the Aspen Valley Land Trust.

E. All license and easement agreements entered into pursuant to the above provisions of this Section 5 will contain commercially reasonable insurance and indemnity provisions, provided, however, the City will not provide an indemnification to any party.

Section 6: Planned Development – Project Review

A. Within 15 days prior to the public election, the Applicant shall submit an 'Approved Plan Set,' that includes the Conceptual floor plans, site plan, lot configuration, and elevations. Failure to submit these plans shall not render the approvals in the Ordinance null and void.

B. Pursuant to Land Use Code Section 26.445.090(A), the Applicant has one (1) year from Project Review approval to submit the Detailed Review with Planning and Zoning

Commission. This one-year period shall commence from the date of an election that provides voter approval.

Section 7: Project Dimensions

The approved dimensions, site plan, architectural massing, and character are represented as Exhibits A and B of this ordinance. Pursuant to Land Use Code Section 26.445.090(A), the Applicant has one year from Project Review approval to submit the Detailed Review application for this request.

As part of the approved Planned Development, the Applicant shall comply with the following conditions of approval:

A. The overall maximum height of the approved lodge is limited to 40'. Rooftop elevators/elevator overruns may exceed this height by a maximum of 10'. Due to the location of the approved stairway and associated retaining wall on the western side of Lot 1, portions of the western elevation of the lodge building will exceed the 40' overall height restriction in the L zone district as documented in Exhibit A, *West Elevation and North Elevation*. As part of the Planned Development approval, the height measurement on the western elevation of the lodge building shall be taken from the finished grade of the top of the retaining wall located adjacent and west of this stairway. The lodge building shall not exceed 40' in height from this approved measurement point. Lightwells along the east and west façade that do not exceed 100 square feet shall not be counted towards maximum permissible height and are permitted to walk out at the same level as adjacent rooms. Grading within the lot setback of greater than thirty inches (30") is permitted on Lot 1 and Lot 2. The rooftop amenity deck has been granted a three-foot (3') height exception from the maximum height as calculated under Land Use Code Section 26.710.190(D)(8)(e).

B. Engineering requirements may dictate that the replacement lift towers on Lots 1 and 2 might exceed the height limits and setback requirements for the C and L zone districts. The City Council approves the replacement lift towers to exceed the height limit and intrude upon the setback standards in the C and L zone districts, as required by the lift manufacturer design and as documented in the attached site plan.

C. The lodge units shall operate under the rules and regulations of the City of Aspen. The four free-market units shall not be combined. The four free market units are limited to 1,500 square feet of net livable floor area and are permitted to be expanded up to 2,000 square feet of net livable floor area upon landing the appropriate number of Transferrable Development Rights (TDR's). TDR's used for additional net livable floor area up to 2,000 square feet per free market unit shall be submitted and extinguished at building permit submittal.

Section 8: Project Uses

A. Specifically approved as part of the Planned Development review for Lot 1 is the ability for the mixed-use lodge to contain restaurant and retail uses and for construction of new lift towers and skier return.

B. Specially approved as part of the Planned Development review for Lot 2 is the ability for the lot to contain the relocated future ski lift alignment, development of new lift towers, regrading for skier return, regrading for the Aspen Mountain service road, traditional ski and non-mechanized recreational operation maintenance activities, and ski race finish/special event use viewing area. The viewing area shall obtain all required special event permits prior to operation, as necessary.

C. Service gates are permitted to be placed at the entrance of the realigned Aspen Mountain service road on Lot 2. The service gate locations, dimensions, materials, and color shall be administratively reviewed and approved by the Community Development Department.

D. Approved as part of the Planned Development review for Lot 1 is the ability for Public Amenity Space to be partially covered by overhangs due to the close proximity of this space to the future ski lift alignment. Public amenity space is also approved to be oriented to the eastern ski slope.

Section 9: Special Review for Lodge Density

A. The City Council finds that the proposal to increase lodge unit density complies with the Special Review criteria pursuant to Land Use Code Section 26.430.040. The City Council finds that the lodge includes a generous amount of non-unit space and amenities for lodge guests in the form of an "accessory lodge" meeting room and an "accessory lodge" spa both for use by lodge customers only and not the general public. The lodge also contains a range of lodge unit sizes and configurations. The City Council approves an increase in lodge unit density by 10% which represents 1 lodge unit/550 square of gross lot area (81 lodge units/44,545 square feet of gross lot area) and the associated floor area, height, and employee mitigation incentives established with the density of 1 lodge unit/500 square feet of gross lot area.

Section 10: Special Review for Affordable Housing

A. The City Council finds that the proposal to place the onsite 1-bedroom affordable housing unit more than 50% subgrade meets the Special Review criteria pursuant to Land Use Code Section 26.430.040. The location of the unit will not have any adverse impacts to the neighborhood, and the City Council approves this portion of the request. The unit shall comply with adopted building codes regarding ingress and egress.

Section 11: Growth Management Allotments

Following growth management allotments are allocated to the lodge on Lot 1:

- 4 free market residential dwelling unit allotments (from 2016 GMQS calendar year)
- 1 - 1 bedroom affordable housing unit allotment. (from 2016 GMQS calendar year)
- 7,730 sq. ft. of new commercial net leasable space. (from 2016 GMQS calendar year)
- 112 lodging pillows, which equals 56 lodging keys, from the 2016 GMQS calendar year, with approval for 50 lodging pillows, which equals 25 keys, to be granted from the 2017 GMQS calendar year.

Section 12: Affordable Housing

The following calculations are based in the Land Use Code in effect at the time of application, March 29th, 2016. The included calculations are based on conceptual level depictions of the uses. Updated calculations will be conducted at final review and confirmed at building permit.

A. Gorsuch Haus Mitigation

Lodge Use	12.83 FTEs
Free Market Residential Use	4.64 FTE mitigation
Commercial Use	8.85 FTE Commercial mitigation requirement
Sub Total	26.32, Category 4
Total Required Mitigation w/ Employee Generation Review	**21.68 FTE, Category 4**

Employee Generation Review, Initial mitigation reduction

The Applicant has requested and has been approved to have a project specific review of employee generation that particularly reflects the allowance in Section 26.470.050.C.6 for lodge development. This recognizes an efficiency of service between the free-market and the lodge components of the project. A reduction of 4.64 FTEs is permitted; however, this reduction requires an audit, two (2) years after issuance of Certificate of Occupancy, to evaluate actual employee generation. If the free-market component is shown to generate FTEs greater than those supplied by the lodging component, mitigation shall be required commensurate with the employees generated by the free-market component up to an additional 4.64 FTEs (estimate) as calculated in accordance with the Land Use Code in effect at the time the Application was submitted by the Applicant.

APCHA shall request the audit from Gorsuch Haus. Failure to request the audit shall not render any of the approvals invalid. Gorsuch Haus shall provide the Housing Authority and the Community Development Department with the audit report. The Housing Authority and Community Development Department shall forward the audit to the Housing Board for a recommendation and City Council will make the final decision of whether additional mitigation is required based on such audit. Any reasonable costs for the audit shall be paid by the Applicant.

B. Method of Mitigation. In addition to the provision of one on-site affordable housing unit, mitigation may be satisfied utilizing on-site units, off-site units, "buy-down" units, or City of Aspen Affordable Housing Credits. Off-site units may be provided at locations within the Aspen Urban Growth Boundary. Cash in lieu is not permitted to satisfy affordable housing mitigation requirements.

C. Timing of Mitigation. Required Affordable Housing mitigation shall be satisfied prior to issuance of a Certificate of Occupancy for the Gorsuch building.

D. The existing Lift 1A ski operations space (consisting of approximately 2,500 square feet of ticketing, restroom facilities, and ski patrol space) shall be demolished and replaced, as contemplated under Ordinance No. 38, Series of 2018. Precise floor area shall be verified at building permit submittal.

Section 13: Employee Housing Unit

The project as approved includes one (1), one-bedroom employee housing unit. This provides 1.75 FTE of required mitigation.

Affordable Housing Conditions. The one (1) affordable housing unit shall be deed restricted at Category 4 (or below) and shall meet the following conditions:

A. The deed restriction shall be recorded for the affordable housing unit prior to a Certificate of Occupancy (CO) being issued for the housing unit. The CO for the affordable housing unit shall be issued at the same time or prior to the CO for the lodge, free-market residential units, and commercial space of the hotel.

B. All tenants shall be approved by APCHA prior to occupancy.

C. Employees of the hotel shall be exempt from maximum assets and maximum income for the on-site units; however, the tenants shall not own any other property within the ownership exclusion zone and must work full time as defined in the APCHA Guidelines.

D. Minimum occupancy shall be obtained for each unit, as defined in the APCHA Guidelines.

E. The units shall not be vacant for longer than 45 days, unless APCHA notified as to why the unit has been left vacant.

F. Washer and dryer shall be provided in employee housing unit.

G. The affordable housing unit shall be assigned one parking space in the underground garage, and they shall not be a stacked or tandem space.

H. The affordable housing unit shall be a rental unit. The Condominium Declaration shall include language, to be reviewed and approved by APCHA, that should the affordable housing unit become an ownership unit:
    1) It will be sold through the lottery system.
    2) The dues will be based on the assessed value of the deed-restricted units vs. the free-market unit as well as the square footage of the units;
    3) No common expenses will be charged to the deed-restricted owners, unless approved by APCHA.
    4) A separate HOA shall be created for the deed-restricted employee housing unit, if required by APCHA.

Section 14: Aspen Street Improvements

The creation of a cul-de-sac at the terminus to Aspen Street is conceptually approved and the conceptual design is depicted as an exhibit to this Ordinance. The final design of the cul-de-sac

will be evaluated by the Engineering Department and Fire Department and a recommendation made to the Planning and Zoning Commission at Detailed review. Consistent with the terms and provisions of Ordinance No. 28, Series of 2011, the Applicant agrees to a reimbursement agreement being developed to assist, on a proportionate basis, in the cost of the reconstruction of S. Aspen Street as depicted on the engineering drawings prepared by Schmueser Gordon Meyer Inc. and recorded as part of the final development approvals for Lift One Lodge in Plat Book 102 at Pages 11-19 (the "South Aspen Street Improvement Plans"). The reimbursement agreement shall include a reimbursement formula utilizing the proportion of linear feet of South Aspen Street frontage allocated to properties on South Aspen Street, with 20.45 % being allocated to Lot 1. The reimbursement agreement shall also include cost recovery provisions consistent with the development approvals for the One Aspen Townhome project, which has previously made within the South Aspen Street right of way certain road surface and sidewalk improvements as well as certain infrastructure improvements (including water lines, sewer lines and shallow utility lines). The costs for cul de sac improvements beyond the scope of originally approved South Aspen Street Improvement Plans shall be allocated fully to Gorsuch Haus.

Section 15: Planned Development – Detailed Review

In addition to the general documents required as part of a Planned Development – Detailed Review, the following items shall be required as part of the Application's Planned Development – Detailed Review:

A. An Outdoor Lighting Plan, pursuant to section 26.575.150.
B. An existing and proposed Landscaping Plan, identifying trees with diameters and values.
C. A draft Construction Management/Phasing Plan.
D. A snow storage and snow shedding plan. Snow is permitted to shed from Lot 1 onto Lot 2 as well as from Lot 2 onto Lot 1, but snow is not permitted to shed off roofs onto other neighboring properties. Demonstrate that any snow which sheds off roofs will remain on-site.
E. An updated and final Transportation Impact Analysis (TIA), including a monitoring plan.
F. A final engineered design for the S. Aspen Street improvements.
G. A draft subdivision and vacation plat
H. Draft Ski Operations Plan
I. At Detailed Review submission, the Applicant shall submit a draft revocable encroachment license agreement for the hardscaping, pedestrian lighting, pedestrian benches, and landscaping improvements within the Hill Street Right of Way. This revocable encroachment license agreement shall be preliminarily reviewed by the Engineering Department and City Attorney. Final review and execution of this license agreement shall occur concurrently with recordation of the final subdivision plat.
J. At Detailed Review Submission, the Applicant shall submit draft utility easements for any existing or potentially future utilities within the Summit Street Right of Way and the South Aspen Street Right of Way. This agreement shall be preliminarily reviewed by the Engineering Department and City Attorney. Final review and execution of this easement shall occur concurrently with recordation of the final subdivision plat.

Section 16: Subdivision/PD Plat and Agreements

The Applicant shall submit a Subdivision/PD agreement (hereinafter "Agreement") that meets the requirements of the Land Use Code within 180 days of final approval. The 180 days shall commence upon the granting of Final Commercial Design and Planned Development – Detailed Review approvals by the Planning & Zoning Commission. The recordation documents shall be submitted in accordance with the requirements of Section 26.490 *Approval Documents* of the Land Use Code.

A. In accordance in Section 26.490.040, *Approval Documents Content and Form*, the following plans are required in the Approved Plan Set:
    1) Final Commercial Design Review/ Architectural Character Plan
    2) Planned Development Project and Detail Review Plans.
    3) Mud flow and Storm Water Mitigation Plans
    4) Public Amenity Plans.
    5) Public Infrastructure Plan.
    6) Final Transportation Impact Analysis (TIA), including a monitoring plan.
    7) Subdivision Plat.
    8) Street, Alley and Easement Vacation Plat

B. In accordance with Section 26.490.050, *Development Agreements*, a Development Agreements shall be entered into with the City. At a minimum the development agreements shall include:
    1) A preliminary construction staging and sequencing plan that includes coordination among Gorsuch Haus, Lift One Lodge, and Aspen Skiing Company. Such construction staging and sequencing plan shall provide that ASC will install the new lift, including the Future Lift Terminal and towers, no later than as promptly as it reasonably and safely is able to following completion of the garage, subgrade structures and foundation, vertical construction and enclosing of the Gorsuch Haus and Lift One Lodge buildings.
    2) Easements or long-term irrevocable licenses to provide for ski operations to operate on the properties associated with the ski corridor.
    3) In accordance with Section 26.490.060, *Financial and Site Protection Requirements*, the Applicant shall provide a site protection guarantee (subsection B) and a site enhancement guarantee (subsection C).
    4) In accordance with Section 26.490.070, *Performance Guarantees*, the following guarantees are required in an amount equal to 150% of the current estimated cost of the improvement:
        - Landscape Guarantee for landscaping placed on Lot 1 and Lot 2
        - Public Facilities and Public Infrastructure Guarantee associated with Lot 1 and Lot 2.
        - Storm Water and Drainage Improvements Guarantee associated with Lot 1 and Lot 2.

    5) In accordance with Section 26.490.060.A, *Proof of Financing*, before the issuance of a building permit for the development of any parcel, and as a condition of such approval, owner shall provide to the City Building Department and City Attorney

for review and approval, satisfactory evidence that owner has in place sufficient financing to accomplish and complete the construction of the development of the project covered by the building permit and any public improvements identified within an improvements agreement and required under this ordinance; provided, if there is no loan with respect to development of the project, then owner shall provide a letter from a financial institution stating that the owner has funds available in an amount that covers the estimated cost of construction for the development. Such financing may include without limitation, a construction loan from an institutional lender or lenders and equity capital investments and/or donations from owner or third party investors or contributors. In addition, before issuance of a building permit for the project, owner shall provide supporting cost estimates for all improvements covered by the requested building permit prepared by owner's general contractor for review and approval by the City of Aspen Building Department.

6) A Condominium Map shall be competed for the development in accordance with Section 26.480.050(A), *Condominiumization.*

C. Other Necessary Approval Documents – specific to this approval

1) License and Easement Agreements – necessary agreements outlined in Section 5, shall be submitted for review and approval.
2) Other Agreements as necessary – between the stakeholders to the project including: The City of Aspen, Aspen Historical Society, Aspen Skiing Company, Lift One Lodge, and Gorsuch Haus.

Section 17: ESA Reviews

A. The City Council finds the application meets the 8040 Greenline review criteria and finds that the approved development will have minimal effect on the Wheeler view plane.

Section 18: Engineering Department

A. The Applicant's design shall be compliant with all sections of the City of Aspen Municipal Code, Title 21 and all construction and excavation standards published by the Engineering Department.

B. Drainage: The Project shall meet the Urban Runoff Management Plan Requirements. A compliant drainage plan, including a 100-year mudflow analysis, must be submitted with a building permit application. A draft mudflow analysis for the Lift One Lodge Project and Gorsuch Haus Project was submitted to the City with the Application for Project Review based on pending mudflow regulations that are anticipated to be in effect prior to submission of the building permit applications for the Project. This draft mudflow analysis was prepared by Tetra Tech and dated November 7, 2018. The City hereby accepts the criteria and findings described in such draft mudflow analysis on a conceptual basis.

C. Sidewalk/Curb/Gutter: All sidewalk curb and gutter shall meet the Engineering Standards of City of Aspen Municipal Code Title 21.

D. Excavation Stabilization: Due to the scale of excavation and proximity of excavation to neighboring properties, an excavation stabilization plan shall be submitted to the Engineering Department at building permit submittal. Soil stabilization shall be located within the property boundaries or follow section 21.12.140 of the Municipal Code.

E. Ground Stability Monitoring: In order to ensure that development of the Project does not exacerbate naturally occurring ground movement, an inclinometer shall be installed and maintained by Gorsuch Haus or its successors or assigns with bi-annual readings taken through the time of issuance of a Certificate of Occupancy. The first Building Permit application for the Project shall include a report on the initial readings and a subsequent report is required prior to issuance of a Certificate of Occupancy.

F. TIA: At Detail Review, the Applicant shall submit detailed plans that include mudflow analysis, detailed utility plans, and address all comments provided as part of the Development Review Committee on September 26, 2018. The Applicant shall also submit revised commitments as part of the TIA Review to remedy the 22 point deficit in this analysis.

Section 19: Fire Mitigation

A. All codes adopted by the Aspen Fire Protection District shall be met. This includes but is not limited to access (International Fire Code (IFC), 2003 Edition, Section 503), approved fire sprinkler and fire alarm systems (IFC, as amended, Section 903 and 907). Similarly, all Tramway Board codes and/or regulatory requirements applicable to the Gorsuch Haus Planned Development shall be met.

Section 20: Parks Department

A. Tree removal permits are required prior to issuance of a building permit for any demolition or significant site work. Mitigation for removals (after factoring in any appropriate credits) must be met by paying cash in lieu, planting on site, or a combination of both, pursuant to Chapter 13.20 of the City Municipal Code. Any plantings on the roof shall not qualify as mitigation. The Applicant shall explore potential sites around the property to allow planting and full maturation of trees outside of the ski corridor and considering its contemplated uses. This shall be included as part of the PD Detail Review.

B. A tree protection plan indicating the drip lines of each individual tree or groupings of trees remaining on site shall be included in the building permit application for any demolition or significant site work. The plan shall indicate the location of protective zones for approval by the City Forester and prohibit excavation, storage of materials, storage of construction backfill, storage of equipment, and access over or through the zone by foot or vehicle.

C. Prior to final approval, the Applicant shall finalize the dedication of the proposed pedestrian and bicycle public access trail that provides access from Hill Street to the existing public access and skiers easement recorded at BK 4, PG 489 to the satisfaction of

the Parks Department. The reception number associated with this dedication shall be crossed referenced on the final plat.

D. Prior to final approval, the Applicant shall finalize the dedication of a proposed public access easement that permits access across Lot 2 and is commensurate with Aspen Mountain Service Road to the satisfaction of the Parks Department. The City agrees that such public access may be managed to restrict access from time to time at the discretion of the Aspen Skiing Company for safety, maintenance, operations, loading, unloading, and staging purposes, as it determines. The reception number associated with this dedication shall be crossed referenced on the final plat. Given the close proximity of the Hill Street access easement dedication, this easement may coincide with subsection C above.

E. Prior to final approval, the Applicant shall finalize the dedication of a public access easement on the western stairway of the lodge development to the satisfaction of the Parks Department. The reception number associated with this dedication shall be crossed referenced on the final plat.

Section 21: Aspen Consolidated Sanitation District Requirements

A. Service is contingent upon compliance with the District's rules, regulations, and specifications, which are on file at the District office. Prior to certificate of occupancy for the building, the Applicant shall connect to the recently upgraded sanitation sewer line in the South Aspen Street. Prior to construction of the connection, the connection shall be approved to the satisfaction of the District.

Section 22: Environmental Health Department

A. Code requirements to be aware of when filing a building permit include: a prohibition on engine idling, regulation of fireplaces, fugitive dust requirements, noise abatement and pool designs.

B. Additional materials shall be submitted as part of the Detail Review application inclusive of but not limited to appropriate sizing of the trash/utility enclosure, delineation of clearance of the waste enclosure, and clarity on co-location of trash and utilities to ensure adequate room is provided. Special Review approval from the Environmental Health Department to satisfy dimensional requirements may be required.

C. The City and the Applicant understand and acknowledge that functional operation of the Lift 1 Corridor requires that SkiCo undertake certain maintenance and operational activities, including snow making, snow grooming, lift maintenance, load in and load out for special events and mountain operations, outside of operational hours, including during early morning, evening, and night time hours throughout the Lift 1 Corridor.

Section 23: Water/Utilities Department

A. The Applicant shall comply with the City of Aspen Water System Standards, with Title 25, and with the applicable standards of Title 8 (Water Conservation and Plumbing Advisory Code) of the Aspen Municipal Code, as required by the City of Aspen Water Department. All Water System Distribution standards in place at the time of building permit shall apply,

and all tap fees will be assessed per applicable codes and standards. Utility placement and design shall meet adopted City of Aspen standards.

Section 24: Outdoor Lighting and Signage

A. All outdoor lighting and all signage shall meet the requirements of the Aspen Municipal Code.

Section 25: Building Department

A. The Applicant shall meet all applicable building and accessibility codes in place at the time of building permit submission. The elevators are required to meet IBC accessibility requirements. The affordable housing unit shall be provided with an ADA compliant circulation path within the site that connects the units to the parking and the public right of way.

Section 26: Colorado Passenger Tramway Safety Board Review

A. The Colorado Passenger Tramway Safety Board will conduct a review of the lift and ski corridor for compliance with safety and design standards. If the review by the Tramway Board requires modification to any element of the design of this approved project to comply with standards, such modifications will be reviewed and may be approved administratively by the Community Development Director. Any required modifications that have significant impacts to height, mass or scale, or site planning will be reviewed during Detailed Review with Planning and Zoning Commission and may require an Amendment to the Planned Development Project Review.

Section 27: Cost Sharing

A. As provided in Ordinance No. 38, Series of 2018, it is acknowledged that the City of Aspen agrees to contribute a fixed amount of $4,360,000 to Lift One Lodge in support of the public facing elements of the project, including improvements to Dean Street and the relocation and rehabilitation of the Skiers' Chalet Lodge.

B. The funds approved pursuant to Ordinance 38 shall be budgeted and appropriated in 2019 and held in escrow to be released to the Lift One Lodge upon the completion of the new, Lift 1A ski lift. The terms of the escrow consistent with Ordinance 38 shall be specifically described in an escrow agreement between the parties.

C. This amount is fixed by the approval of Ordinance 38. Any future proposal to increase this amount will require approval by a majority of the voters of the City of Aspen.

D. This contribution to the project by the City of Aspen, does not preclude Lift One Lodge from meeting the requirements of development specified by Ordinance 38.

E. This cost sharing contribution will be recognized and further defined within the development agreement between the City of Aspen and Lift One Lodge.

F. At the time of demolition of Aspen Skiing Company's existing Lift 1A ski operations space (consisting of approximately 2,500 square feet of ticketing, ski patrol and restroom

facilities space), Applicant shall contribute $1,000,000 toward the relocation, rehabilitation and repurposing of the ski operations related elements of the Skier's Chalet Building. Such funds shall be held in escrow and released to Lift One Lodge upon its delivery of the relocated and rehabilitated Skier's Chalet Building in a "white box condition" as provided in Ordinance No, 38, Series of 2018. If the delivery of the relocated and rehabilitated Skier's Chalet Building in "white box condition" takes place prior to the demolition of the existing Aspen Skiing Company Lift 1A ski operations space, then Gorsuch Haus shall deliver the $1,000,000 contribution directly to Lift One Lodge at time of delivery.

Section 28: Lot 2 Development Restriction

A. The property owner/Applicant shall include a plat note on the final subdivision plat, for review and approval by the Community Development Director and the City Attorney, that restricts the reconfigured Lot 2 against all future residential building and residential development and other land uses and activities that are not consistent with the intent and approved development outlined in this ordinance. This plat note shall include a provision that authorizes the construction and use of all ski and non-mechanized recreational infrastructure, including ski lifts, towers, snowmaking equipment, accessory and support structures pursuant to this ordinance as well as the ability to conduct skiing, recreational uses that do not require mechanized infrastructure, all related ski and recreational operations and accessory ski and recreational uses, including snowmaking, snow management, grooming, hiking, biking, up-hilling and events related thereto, as well as traditional and routine ski operations and maintenance~~,~~ on the property, including mountain access road use and maintenance, as well as motorized vehicle, equipment and material staging and access in both winter and summer seasons along the mountain access road. This plat note shall also include a provision for the ability to conduct all ancillary and approved special events on the property. This language shall be reviewed, approved, and executed at the time of recordation of the final subdivision plat.

B. Any amendment to the condition relating to residential building and residential development shall require a successful majority vote of the public.

Section 29: Public Amenity Spaces

A. The Applicant has committed to providing a total of 11,136 sq. ft. (minimum of 25%) of public amenity space of which a portion of this space is located on the rooftop. These spaces shall be permanently accessible by the public through stairs and/or elevators. These spaces shall not be enclosed with temporary or permanent walls/windows or otherwise enclosed as interior conditioned space, except for tents and similar soft-sided enclosures that may be allowed pursuant to the land use code. Due to the proximity of the proposed telemix lift, some areas of public amenity may be covered. Final design and approval shall be granted at Detailed Review. Approved rooftop Public Amenity Space shall be subject to a public access easement.

Section 30: South Aspen Street Winter Maintenance:

The City of Aspen has considered the potential traffic impacts to South Aspen Street from the approved Gorsuch Haus Development and Lift One Lodge Development (Applicants), including the ability for South Aspen Street, as it exists, to provide safe, unobstructed access. Due to its

steep grade, narrow width, and north facing aspect, requiring South Aspen Street to be improved with a snowmelt system has been considered in relation to the subject applications. At the time of this approval, the City of Aspen defers requiring the Applicant to install a snowmelt system. The purpose of this deferment, is to engage in a process to evaluate the efficacy of requiring the Applicants to install a South Aspen Street snowmelt system. At the conclusion of this process, the City of Aspen may require installation. The following timeframes, service/maintenance adjustments, and triggers shall be used to evaluate the potential installation of a snowmelt system:

Year 1 - from date of Final approval:

A. The Applicants shall complete a traffic study that provides a baseline evaluation of existing traffic volumes associated with the existing land uses located along South Aspen Street. The traffic study shall include an evaluation of future traffic impacts as a result of the Gorsuch Haus development, the Lift One Lodge Development, and new location of the future lift terminal near Dean Street. This evaluation of future traffic impacts shall consider the width, grade, and winter conditions of South Aspen Street and consider types personal and commercial vehicles that will access the future lodges. Once complete, this study shall be submitted to the Community Development Director for evaluation.

B. The City of Aspen shall evaluate the general impacts and potential effectiveness of alternative product applications that could provide increased traction on South Aspen Street such as salt-based de-icers, use of Magnesium Chloride or other similar product, increase application of sand or other similar material, or some combination of these alternatives. The City of Aspen shall also evaluate the potential of resurfacing South Aspen Street with a combination of traction base material, permanent bonding, and grooved pavement, as well as restrictions on vehicle types and vehicle tires. These evaluations shall include referral comments from the Environmental Health Department for environmental impact consideration and the Engineering Department. Included in this evaluation will be a water quality monitoring program (in coordination with the City Engineering Department subject to generally accepted engineering standards) to establish a baseline water quality level and measurement of impacts of implemented alternative maintenance strategies (including any salt-based de-icers and increased sanding impacts). Once complete, the evaluation shall be released to the Applicants.

Year 2 – from date of Final approval:

C. The City of Aspen shall identify current snowmelt system technologies and evaluate the financial and environmental costs of installation, maintenance, and operation of such a system. The City of Aspen shall also explore renewable energy alternatives associated with this potential installation. Due to the unknown timeframe for completion of the Gorsuch Haus and Lift One Lodge developments and the potential for future improvement in snowmelt technologies, the City of Aspen may choose to further evaluate snowmelt technologies past this established timeframe.

Within 1 year of the completion of the Gorsuch Haus and the Lift One Lodge:

D. Post development of the Gorsuch Haus and the Lift One Lodge, actual traffic impact to South Aspen Street shall be evaluated by the Applicants. This evaluation shall include a traffic study that details average and peak traffic volume counts and details the use of South

Aspen Street in relation to the types of personal and commercial vehicles that are used in both summer and winter conditions. Once complete, this study shall be submitted to the Community Development Director for evaluation. This traffic study shall be considered in tandem with the baseline traffic study that was required in subsection A above.

E. The City of Aspen shall engage in alternative snow plowing, snow storage, and snow removal techniques that are proportional with the full commercial operation of the Gorsuch Haus and Lift One Lodge developments. These techniques shall be documented and logged. The City of Aspen, the Gorsuch Haus, and the Lift One Lodge shall evaluate these techniques for their effectiveness to provide safe access to the lodge developments.

F. Should increased winter service maintenance to South Aspen Street not provide reasonably safe access to the lodge developments, the City Council, at its discretion, shall consider, and potentially implement, the use of alternative product applications and/or an alternative traction surface to South Aspen Street using the evaluation outlined in subsection B above.

G. If it is found that a snowmelt system is the only mechanism to adequately and reasonably respond to winter street conditions and associated traffic impacts from the lodge developments, the City Council at a public meeting, using the information outlined above and at their discretion, shall have the ability to require the Gorsuch Haus and the Lift One Lodge, or assigns, to install a snowmelt system within South Aspen Street. The following triggers shall also be used to evaluate this requirement:
    - Unsafe conditions on South Aspen Street that do not allow the safe access of vehicles to the approved lodge developments.
    - Excessive City of Aspen cost overruns and environmental impacts due to the increased service maintenance measures to South Aspen Street.

H. Should installation of a snowmelt system in South Aspen Street be determined to be required according to the foregoing procedures, Lift One Lodge and Gorsuch Haus hereby agree to each contribute one-third (1/3) of the cost for such installation, operations, and maintenance. As Aspen Street is a public street, any contemplated snow melt system is exempt from applicable REMP (Renewable Energy Mitigation Program) fees.

Section 31: Construction Sequencing

The Applicant has represented a general timeframe for the potential sequencing of construction associated with development of the Gorsuch Haus, the Lift One Lodge, and the replacement of the future Lift 1 ski lift. This representation is identified in a November 16, 2018 memorandum to City of Aspen Staff and can be viewed in Exhibit C.

Section 32: Election

Pursuant to Section 5.5, of the Home Rule Charter for the City of Aspen, and Resolution No. 2, Series of 2019, City Council refers this Ordinance No. 39 (Series of 2016) to the voters at the next scheduled general election.

Section 33: School Lands Dedication and Impact Fees
The Applicant shall pay all impact fees and the school lands dedication assessed at the time of building permit application submittal and paid at building permit issuance.

Section 34: Representations Preserved
All material representations and commitments made by the Applicant pursuant to the development proposal approvals as herein awarded, whether in public hearing or documentation presented before City Council, are hereby incorporated in such plan development approvals and the same shall be complied with as if fully set forth herein, unless amended by an authorized entity.

Section 35: Existing Litigation
This ordinance shall not affect any existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided, and the same shall be conducted and concluded under such prior ordinances.

Section 36: Severability
If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional in a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions thereof.

Section 37: TABOR
Except as set forth above in Section 26 with regard to the City's irrevocable pledge of cash reserves toward cost-sharing of certain future improvements, none of the City's obligations hereunder shall be construed to constitute a general obligation indebtedness or multiple year direct or indirect debt or other financial obligation whatsoever within the meaning of the Constitution or laws of the State of Colorado, and any financial obligations of the City pursuant to this Ordinance shall be contingent upon annual appropriations by the City Council of the City of Aspen in accord with all local government budgeting laws applicable to home rule municipalities within the state of Colorado.

INTRODUCED, READ AT 1ST READING, AND ORDERED PUBLISHED as provided by law, by the City Council of the City of Aspen on the 12th day of December, 2016.

Attest: **Approved as to content:**

_____ _____

Linda Manning, City Clerk **Steven Skadron, Mayor**

REFERRED to the voters pursuant to Resolution #2, Series of 2019 this 7th day of January 2018.

Attest:

_____ _____

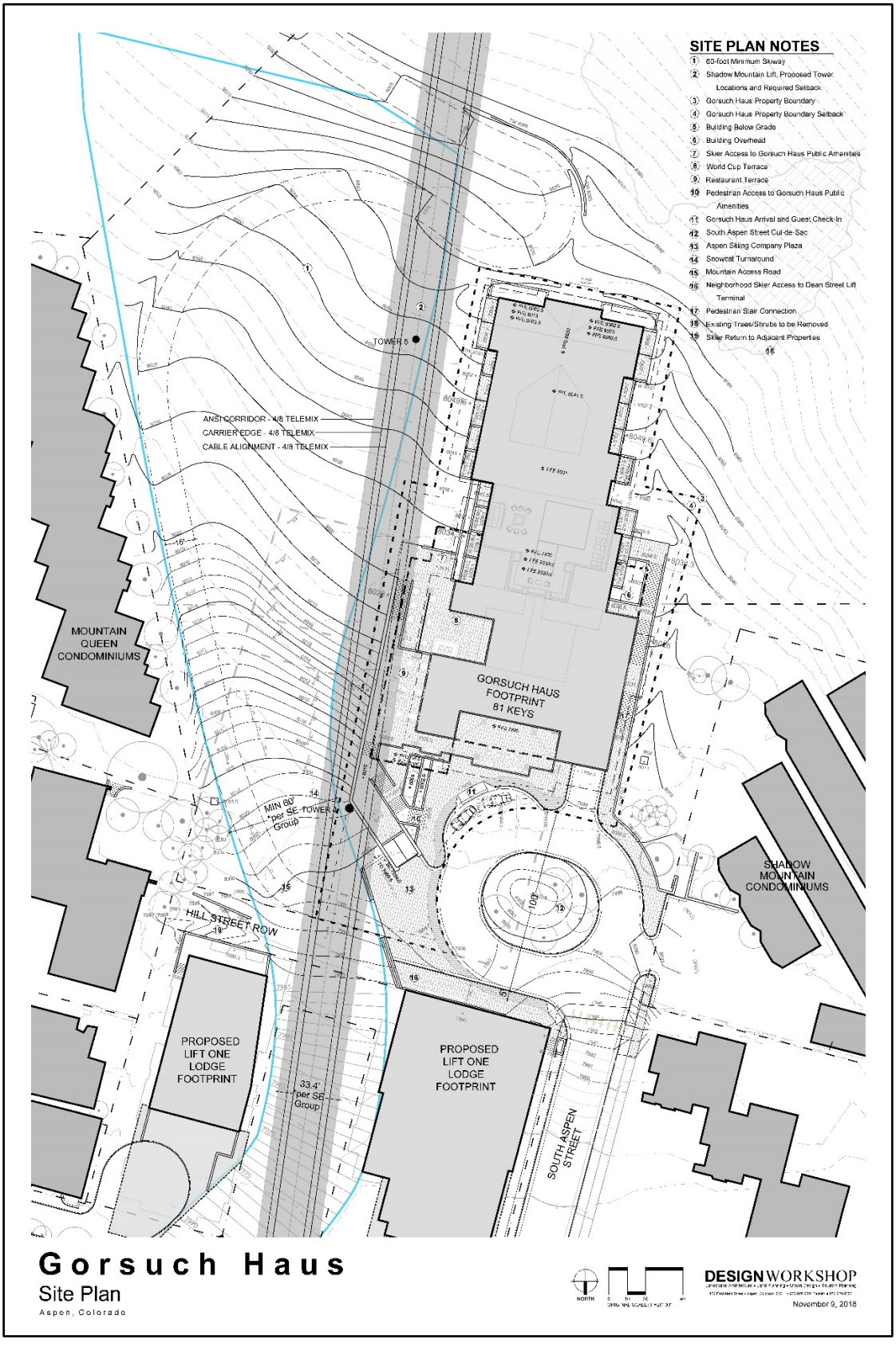
Linda Manning, City Clerk **Steven Skadron, Mayor**

Approved as to form:

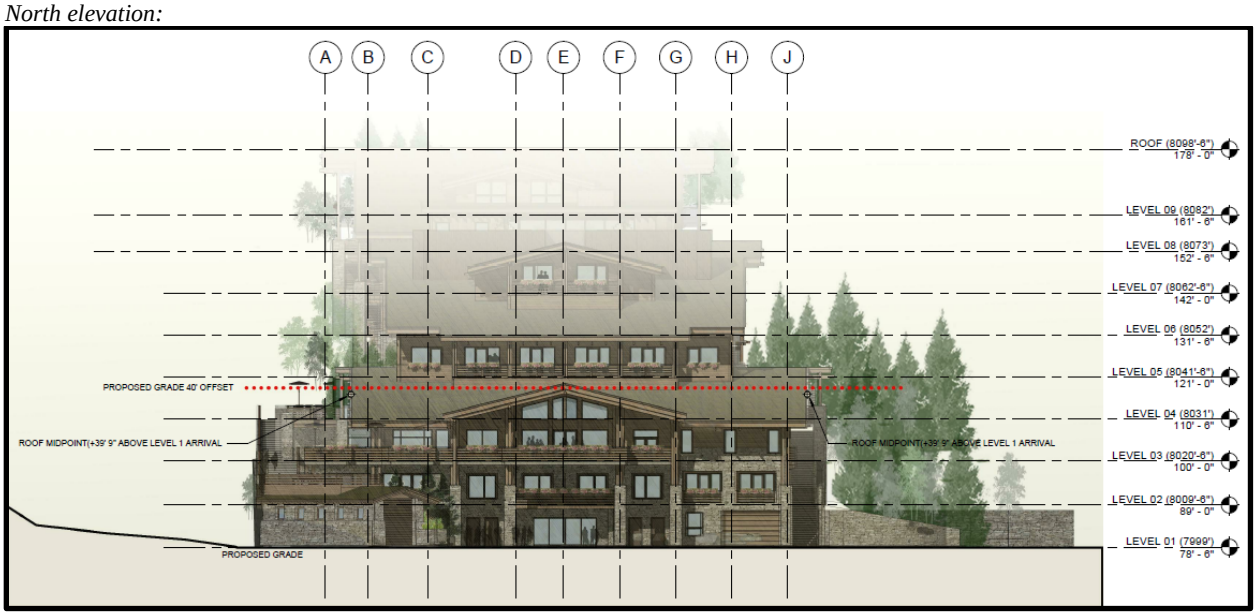
_____

James R. True, City Attorney

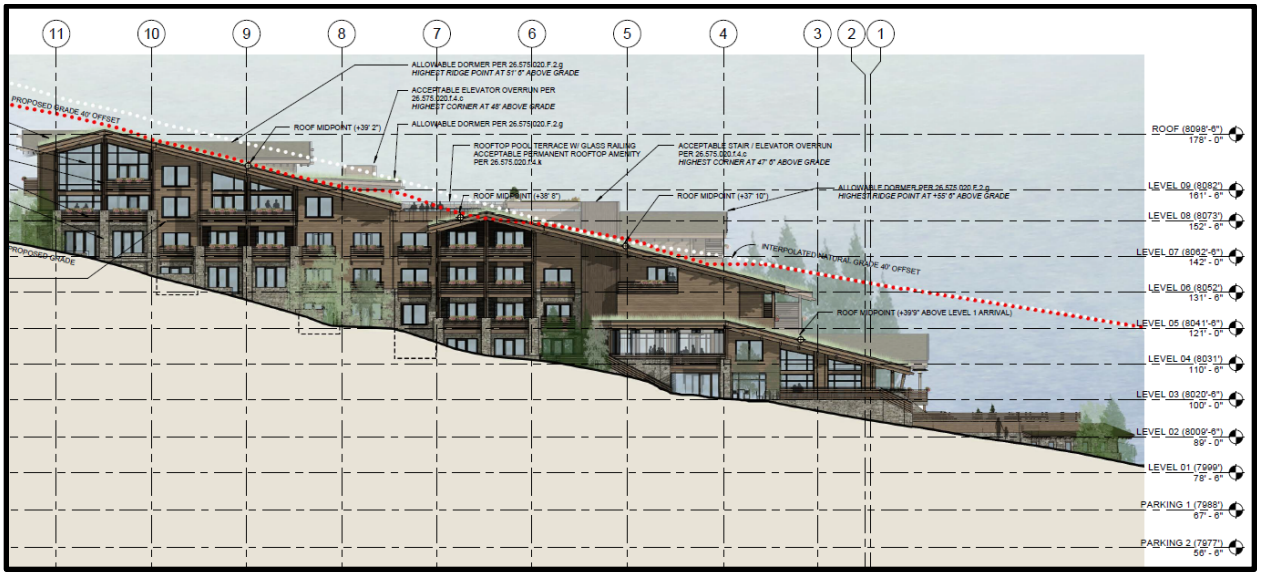
Attachments:
Exhibit A - Site plan and elevations
Exhibit B - Dimensional standards
Exhibit C - November 16th, 2018 memo regarding construction sequencing
Exhibit D - Growth Management Mitigation Calculation
Exhibit E - Legal description


SITE PLAN NOTES
1 60-foot Minimum Skiway
2 Shadow Mountain Lift, Proposed Tower Locations and Required Setback
3 Gorsuch Haus Property Boundary
4 Gorsuch Haus Property Boundary Setback
5 Building Below Grade
6 Building Overhead
7 Skier Access to Gorsuch Haus Public Amenities
8 World Cup Terrace
9 Restaurant Terrace
10 Pedestrian Access to Gorsuch Haus Public Amenities
11 Gorsuch Haus Arrival and Guest Check-In
12 South Aspen Street Cul-de-Sac
13 Aspen Skiing Company Plaza
14 Snowcat Turnaround
15 Mountain Access Road
16 Neighborhood Skier Access to Dean Street Lift Terminal
17 Pedestrian Stair Connection
18 Existing Trees/Shrubs to be Removed
19 Skier Return to Adjacent Properties
TOWER 5
ANSI CORRIDOR - 4/8 TELEMIX
CARRIER EDGE - 4/8 TELEMIX
CABLE ALIGNMENT - 4/8 TELEMIX
MOUNTAIN QUEEN CONDOMINIUMS
GORSUCH HAUS FOOTPRINT 81 KEYS
MIN 60' *per SE TOWER 4 Group
SHADOW MOUNTAIN CONDOMINIUMS
HILL STREET ROW
PROPOSED LIFT ONE LODGE FOOTPRINT
33.4' *per SE Group I
PROPOSED LIFT ONE LODGE FOOTPRINT
SOUTH ASPEN STREET
Gorsuch Haus
Site Plan
Aspen, Colorado
NORTH
DESIGN WORKSHOP
November 9, 2018

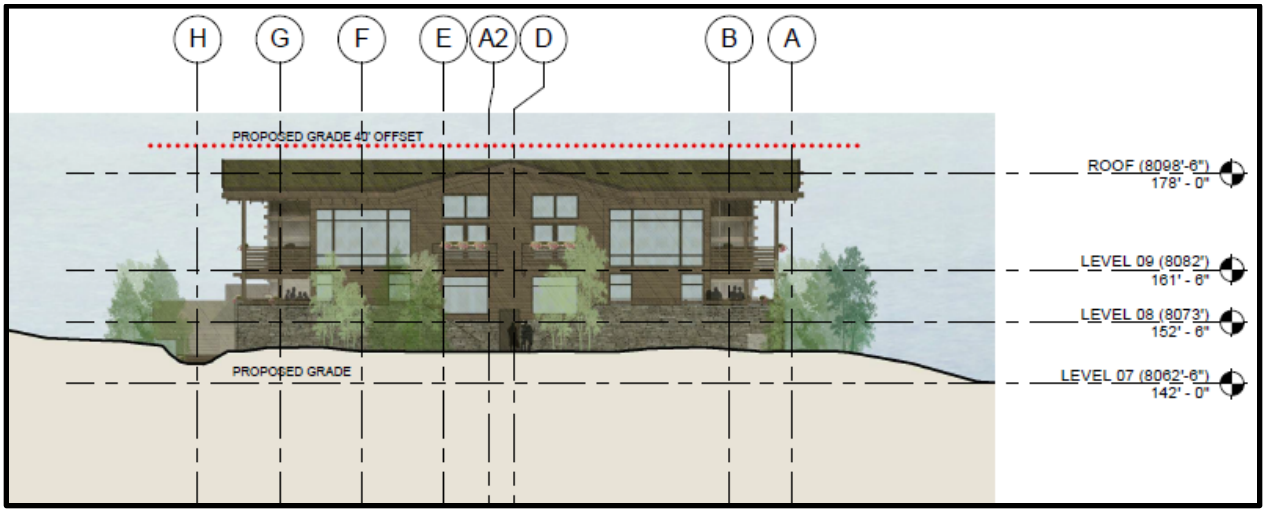
North elevation:



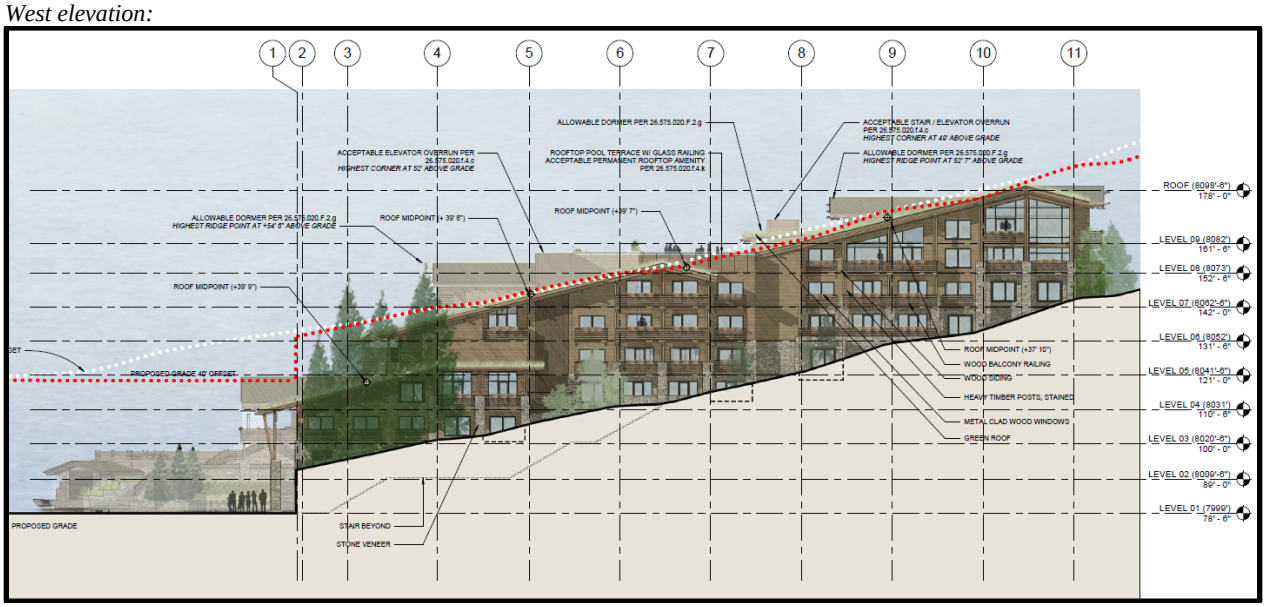
East elevation:



South elevation:



West elevation:



Dimensions		Lodge Zoning
Minimum lot size		44,545 (Lot 1)
Minimum net lot area per dwelling unit		NA
Minimum lot width		+/- 60 ft.
Front yard		5 ft.
Side yard		5 ft.
Rear yard		5 ft.
Maximum height		40 ft.
Floor area		64,023 sq. ft.
Lodging floor area		42,077 sq. ft.
Commercial floor area		7,730 sq. ft.
Multi-family floor area		8,633 sq. ft.
Affordable housing floor area		1-1 bedroom unit. 730 sq. ft.
Maximum multi-family size cap		4 units. 1,500 sq. ft./per unit. Up to 2,000 sq. ft./per unit via use of TDR's
Minimum off-street parking spaces	**Lodge**	81 keys = 41 spaces
	Residential	4 units = 4 spaces
	Commercial	7,730 sq. ft. = 7.7 spaces
Public Amenity Space		Minimum of 11,136 sq. ft.

DESIGNWORKSHOP
Landscape Architecture
Planning
Urban Design

120 East Main Street
Aspen, CO 81611
970-925-8354

www.designworkshop.com

MEMORANDUM

To:	Jessica Garrow, Jennifer Phalen, Mike Kraemer and Ben Anderson
From:	Gorsuch Haus, Lift One Lodge, Aspen Skiing Company
Date:	November 16, 2018
Project Name:	Lift One Corridor
Subject:	Approval Process, Construction Sequencing and Ski Area Operations

Introduction

This statement of intent provides direction for the coordination and sequencing of the proposed Lift One Corridor Plan including: Lift One Lodge, Gorsuch Haus, City of Aspen parks and the replacement of Lift 1A. These projects are intertwined, necessitating that the sequential steps of construction and phasing be considered at the outset. The Stakeholder group is resolved to make the Lift One Corridor plan possible. We propose a schedule that minimizes skiing disruption and moves the project forward in a coordinated way. We are confident that scheduling can be resolved with careful planning and cooperative posture between the private and public projects. The following reflects the timeline ahead for the Lift One Corridor Vision:

1. **Detailed Plan Review and Final Development Plan Approvals**
   Following the public referendum to be scheduled in March 2019, the Detail Plan Reviews for the Lift One Lodge and Gorsuch Haus projects with Planning and Zoning, Historic Preservation Commission and the Colorado Passenger Tramway Safety Board will be coordinated, requiring an approval by each decision-making body. Final Development Plans and Development Agreements will be approved to complete the project's land use process.

2. **Construction Documents and Building Permits**
   The Gorsuch Haus, Lift One Lodge, Aspen Skiing Company, the Aspen Historical Society's Skier Museum and the City of Aspen Parks will coordinate to complete the construction documents for the planned improvements of the Lift One Corridor Vision. The City Aspen Building Department review period will occur period before the issuing of building permits.

3. **Construction Start Date**
   Once all approvals have been achieved and the land comprising the corridor becomes available for return skiing, snow storage and snow making, the projects will commence construction the following April at the close of the ski season, with the Lift being removed at the latest date needed to commence Gorsuch Haus site work. The total duration of construction for the Lodge developments will be between 24 and 28 months.

4. **Variables**
   There may be uncertainty as to the actual year construction would occur. In addition to construction to be undertaken, there are other factors such as project financing, marketing, and logistical considerations. Acknowledging these factors have been accounted for, there remains risk that affect all projects, with either Public or Private sponsored.

5. **Construction Sequencing**

In past projects, there has been the need to coordinate operational aspects of projects at the base of Aspen Mountain and generally there has been the ability to accomplish such efforts, without undue stress if planned in advanced. The driving factors for coordinated construction schedule include the requirements of Aspen Skiing Company operations, a desirable ski experience and minimizing disturbance to skiing. Stakeholders in the Lift One Corridor Plan agree that starting the projects together is the best method to reduce the impact to skiing and offers the ideal of one ski season interruption. This would allow earthwork, utilities, foundations, subgrade structures and exterior portions of the structures to be built during a total of 20 months of construction.

The schedule below describes a method that could apply to any actual year. Assuming an April start date, following the end of a ski season, the Stakeholders envision the following sequence:

- ***April Year 1:*** Earthwork, utilities, foundations, subgrade structures and exterior portions of the Lodge projects begin and the existing Lift 1A is removed.
- ***Winter Year 1:*** Lift 1A not in operation for the ski season.
- ***Late summer Year 2:*** Subterranean construction at Lift One Lodge and lift platform located over the underground parking structure is completed. Lift 1A replacement construction is completed to resume operation by the upcoming ski season. Construction of the skiway is completed to allow return skiing to the new Lift 1A terminal. Skier services and ski patrol program construction will be complete and occupiable.
- ***Fall Year 2:*** Public park improvements, public roadways, and the exterior portions of the lodge developments are completed.
- ***Winter Year 2:*** Skiing resumes on the 1A side of Aspen Mountain after 20 months of construction. Lodge construction areas are fully fenced to allow construction to continue as the skiing operations are underway. Construction on both lodges would continue for the exterior portions of the building and finishing of interior spaces. When skiing returns, all Tramway Board conditions will have been met.
- ***Summer Year 3:*** Projected opening of the Lift One Corridor hotels. Completion of final site work. The City of Aspen Parks and Skier Museum will also be completed.

Alternatively, there is a scenario upon building permit issuance where Lift One Lodge could begin earlier. With an early, independent start, existing Lift 1A would remain operational until such time that land comprising the corridor becomes available skiing for return skiing to the replacement lift terminal, snow storage and snow making. At that time the existing lift would be removed and skiing would disrupted for one ski season while full corridor construction continues.

6. **Completion Assurance**

Financial assurance is addressed in the Land Use Code and the projects are expected to be influenced comply with the relevant sections. This provides appropriate assurances to the City that the projects are prepared to proceed to completion. After obtaining project financing, lenders also insist on project completion. The Aspen Skiing Company is not willing to move the lift until there is reliance on the developers ability to proceed through final construction. In addition, the stakeholders are motivated to complete the project in their own enlightened self-interest. With almost 70 years of ski area operation, the Aspen Skiing Company is committed to an ongoing and secure future with the least disruption of skiing and maintaining high-quality guest experience. Other stakeholders have deep and long-term

commitments and a proven history in the Aspen community. The Aspen Skiing Company and stakeholders are willing to take a risk on a larger Corridor project and it is requested that City be willing to allow that risk to proceed.

Lodge Use	Average key size: 432 net livable square feet. 81 lodge keys x 0.6 (generation rate) = 48.6 FTE's x .2639 (interpolated) = **12.83 FTE Lodge Use mitigation requirement**
Free Market Residential Use	4 Free Market units. 8,000 net livable square feet * .2319 (interpolated) = 1,855 net livable square. 1,855 net livable square feet / 400 (employee square foot conversion) = = **4.64 FTE mitigation**. ****Employee generation review granted for a 4.64 FTE credit. Free Market mitigation requirement = 0.**
Commercial Use	Restaurant, apres ski bar, small retail = 7,730 sq. ft. total net leasable square feet. 5,368 square feet above grade / 1,000 square feet = 5.37 2,362 square feet below grade / 1,000 square feet = 2.36 5.37 above grade * 4.7FTE's = 25.23FTE's [25% reduction for subgrade commercial space x 4.7FTE's = 3.525] 2.36 below grade x 3.525 FTE's = 8.32 FTE's. (25.23FTE's + 8.32 FTE's) = 33.55FTE's. 33.55FTE's x .2639(interpolated) = **8.85 FTE Commercial mitigation requirement**
Total Required Mitigation	**21.68 FTE, Category 4**

***Special Review for Lodge Density has been granted and affordable housing mitigation incentives are incorporated into the calculations above.

****based on an approved Alternative Employee Generation Review, an economy of scale of the combined lodge/free-market project is achieved, and 4.64 FTEs are waived.

The legal descriptions are as follows:

PARCEL 1: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14, BLOCK 10, EAMES ADDITION TO THE CITY OF ASPEN

PARCEL 2: LOTS 1, 2, 3, 4, 5, 6 AND 7, BLOCK 12, EAMES ADDITION TO THE CITY OF ASPEN

PARCEL 3: A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THE DOCUMENT RECORDED JULY 15, 1985 AS RECEPTION NO. 156038 IN BOOK 270 AT PAGE 21 OF THE PITKIN COUNTY RECORDS AND THAT PROPERTY DESCRIBED IN THE DOCUMENT RECORDED JULY 13, 1971 AS RECEPTION NO. 146439 IN BOOK 256 AT PAGE 506; SAID PARCEL OF LAND ALSO BEING SITUATED IN GOVERNMENT LOT 1 IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY BOUNDARY LINE OF BLOCK 10 EAMES ADDITION TO THE CITY OF ASPEN, WHENCE THE NORTHEAST CORNER OF LOT 7 OF SAID BLOCK 10 BEARS N.15°46'58"E. A DISTANCE OF 41.96 FEET; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF CARIBOU CONDOMINIUMS, ACCORDING TO THE MAP THEREOF RECORDED APRIL 24, 1973 IN PLAT BOOK 4 AT PAGE 379; THENCE S.70°03'10"E. ALONG THE SOUTHERLY BOUNDARY LINE OF SAID CARIBOU CONDOMINIUMS A DISTANCE OF 1.01 FEET TO THE NORTHWEST CORNER OF MOUNTAIN QUEEN CONDOMINIUMS, ACCORDING TO THE MAP THEREOF RECORDED SEPTEMBER 27, 1974 IN PLAT BOOK 4 AT PAGE 489; THENCE LEAVING SAID SOUTHERLY BOUNDARY LINE OF SAID CARIBOU CONDOMINIUMS S.11°25'30"E. ALONG THE WESTERLY BOUNDARY LINE OF SAID MOUNTAIN QUEEN CONDOMINIUMS A DISTANCE OF 110.77 FEET TO A POINT ON THE SOUTH LINE OF SAID GOVERNMENT LOT 1; THENCE LEAVING SAID WESTERLY BOUNDARY LINE OF SAID MOUNTAIN QUEEN CONDOMINIUMS S.89°55'06"W. ALONG SAID SOUTH LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 53.70 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF BLOCK 12 EAMES ADDITION TO THE CITY OF ASPEN; THENCE LEAVING SAID SOUTH LINE OF SAID GOVERNMENT LOT 1 N.15°46'58"E. ALONG THE EASTERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITION A DISTANCE OF 5.21 FEET TO THE NORTHEAST CORNER OF SAID BLOCK 12 EAMES ADDITION, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SUMMIT STREET RIGHT OF WAY; THENCE CONTINUING N.15°46'58"E. ALONG THE EASTERLY LINE OF SAID RIGHT OF WAY A DISTANCE OF 20.00 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 10 EAMES ADDITION; THENCE CONTINUING N.15°46'58"E. ALONG THE EASTERLY BOUNDARY LINE OF SAID BLOCK 10 EAMES ADDITION A DISTANCE OF 88.05 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 2,973 SQUARE FEET OR 0.068 ACRES, MORE OR LESS.

PARCEL 4: A PARCEL OF LAND BEING A PORTION OF THAT PROPERTY DESCRIBED IN THE DOCUMENT RECORDED DECEMBER 19, 1946 AS RECEPTION NO. 094502 OF THE PITKIN COUNTY RECORDS; SAID PARCEL OF LAND ALSO BEING SITUATED IN GOVERNMENT LOT 31 IN SECTION 13, TOWNSHIP 10 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS DESCRIBED BY THE DEPENDENT RESURVEY AND SURVEY PLAT OF TOWNSHIP 10 SOUTH, RANGE 85 WEST, OF THE SIXTH PRINCIPAL MERIDIAN, FILED MAY 30, 1980 IN THE UNITED STATES DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT OFFICE IN DENVER, COLORADO ("BLM PLAT"); SAID PARCEL OF LAND IS LOCATED ENTIRELY WITHIN THE CITY LIMITS OF THE CITY OF ASPEN AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WESTERLY BOUNDARY LINE OF MOUNTAIN QUEEN CONDOMINIUMS, ACCORDING TO THE MAP THEREOF RECORDED SEPTEMBER 27, 1974 IN PLAT BOOK 4 AT PAGE 489, WHENCE THE NORTHWEST CORNER OF SAID MOUNTAIN QUEEN CONDOMINIUMS BEARS N.11°25'30"W. A DISTANCE OF 110.77 FEET; THENCE

S.11°25'30"E. ALONG SAID WESTERLY BOUNDARY LINE OF MOUNTAIN QUEEN CONDOMINIUMS A DISTANCE OF 197.75 FEET; THENCE CONTINUING ALONG SAID WESTERLY BOUNDARY LINE S.45°00'00"W. A DISTANCE OF 6.42 FEET TO THE SOUTHWEST CORNER OF SAID MOUNTAIN QUEEN CONDOMINIUMS; THENCE LEAVING SAID WESTERLY BOUNDARY LINE S.45°00'00"W. ALONG THE EAST LINE OF SAID GOVERNMENT LOT 31 A DISTANCE OF 281.39 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF THE SOUTH ANNEXATION TO THE CITY OF ASPEN, COLO, ACCORDING TO THE MAP THEREOF RECORDED MARCH 24, 1967 IN PLAT BOOK 3 AT PAGE 132; THENCE LEAVING SAID EAST LINE OF SAID GOVERNMENT LOT 31 N.70°37'00"W. ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SOUTH ANNEXATION TO THE CITY OF ASPEN A DISTANCE OF 757.26 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 31; THENCE N.14°40'13"E. A DISTANCE OF 35.71 FEET TO THE SOUTHERLY MOST POINT OF GOVERNMENT LOT 38, ACCORDING TO SAID "BLM PLAT"; THENCE ALONG THE COMMON LINE BETWEEN SAID GOVERNMENT LOT 31 AND SAID GOVERNMENT LOT 38 THE FOLLOWING TWO (2) COURSES:

1) N.38°38'25"E. A DISTANCE OF 72.34 FEET
2) N.45°13'35"W. A DISTANCE OF 33.86 FEET;

THENCE LEAVING THE EAST LINE OF SAID GOVERNMENT LOT 38, CONTINUING ALONG THE WEST LINE OF SAID GOVERNMENT LOT 31 N.14°42'57"E. A DISTANCE OF 30.93 FEET TO A POINT ON THE NORTH LINE OF THE SE1/4NE1/4 OF SECTION 13, ALSO BEING A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 31; THENCE LEAVING SAID WEST LINE OF SAID GOVERNMENT LOT 31 N.89°55'06"E. ALONG THE NORTH LINE OF THE SE1/4NE1/4 OF SECTION 13, ALSO BEING THE NORTH LINE OF SAID GOVERNMENT LOT 31, A DISTANCE OF 598.23 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF BLOCK 12, EAMES ADDITION TO THE CITY OF ASPEN THENCE LEAVING SAID NORTH LINES S.14°50'49"W. ALONG THE WESTERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITION A DISTANCE OF 6.17 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 12 EAMES ADDITION; THENCE LEAVING SAID WESTERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITION S.75°09'11"E. ALONG THE SOUTHERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITIONS A DISTANCE OF 181.46 FEET TO THE SOUTHEAST CORNER OF SAID BLOCK 12 EAMES ADDITION; THENCE N.15°46'58"E. ALONG THE EASTERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITION A DISTANCE OF 54.79 FEET TO A POINT ON SAID NORTH LINE OF SAID SE1/4NE1/4 OF SECTION 13, SAID POINT ALSO BEING A POINT ON THE NORTH LINE OF SAID GOVERNMENT LOT 31; THENCE LEAVING SAID EASTERLY BOUNDARY LINE OF SAID BLOCK 12 EAMES ADDITION N.89°55'06"E. ALONG THE NORTH LINE OF THE SE1/4NE1/4 OF SECTION 13, ALSO BEING THE NORTH LINE OF SAID GOVERNMENT LOT 31, A DISTANCE OF 53.70 FEET TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 240,375 SQUARE FEET OR 5.518 ACRES, MORE OR LESS.

HOLLAND&HART LLP

Thomas J. Todd
Phone (970) 925-3476
Fax (970) 925-9367
ttodd@hollandhart.com

February 28, 2020

Ms. Jennifer Phelan, Deputy Planning Director
City of Aspen Community Development
130 South Galena
Aspen, CO 81611

Re: Gorsuch Haus Project Ordinance 39, Series of 2016—Detailed Review Submission

Dear Jennifer:

Holland & Hart LLP represents the applicant, Norway Island LLC ("Norway Island"), in connection with the Detailed Review Submission accompanying this letter.

Among other documents, the Detailed Review Submission includes a draft Street and Easement Vacation Plat (the "Vacation Plat") and a draft Final Plat of Gorsuch Haus Subdivision/PD (the "Final Plat").

As we believe you know, Norway Island has been and remains under contract (the "PSA") to purchase from Aspen Skiing Company ("ASC") what will become Lot 1 of the Final Plat. The Final Plat subdivides the ASC owned property into two platted lots: Lot 1 (to be conveyed to Norway Island) and Lot 2 (which will be retained by ASC). The Vacation Plat and the Final Plat are both drafted based on the PSA and both contemplate the structure that Norway Island's closing on the PSA will effectuate.

As you will note, the Vacation Plat is therefore set up for ASC to sign. ASC is also set up to sign the Owner's Certificate and Dedication of Easements & Reservations on the Final Plat.

However, because Norway Island will be the developer, it will take title to Lot 1 subject to the Detailed Review Submission Approvals and be responsible for performing the various tasks contemplated under the Development Agreement, we have set up Norway Island to be the signatory on the Development Agreement and other related developer agreements contemplated by Ordinance 39, Series of 2016.

I hope this overview is helpful. Please let me know if you have any questions on these arrangements.

Sincerely,

Thomas J. Todd
of Holland & Hart LLP

Engineering Report

for

Gorsuch Haus Project
Planned Development Detailed Review

Submitted To:

City of Aspen
Engineering Department
201 N. Mill Street, Ste. 203
Aspen, CO 81611

Prepared by:

Sopris Engineering, LLC
502 Main Street Suite A3
Carbondale, Colorado 81623

SE Project Number: 15101.06

March 2, 2020

Table of Contents

A. Purpose of Report 2
B. Background 2
C. Project Summary 2
D. Site Utilities 3
E. Emergency Access & Staging 7
F. Grading 8
G. Drainage Analysis 8
H. Conclusion 18
I. Attachments 19

A. Purpose of Report

This Engineering Report has been prepared in support of a Planned Development Detailed Review Application for the proposed development of the Gorsuch Haus Lodge located at the southern end of S. Aspen Street within the City of Aspen. The information within this report presents our summary of the engineering analysis and findings to include serving the project with required utilities, evaluating conceptual stormwater mitigation recommendations, conceptual grading design as well as emergency access/staging for the project. Conceptual Civil Design drawings and the corresponding Subdivision Plat are referenced throughout this report and are included within the overall Project Detail Review Application. Designs and associated civil plan sets will be further progressed as the project moves through the approval process with final designs and plans be submitted in support of future building permit.

B. Background

The Gorsuch Haus Project is a proposed mixed use lodging development proposed at the southernmost end of S. Aspen Street where the existing Lift 1A ski lift resides. The project has gone through several design iterations over the years. Initially it included a skier return corridor with a relocated lift onsite however in 2017 City Council instructed the applicant to work with the Lift One Lodge development team, a separate mixed use lodging project located just north of the Gorsuch Haus Project, and the City to determine if there was a way to bring the lift further down the mountain and closer to Dean Street; in line with the historic lift alignment. The City's recent land acquisition of the Dolinsek parcel also played into the planning of bringing the lift further down the mountain by providing the required space at the bottom of the ski run to facilitate snow operations at the skier return terminal. After several months of design iterations an acceptable lift re-alignment was selected that worked for all stakeholders and collectively the projects are now referred to as the Lift One Corridor Plan.

In 2018 the Gorsuch Haus team and Lift One Lodge team went through the City's Project Review process separately and with City collaboration, to demonstrate overall mass and scale of the projects as well as how the projects, with the Dolinsek Garden improvements, would be integrated to achieve bringing the lift further down the mountain and provide a safe skier return corridor. After numerous outreaches, stakeholder, Planning/Zoning and Council meetings, City Council referred the projects to voters and in March of 2019 the public approved both projects through separate ordinances. For the Gorsuch Haus project this meant approval, with conditions, for rezoning, Project Review, Subdivision, Growth Management Quota System, Commercial Design, 8040 Greenline, Special Review, Mountain View Plan, Special Review for Lodge Density, Special Review for Affordable Housing Net Livable Standards, and Vested Rights as outlined within Ordinance 39, Series 2016.

C. Project Summary

The Gorsuch Haus project requires subdividing four existing parcels, currently owned by Aspen Ski Company, into two new lots (Lot 1 & Lot 2) and vacating portions of the City's right-of-way as well as dedicating right-of-way as further described below and as identified within the Subdivision Plat included within the application.

Lot 1 will contain the mixed use lodge with amenity areas to include 81 lodge units, 4 free market units, commercial leasable space, 56 parking spaces, 1 affordable housing unit, terraces, walkways, stairways and an underground parking structure. In addition, this lot requires rezoning from Conservation Zone District to Lodge Zone District.

Lot 2 includes the remaining portion of the subdivided land and will be retained by Aspen Ski Company to facilitate the skier return corridor and lift alignment. It will also include the newly aligned Mountain Access Road, relocated electric recloser and switch gear cabinets, new transformer to serve the Gorsuch Haus Lodge as well as re-aligned utilities that are serving some of Aspen Ski Company's existing infrastructure located further up the mountain. Lot 2 will remain in the Conservation Zone District.

The project also consists of vacating portions of city right-of-way as well as dedicating right-of-way to the City. Through the redesign efforts, in support of getting the ski lift through the project and further down the hill, the Gorsuch building had to shift further to the west which triggered the request to vacate the easterly half of S. Aspen Street. In addition, the project includes the construction of a City compliant cul-de-sac at the end of S. Aspen Street which will serve as a formal terminus point for S. Aspen Street, emergency access/staging as well as the main entrance to the lodge. To facilitate the construction of the cul-de-sac the project includes dedicating portions of the private property to the City as right-of-way.

D. Site Utilities

Coordination with the various utility providers has taken place to verify layouts, existing utilities, routing and feasibility of serving the proposed project. It should be noted that recent utility improvements along S. Aspen Street were installed in support of the S. Aspen Street Townhomes project which is located north of the subject property and along the west side of S. Aspen Street. It should also be noted that the improvements anticipated future development of the Gorsuch Haus and Lift One Lodge projects and include a new 16" water main, sanitary sewer main, storm drain system and primary electric, telephone and cable infrastructure. Our findings and proposed utility infrastructure required to serve the project are discussed further below:

Water

The project falls within the City of Aspen's service area. As noted above, a new 16" water main was recently installed along S. Aspen Street. The approved construction drawings actually included the extension of the water main to continue east along Hill Street and re-connect to the existing system just east of S. Monarch Street. However, prior to this section being installed it was determined that the proposed alignment might create complications to the Lift One Lodge and Gorsuch Haus Projects and therefore the City agreed to defer the final 500+ feet until after revised site plans for the Gorsuch and Lift One Lodge projects were available to determine if a better alignment could be provided. As such, the recent site revisions associated with the Gorsuch Haus Project provides an opportunity to improve the previously proposed alignment for this final section of water main. The proposed re-alignment and design are illustrated within the Civil Plan Set (C.3.03 & C.3.04) included with the application. In summary, the 16-inch water main extension runs down the center of the remaining Hill Street ROW which is 25-ft in width. A utility easement is being provided along the northern portion of Lot 1 that will provide a total width of 30-ft for any future maintenance needs and to adhere to the City of Aspen's Water Standards. As the proposed water main enters Lot 2 a 30-ft easement is also provided for future maintenance and access of this water main. Once the new water main leaves Lot 2 it will fall within the existing 20-ft easement (Bk. 411 Pg. 996) that runs along the north side of the Mountain Queen townhomes and then re-connects east of S. Monarch Street within the City's right-of-way. A high point has been provided that coincides with the fire hydrant located at the northwest corner of S. Monarch and Summit Street. This high point was derived to avoid adding an air release valve or an additional fire hydrant at the topographical high point. Consequently, the 16" water main requires additional bury depth

(14-ft max) beyond the 10-ft max. bury depth typically allowed. This has been discussed and approved with City Engineering and Water Department. In the end, the re-designed 16" water main from S. Aspen Street to Summit Street has an improved alignment as compared to the previously approved construction drawings. It avoids conflicts with structures, reduces the amount of bends and provides additional separation between proposed structures and existing trees which improves future access and maintenance to the water main. Further coordination with the City Engineering and the Water Department are anticipated as the project design progresses to further evaluate sequencing and means/methods of installing this remaining portion of 16-inch water main while minimizing the impacts to the City's current customers.

According to conceptual estimates performed by the project's plumbing engineer the project has an estimated domestic demand of 760 water supply fixture units which equates to about 180 gpm average demand. In addition, preliminary fire suppression anticipates an additional 385 gpm. Based on this information the project is anticipating a combined domestic/fire water service size of 6-inches. This combined fire and domestic water service will be tapped from the new 16" water main. Given the multiple utilities passing through the area and conceptual horizontal and vertical design of this water service vertical bends are anticipated. This has been discussed and approved by the City Engineering and Water Department. Lastly, since the development extends above the City's 8040-Greenline a private water pressure boosting system will likely be required to ensure adequate pressures and fire flow requirements are maintained. Final designs of the extended water main, booster pumps, service lines and fire suppressant systems will be provided at time of building permit application.

Additional water improvements includes re-connection of Mountain Queen's water services which are currently tapped from an existing 6" cast iron water main that runs parallel to the existing 12" water main and within the prescribed easement (Bk 411 Pg 996) located north of the Mountain Queen building. This 6" water main also services an existing fire hydrant located along the west side of the Mountain Queen townhomes. According to our discussions with Aspen Fire they would prefer to disconnect the hydrant line from the City's water system and simply provide a separate dry hydrant line consisting of a 3-way fire department connection riser located near the existing fire hydrant at the northwest corner of Monarch St & Summit Street intersection. This dry line would then run parallel to the 16" water main and extend along the west side of the Mountain Queen building and within the existing fire access easement (Bk. 275 Pg 378) that resides on proposed Lot 2. Additional fire department connections with valves are proposed along the west side of the Mountain Queen as illustrated on Civil Plan C.3.04. This will vastly improve the existing condition by negating the need for any vehicular fire access along the west side of the building. Instead, Aspen Fire personnel will simply be able to park a fire truck at the end of S. Monarch Street and connect a hose from the existing fire hydrant at the northwest corner of the intersection to their truck and then to the proposed riser pipe which will then supply the proposed dry hydrants with fire flows. Aspen Fire personnel will then need to carry fire hoses up to the proposed dry hydrants and won't need to get a fire truck up the seasonal access road. It should be noted that portions or all of the existing 6" water main intended to be re-purposed as a dry feeder line to the three hydrants might require re-alignment and/or complete replacement given the age and material of the existing line. Additional coordination with City Engineering, Aspen Fire, Water Department and Mountain Queen Townhomes is anticipated as the design progresses. Final designs will be provided at time of building permit application.

Sanitary Sewer

Aspen Consolidated Sanitation District (ACSD) is the supplier of sanitary sewer service to the subject property and surrounding area to include Ruthie's Restaurant located further up the mountain.

According to preliminary estimates performed by the project's plumbing engineer the anticipated sewer demand for the project is estimated to be 808 drainage fixture units (DFUs). Since there isn't a direct conversion from DFUs to gallons per minute (gpm) the estimated peak domestic water demand of 178 gpm has been used for preliminary sanitary sewer peak flow estimates. This is appropriate since this type of use/buiilding typically results in a mass balance of "water in" roughly equal to "waste out". Further analysis of the peak sanitary sewer demand will be performed and coordinated with Aspen Sanitation District as the project design progresses.

The project is currently proposing on single point of exit from the building which will require an 8-inch sanitary sewer service. Currently the service is proposed to extend from a new manhole installed at the terminus end of the District's mainline that runs up S. Aspen Street. An additional manhole is proposed within the center of the island to provide a point of connection for Ruthie's relocated sewer service discussed further below. From this point the sewer service will extend to the building. Grease interceptors will be provided for any and all commercial food processing establishments and a sand/oil interceptor will be provided within the proposed parking garage. Ejector pumps are anticipated for portions of the project given the elevations of the parking structure. Abandonment of all existing sewer services shall comply with ACSD specifications and be performed prior to commencement of any shoring activity. Final terminations will need to be inspected by ACSD personnel.

In addition to the proposed sanitary sewer service discussed above it was determined that the 8" private sanitary sewer service serving Ruthie's Restaurant further up the mountain falls within the proposed building footprint and therefore a realignment of this private service is also required as part of this project. A conceptual alignment and profile are provided within the Civil Plan set included within the Detail Review Application. Essentially, the proposed private service alignment will extend from a shared manhole located within the proposed cul-de-sac island and then essentially follow the re-aligned Mountain Road before reconnecting south of the proposed building. As noted above, a portion of this private service line will also serve the Gorsuch Haus Lodge which will require either a shared service agreement or an extension of the District's mainline by approximately 40-ft to the east as illustrated on sheet C.3.00 of the civil plan set. This has been discussed with Aspen Consolidated Sanitation District and it is our understanding that this can be determined at a later date.

All work associated with Aspen Consolidated Sanitation District infrastructure shall be in accordance with their rules and regulations. An ability to serve letter has been attached to this report.

Electric

Holy Cross Energy is the supplier of electric service in this area. Numerous coordination meetings have occurred to better understand the improvements that were installed along S. Aspen Street and how to best serve the project. This section outlines the existing infrastructure as well as the proposed electrical improvements required in support of this project.

As part of the S. Aspen Street recent utility improvements new primary electric lines were installed from a new electric splice vault located at the intersection of S. Aspen Street and Durant Avenue up to an

existing splice vault located just northwest of the existing Lift 1A terminal. This primary run of electric lines along S. Aspen Street feed a couple of existing transformer located on Lift One Lodge's property, S. Aspen Street Townhomes, Shadow Mountain Townhomes, a recloser cabinet, a switch gear, Lift 1A as well as additional existing facilities serving Aspen Ski Company located further up the mountain.

The proposed improvements associated with the Gorsuch Project will require relocating the existing re-closer located near Lift 1A as well as the recently installed switch gear located just northwest of the proposed Lodge building. Furthermore, the existing primary line that feeds infrastructure further up Aspen Mountain will need to be re-routed to accommodate the proposed building. The anticipated electric service demand for the project is a 5000 amp 208V service. Based on discussions with Holy Cross Energy this service can be provided via a single 1500 kva three phase transformer.

The proposed location of the transformers to serve the project and the relocated recloser and switch gear is along the east side of the building and outside the proposed ski way as illustrated on sheet C.3.00 of the Civil Plan Set. The proposed layout adheres to Holy Cross's required separations and clearances. The access doors for the switch gear are positioned at the north and south sides. The recloser and transformer doors will face to the east. The primary electric run will continue further to the south through Lot 2 and re-connect to an existing splice vault that services an existing transformer located further up the mountain (transformer #3128P3). An intermediate splice vault is anticipated given the length of the primary run. Additional infrastructure will include an antenna that will serve the recloser and switch gear. The antenna will need to be installed such that it has a clear line of sight to the receiving antenna located further up the mountain near "Kleenux Corner".

In addition to the electrical improvements mentioned above there will be a considerable amount of cut required to accommodate the proposed cul-de-sac at the end of S. Aspen Street which will result in some retaining walls. Consequently these retaining walls will prohibit access to Shadow Mountain's existing transformer (3128P1) and therefore the design team has been working on solutions to mitigate this condition. The current plan is to re-establish secondary service to the Shadow Mountain Townhomes from the recently installed transformer located at the southern end of S. Aspen Street Townhomes (transformer #3130P2). The design team's electrician has performed initial site investigations to evaluate Shadow Mountain's existing secondary electric service and has determined that a new secondary feed can be provided from the existing transformer located near S. Aspen Street Townhomes (3130P2). The secondary feed will extend from this transformer and re-connect to Shadow Mountain's existing meter panel which is currently located adjacent to their existing transformer that is currently providing service. Once this secondary service has been re-established the existing transformer serving Shadow Mountain Townhomes can be abandoned thereby eliminating any future access concerns. This has been presented and determined to be acceptable by Holy Cross Energy. Further coordination with Holy Cross Energy, Shadow Mountain Townhomes and S. Aspen Street Townhomes is anticipated as the design progresses. A will serve letter from Holy Cross has been provided as an attachment to this letter.

Gas

Black Hills Energy is the provider of natural gas in the area. As part of the recent S. Aspen Street utility upgrades a new 6" gas main was extended to the southern end of S. Aspen Street. This main provides service to Shadow Mountain Townhomes as well as Ruthies Restaurant located further up Aspen Mountain. The anticipated gas demand for the project has been estimated at 16,240 MBH and based on discussions with Black Hills Energy the new 6" gas main has adequate capacity to serve the project. The

size of the proposed service will be determined prior to building permit. The location of the proposed meter to serve the project is located along the east side of the building. It will be served from an extended gas main that will follow the re-aligned Mountain Road and re-connect to the existing gas main that serves other infrastructure further up the mountain.

In addition, the project includes re-routing Shadow Mountain's existing gas service which currently falls under the proposed building. This will be accomplished by extending a new service line from the recently installed 6" gas main located at the southern end of S. Aspen Street. The service will run along the west side of the project and fall within the remaining S. Aspen Street right-of-way.

All natural gas improvements/infrastructure shall conform to Black Hills rules and regulations and a will serve letter has been attached to this report.

Telephone

CenturyLink is the provider of telephone service within the area. New service to the proposed building will be extended from the recently installed main line infrastructure that was installed as part of the S. Aspen Street improvements. In addition, re-routing of existing telephone service feeds currently serving infrastructure further up the mountain is anticipated to accommodate the construction of the proposed building. The re-alignment of this main line will follow the re-aligned Mountain Road and re-connect south of the proposed building with a splice vault. A couple of pull vaults are anticipated given the length of run that is being considered.

All work related to telephone service shall be installed per Century Link's rules and regulations and a will serve letter has been attached to this report.

Cable & Fiber Optic

Comcast is the provider of cable service within the area. New service to the proposed building will be extended from the recently installed main line infrastructure that was installed as part of the S. Aspen Street improvements. Comcast also has a fiber optic pedestal located along the north side of Dean Street. Fiber optic service can be extended from this pedestal if fiber optic is required for the project. All work related to cable and fiber optic service shall be installed per Comcast rules and regulations and a will serve letter has been attached to this report.

Further coordination and refining alignments of primary and secondary utility lines may occur as the project progresses with final designs being provided in support of future Building Permit Application.

E. Emergency Access & Staging

The new site plan includes a cul-de-sac at the end of S. Aspen Street that will serve as the primary pick up/drop off and access to the site as well as emergency turn around. This cul-de-sac will be dedicated to the City as ROW and meets their minimum dimensional requirements as stated within Title 26.580.020 of the City of Aspen's Land Use Code as well as Section 4.2.3 of the City's Engineering Standards. The cul-de-sac also provides 23-ft of width for one-way vehicular circulation as well as a 12.5 ft wide drop off aisle which will provide primary ADA access to the property. Furthermore, extensive coordination with Jensen Hughes and Aspen Fire has taken place to develop a Fire Staging Plan as illustrated on sheet C.1.03 within the Civil Plan Set. The result of the new cul-de-sac will improve the current condition. It will create a formal turnaround area

at the end of S. Aspen Street which doesn't exist today and complies with City of Aspen Standards. It will also limit the potential conflicts with vehicles and pedestrians by providing formal crossings as well as a pedestrian corridor around the entire perimeter of the cul-de-sac.

F. Grading

Extensive grading is proposed throughout the project to facilitate the cul-de-sac, skier return corridor, new mountain access road, and construction of the proposed lodge. In addition, an offsite swale (West Swale) is proposed along the west side of the building. The swale is constrained along the east side by the proposed lodge and along the west side by existing improvements and steep hillside slopes. Consequently, there is a short section of grading that will require 1:1 slope to daylight back to the existing hillside. The conceptual plan includes reinforcing the slope with erosion control mats, boulders and/or gabion baskets. The design of this hillside stabilization will be further evaluated as the project design progresses towards Building Permit. A variance request from the City's design standards will be required if 1:1 slopes are determined to be the best grading solution for this area. If a variance is required it will be provided after final grading designs and associated details have been prepared. It should also be noted that there are several areas located within Lot 2 that will result in 2:1 daylight slopes. These areas are limited to the cut/fill slopes associated with establishing the new Mountain Road alignment to help minimize overall disturbance. The design and associated slopes have been reviewed and approved by Aspen Ski Company who will ultimately be responsible for maintaining these areas. These areas will be protected and re-vegetated with detailed plans being provided in support of a future building permit.

G. Drainage Analysis

(a) Introduction

The intent of this Section is to provide background drainage information of the subject property, describe the existing onsite and offsite drainage conditions as well as to provide conceptual stormwater mitigation solutions, with a strong emphasis on offsite stormwater routing and water quality treatment. This analysis will be expanded as the project design progresses with final designs, drainage report and details being provided in support of any future Building Permit Application.

(b) Background & Overview

The subject property falls within System 3 as described within the Surface Drainage Master Plan (SDMP) for the City of Aspen, dated November 2001 prepared by WRC Engineering, Inc. Based on figure ES-4 of this report this System appears to have capacity to convey a runoff event with a magnitude between a 10-year and 50-year storm event; however it also indicates that the combined capacity of the street and storm sewer along S. Aspen Street appears to have sufficient capacity to convey the 100-year runoff event. It should be noted that the SDMP study was based on previous NOAA rainfall data (NOAA Atlas 2) and that more recent data has since been released (NOAA Atlas 14) that carries 40 more years of rainfall records. This new data shows upwards of a 35% reduction in rainfall depths as compared to previous information and therefore the previous conveyance capacities now coincide with a larger storm event.

According to FEMA Flood Insurance Rate Map panel number 08097C0362E, with an effective date of 08/15/2019, the property falls entirely within the Zone X flood hazard area. FEMA designates Zone X as areas outside the 0.2% (500 year storm) annual chance floodplain.

SE reviewed two drainage reports prepared for adjacent development. SGM prepared a Drainage report for Lift One Lodge, dated January 2013, which is the proposed development directly north of the site. SGM also prepared a drainage report for South Aspen Street Townhomes, dated August 2014, which is the recently constructed development across S. Aspen Street northwest of the site. The offsite basin delineation, analysis methods, and peak flows were reviewed and are consistent with the site drainage analysis outlined herein.

The project falls within City of Aspen mudflow hazard zone which requires a mudflow analysis. Tetra Tech prepared the Gorsuch Haus Mudflow Analysis report dated January 13, 2020 which has been included with the Project Detail Review Application. The Tetra Tech study identifies two sources of debris flow surrounding the proposed development. It also provides mitigation recommendations that are identified on C.2.07 of the civil plan set which are also included with the Project Detail Review Application. In addition, Tetra Tech provided our office with split clear water flows associated with Pioneer Gulch that get conveyed towards the proposed development which we have included in our offsite storm water flow analysis. It should be noted that this additional flow was not reflected in previous drainage studies noted above. The Pioneer Gulch storm flow is discussed in more detail in section C below.

(c) Existing Drainage Conditions

The subject property (not including the proposed right of way area) encompasses approximately 44,526 square feet. The existing site includes a portion of the ski hill lift building and structures, gravel parking areas, and the existing ski run hillside. The existing onsite drainage basin is approximately 50,915 square feet (sf), which includes the site as well as the southern end of the S. Aspen Street right of way area. An analysis of the existing conditions survey and information gathered during multiple site investigations produced no evidence of large scale drainage structures for detention or water quality improvements for the majority of the subject property. The existing site has approximately 20,905 sf of impervious area, of which 14,692 sf are gravel parking and road areas. This produces a 41% impervious site resulting in immediate conveyance of stormwater into the City's right-of-way, without the benefit of water quality treatment. Despite this lack of onsite stormwater infrastructure no evidence of flooding was observed during the several site visits.

Overall storm water conveyance is towards S. Aspen Street. The north end of the existing basin includes a shallow swale and storm inlet that captures runoff into the storm sewer in S. Aspen Street. An existing inlet recently installed in support of the S. Aspen Street Townhomes project located along the northwestern extents of the project area captures storm water runoff from the hillside into the existing storm sewer on the west side of S. Aspen Street. The development parcels on the west side of S. Aspen Street have separate drainage systems and are not included in our drainage analysis. The existing basins are described below, and are shown on sheet C4.00.

Offsite Basin EX-01 is the western offsite basin and includes a portion of Basin 9 as described within the City's SDMP, which consists of the steep existing hillside south and west of the site. The basin extends up to the ridge on the west side of Aspen Mountain. The hillside includes native forested hillside as well as open ski run area that are fairly steep with grass ground cover. Runoff generated from this basin is conveyed to the existing inlet on the west side of the site which is design point (DP) #J-01.

Offsite Basin EX-02 is the small central offsite basin that falls within Basin 20 as described within the City's SDMP. The hillside includes native forested hillside and open ski run area. Similar to basin EX-01, the forested hillside is well vegetated, and the open grass areas are moderately well vegetated. Runoff is conveyed on the surface and along the existing Mountain Access Road toward S. Aspen Street where flows are then collected within a series of curb inlets. We have designated this collection point as design point #J-02.

Offsite Basin EX-03 is the small eastern offsite basin that falls within the northern boundary of Basin 20 as described within the City's SDMP. The hillside is primarily open ski run area. The hillside is moderately vegetated grasslands. The basin is bound on the eastern end by the existing Mountain Queen townhomes. The eastern end of the basin has an existing gravel access road with a moderate low point which includes an existing storm inlet / drywell. The storm inlet conveys runoff to a second existing drywell structure, and then daylights within the existing swale located just north of Hill Street ROW. There is an existing inlet at the west side of the swale that connects to the S. Aspen Street storm sewer system. Based on existing conditions survey information this inlet lies just north of the Hill Street ROW and within the Lift One Lodge's property. The initial inlet is designated as design point #J-03 and the connection point to the S. Aspen Street system is identified as DP J#02. The inlet located on Lift One Lodge's property (#J-03) will be removed as part of the project improvements.

Offsite Basin Ex-04 is the Pioneer Gulch drainage basin. The basin is modeled in the Tetra Tech mud flow analysis. As mentioned in the overview section above, the basin flow splits around the Mountain Queen structure. Per information provided by Tetra Tech, the 10 year peak clear water flow is 0.5 cfs, and the 100 year clear water peak flow is 13 cfs. We have modeled the clear water portion of the split flow in our drainage analysis. This split flow follows the same flow path as storm water generated from basin EX-03 described above.

Offsite Basin Ex-OS5 includes the Shadow Mountain Townhomes area. Stormwater flows are routed through the site and are intercepted at a recently installed inlet (Inlet OS5) located along the north side of Shadow Mountain's drive access off S. Aspen Street. This inlet will remain and continue to serve Shadow Mountain as it currently does under existing conditions.

(d) Developed Drainage Conditions

The proposed post developed onsite and offsite basins are shown on Sheet C4.01 of the civil plan set. With development, offsite basin EX-02 is now routed around the site improvements. A portion of EX-02 is now included in proposed offsite basin Post OS1 and Post OS3, and the onsite developed basins. The developed basins are described below.

Offsite Basin Post-OS1 is the western offsite basin and includes EX-01and the upper western portion of EX-02. Aside from grading improvements adjacent to the proposed lodge the basin conditions do not change with development and the area will continue to serve as a ski corridor with vegetated ground cover. Improvements within this basin include the lodge building, the construction of the "West" swale and relocating the existing inlet (DP J-01) to the south by approximately 20-ft to accommodate the construction of the proposed cul-de-sac and associated site retaining walls. Runoff from this basin will be conveyed to the relocated inlet (J-Inlet

#3) which will include concrete wing walls and resetting the grate from the previous inlet structure. The construction of the "West" swale will include erosion control protection. Further design and detailing of this swale will be provided in support of future building permit applications.

Offsite Basin Post-OS3 is the small eastern offsite basin and includes EX-03 and the upper eastern portion of EX-02. The proposed improvements include overlot grading and the construction of the re-aligned Mountain Access Road. This basin was broken into four sub-basins in support of conceptual sizing storm inlets and pipes as further described below:

Post OS3.1: Includes the northern portion of the Mountain Road and ski way. Flows from this basin are conveyed over the surface and/or along the Mountain Road's ditch to a proposed manhole located within a low point. The manhole will have an open grate to also serve as a sump inlet.

Post OS3.2: Lies just south of OS3.1 and encompasses the area between the proposed lodge and re-aligned Mountain Road. Runoff from this basin will be conveyed towards a proposed on-grade inlet (Inlet #6) located within the Mountain Road's ditch. Flows that exceed the capacity of this on-grade inlet will continue through Post OS3.1's drainage basin and ultimately collected within the MH-D sump inlet located within a depressed area further to the north.

Post OS3.3: Encompasses the area between Mountain Queen and the new Mountain Road. Flows from this basin will follow existing drainage patterns towards a proposed sump inlet (Inlet #7) located along the east side of the Mountain Road and just south of Mountain Queen's existing fire access road. This inlet will also intercept split flows generated from EX-04.

Post OS3.4: Includes the area south and east of the lodge and west of the re-aligned Mountain Road. Runoff generated from this basin will be routed within the proposed roadside swale associated with the Mountain Road towards a proposed on-grade inlet (Inlet #8). Flows that exceed the capacity of this inlet will be conveyed further down the roadside swale towards Inlet #6 located within Post OS3.2.

The proposed storm sewer system associated with Post OS3 will be considered private, owned and maintained by Ski Co, until it connects to MH-C which which is a proposed extension of the City's storm system and located within Hill Street ROW. This proposed storm system was designed to maximize intercepting capacity of site runoff which thereby reduces the erosion in the roadside swale as well as further conveyance of offsite runoff through the proposed Lift One Lodge site.

S. Aspen Street Post-Basin includes portions of the proposed cul-de-sac to include the center island. A small area inlet is proposed within the center of the cul-de-sac to help prevent snowmelt from draining across the cul-de-sac and to mitigate nuisance runoff from the landscape island. The proposed area inlet within the island is a 6-inch Nyloplast area inlet with a 6-inch conveyance pipe. Runoff generated from the majority of the cul-de-sac drive lanes will be routed to the relocated curb inlets at the southern end of S. Aspen Street. It should be noted that the peak tributary areas conveying runoff to these inlets will be drastically reduced as compared to existing conditions since the majority of runoff will now be collected by the proposed offsite stormwater infrastructure.

Onsite Developed Basin: For this conceptual stormwater mitigation analysis the onsite basin delineation consisted of the areas that will include water quality treatment of stormwater runoff which primarily includes proposed roof, patio, plaza and stairwell areas as well as some portions of the right-of-way. Of these areas the majority of them fall above structure which will require internal routing of drain lines. Since the design of this internal routing system has not been completed some assumptions were made on where and how runoff will be routed for stormwater treatment. These assumptions were based on our initial coordination with the plumbing engineer, architect and our review of proposed downspout locations and the design of the roof. This coordination and evaluation resulted in the development of two onsite basins as further described below. Further coordination is anticipated with the architect and plumbing engineer as the design of the internal drainage system progresses with final designs being provided in support of a future building permit.

DE-01 includes the northern portion of the lodge, the plaza along the north side, the west stairwell and associated patios that fall outside roof line as well as approximately 1,500 sf of right-of-way associated with portions of the plaza and cul-de-sac. Currently, runoff from this basin is assumed to be routed to the "West" water quality treatment vault as further described below.

Various area inlets are anticipated and conceptually laid out for the west stairwell and adjacent patios. These area inlets primarily fall outside the limits of below grade structure and therefore will be routed to the proposed "West Onsite Storm" piping system that is currently proposed to extend along the entire west side of the lodge. Runoff from the portion of the main entrance and north plaza area that fall above below grade structure will be routed to area inlets and/or trench drains that will need to be routed internally and ultimately terminate within the "West" water quality treatment vault. Stormwater runoff generated from portions of the cul-de-sac and private drop off area will be routed to a proposed valley pan inlet located along the west side of the private drop off area. Runoff generated from the remaining onsite plaza area as well as some portions of the plaza that fall within the right-of-way will sheet flow over the surface and get collected within a slot drain proposed along the top back of mountable curb or the trench drain located at the top of the pedestrian ramp.

DE-02 includes the remaining portion of the onsite improvements located on Lot 1. The majority of this area consists of roofs, terraces and patios that all fall above structure and therefore internal routing of the corresponding inlets and drainage infrastructure will be required. An exterior storm drain is proposed to run up the entire east side of the building to accommodate downspouts and exit points for internal drainage pipes.

Again, internal roof routing within the building has not yet been completed. Therefore, the proposed basins described above will likely require adjustments as the design progresses. In addition, proposed basins DE-01 and DE-02 were considered to be 100% impervious for this conceptual analysis. With this said, the amount of required water quality treatment volume is not expected to increase from this preliminary estimate.

(e) Hydrologic Methods and Assumptions

The drainage criteria used for this study was based on the COA's URMP dated December 2014 with supplemental information taken from Urban Drainage Flood Control District Manual (UDFCD). The improvements associated with this project classify it as a "Major Design" which requires an analysis for the 10 and 100-year storm events. This section describes the preliminary hydrological assumptions and methods used to estimate the peak runoff rates associated with the 10- and 100-year storm events. Final designs, details, and the drainage report will be provided in support of the future building permit. Refer to the civil

design drawings for illustrational support of the proposed storm water conveyance system and overall grading plan.

Peak Runoff rates for the 10- and 100-year storm events were calculated using the Rational Hydrologic Method (Eq. 1) since the cumulative total of basin areas was less than 90 acres.

Eq. 1: $Q = C^* I * A$

Q = Runoff Flow Rate (cfs)
C = Runoff Coefficient
I = Rainfall Intensity (in/hr)
A= Area of Basin (acres)

The runoff coefficient (C) is a variable that represents the ratio of runoff to rainfall volumes during a storm event. The determination of C mainly depends on the soil type, watershed impervious and storm event frequency. Each drainage basin was studied to determine the percent of impervious area, which was then entered into the UD-Rational Spreadsheets (version 2.00) to determine the corresponding 10- and 100-year runoff coefficients. The UD-Rational Spreadsheet was developed by Urban Drainage Flood Control District (UDFCD). The spreadsheet has been adjusted and adopted by the City of Aspen to reflect the local drainage conditions. Tables 1-3 below provide a summary table for the site specific offsite and onsite spreadsheets.

The design rainfall duration used in the Rational Method is referred to as the time of concentration. The time of concentration is the cumulative travel time, including overland flow and channelized flow, for runoff to get from the furthest point upstream of a basin to a designated design point. Per COA URMP, 5 minutes was used as the absolute minimum time of concentration. This minimum value was adopted for the smaller basins and sub-basins. Times of concentration for the larger basins were determined using UD-Rational Spreadsheets. The resultant times of concentration and corresponding rainfall intensities were used to estimate the peak runoff rates for each of the basins and sub-basins. A summary of the results for existing offsite, post development offsite, and post development onsite conditions are summarized within Tables 1-3, respectively.

Table 1: Existing Offsite Drainage: Rational Method Summary

Subcatchment Name	Area (ac)	Percent Imperviousness	Runoff Coefficient, C		Selected tc (min)	Rainfall Intensity,I(in/hr)		Peak Flow, Q (cfs)	
			10-yr	100-yr		10-yr	100-yr	10-yr	100-yr
EX-1	19.06	2.0	0.15	0.49	28.7	1.47	2.34	**4.10**	**22.00**
EX-2	3.59	2.0	0.15	0.49	17.8	2.08	3.32	**1.09**	**5.86**
EX-3	3.02	2.0	0.15	0.49	17.0	2.12	3.39	**0.94**	**5.03**
EX-OS5	0.74	88.4	0.78	0.85	5.0	3.96	6.32	**2.29**	**3.95**

Table 2: Developed Offsite Drainage: Rational Method Summary

Subcatchment Name	Area (ac)	Percent Imperviousness	Runoff Coefficient, C		Selected tc (min)	Rainfall Intensity,I(in/hr)		Peak Flow, Q (cfs)	
			10-yr	100-yr		10-yr	100-yr	10-yr	100-yr
POST OS1	22.6	2.0	0.15	0.49	29.2	1.38	2.28	**4.68**	**25.25**
POST OS3.1	0.40	17.3	0.26	0.55	10.0	2.72	4.63	**0.28**	**1.02**
POST OS3.2	0.45	16.1	0.25	0.55	10.0	2.72	4.63	**0.31**	**1.16**
POST OS3.3	0.88	2.0	0.15	0.49	11.8	2.51	4.26	**0.33**	**1.84**
POST OS3.4	1.63	5.1	0.17	0.50	13.3	2.36	4.00	**0.65**	**3.26**
POST S. ASPEN	0.28	75.0	0.68	0.79	5.0	3.72	6.32	**0.71**	**1.40**

Table 3: Developed Onsite Drainage: Rational Method Summary

Subcatchment Name	Area (ac)	Percent Imperviousness	Runoff Coefficient, C		Selected t_c (min)	Rainfall Intensity,I(in/hr)		Peak Flow, Q (cfs)	
			10-yr	100-yr		10-yr	100-yr	10-yr	100-yr
DE-01	0.53	100.0	0.87	0.89	5.0	3.72	6.32	**1.70**	**2.95**
DE-02	0.38	100.0	0.87	0.89	5.0	3.72	6.32	**1.23**	**2.13**

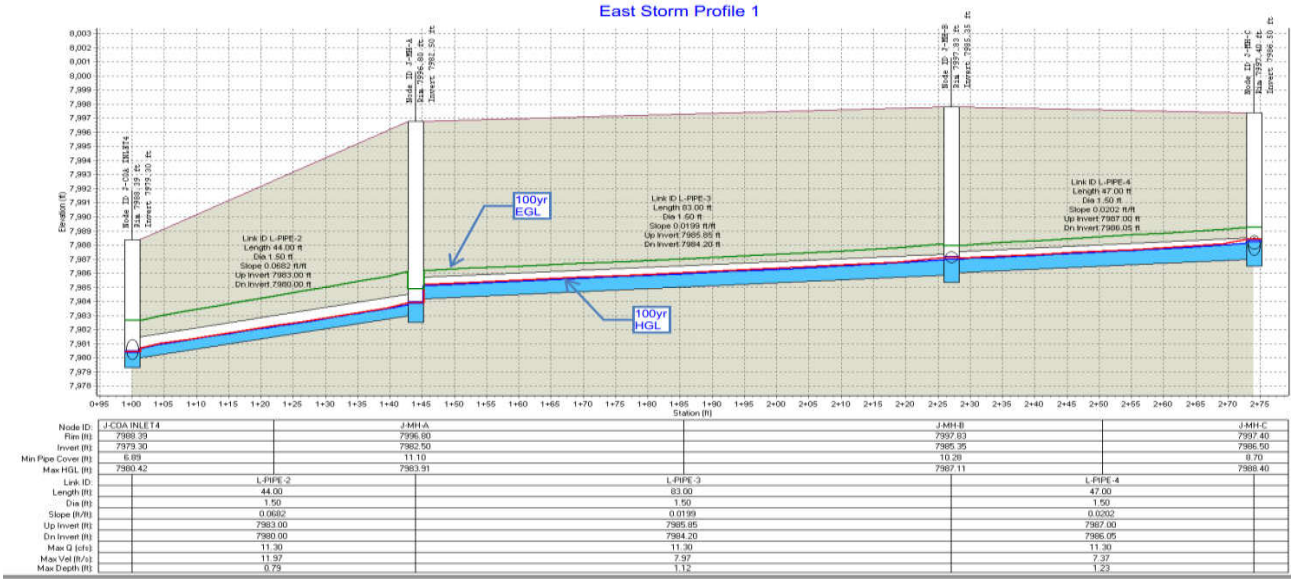
To ensure conservative results, SE also analyzed the offsite basins using the EPA Storm Water Management Model (SWMM), which is a dynamic hydrology-hydraulic water quality simulation model. In the SWMM model, the peak runoff calculated for EX-01 was very close to the rational method peak. The peak runoff in the SWMM was lower for EX-02 and EX-03 when compared to the Rational Method. The Rational Method was used for modeling as it is the conservative model for flows, and it facilitates peak runoff modeling with onsite basins.

SE also compared the offsite basin peak flows to the other drainage reports prepared for this area of Aspen. The drainage flows for the offsite basins were also very close to the results outlined above. Lastly, post development basins DE-01 and DE-02 were considered to be 100% impervious despite the proposed landscaping that falls within these basins. This was considered to be a conservative approach and appropriate for conceptual design. The final landscape/pervious areas will be accounted for in the final drainage design.

(f) Hydraulic Methods and Assumptions

Storm Sewer sizing was achieved by using StormNET Software. StormNET uses the Manning's equation to compute the flow rate in open channels and partially full closed conduits. HDPE and PVC SDR 35 pipes are proposed for all onsite private storm sewer conveyance pipes, and a Manning's roughness coefficient of 0.013 was used. Reinforced Concrete Pipe (RCP) is proposed for the main storm sewer pipes located within the City's ROW, and a Manning's roughness coefficient of 0.013 was used. The storm pipes have been sized to accommodate the peak runoff rates associated with a 100-year storm event. Where the storm sewer pipe is completely inundated, Hazen-William's equation was selected in StormNET to analyze the system under pressure conditions. In addition, hydrodynamic link routing was selected. This approach solves the complete St. Venant equations throughout the drainage network and includes modeling backwater effects, flow reversal, surcharging, pressure flow and interconnected ponds. Hydraulic grade lines and energy grade lines were also estimated using StormNET software. StormNet Software calculates the maximum EGLs and HGLs for all structures and storm sewer pipes. It also provides an illustrational depiction within the model's user interface. Final HGL and EGL information will be provided for final permit plans. Refer to images 1 through 3 below for graphical profiles of the 100 year storm event in the West & East Offsite storm systems.

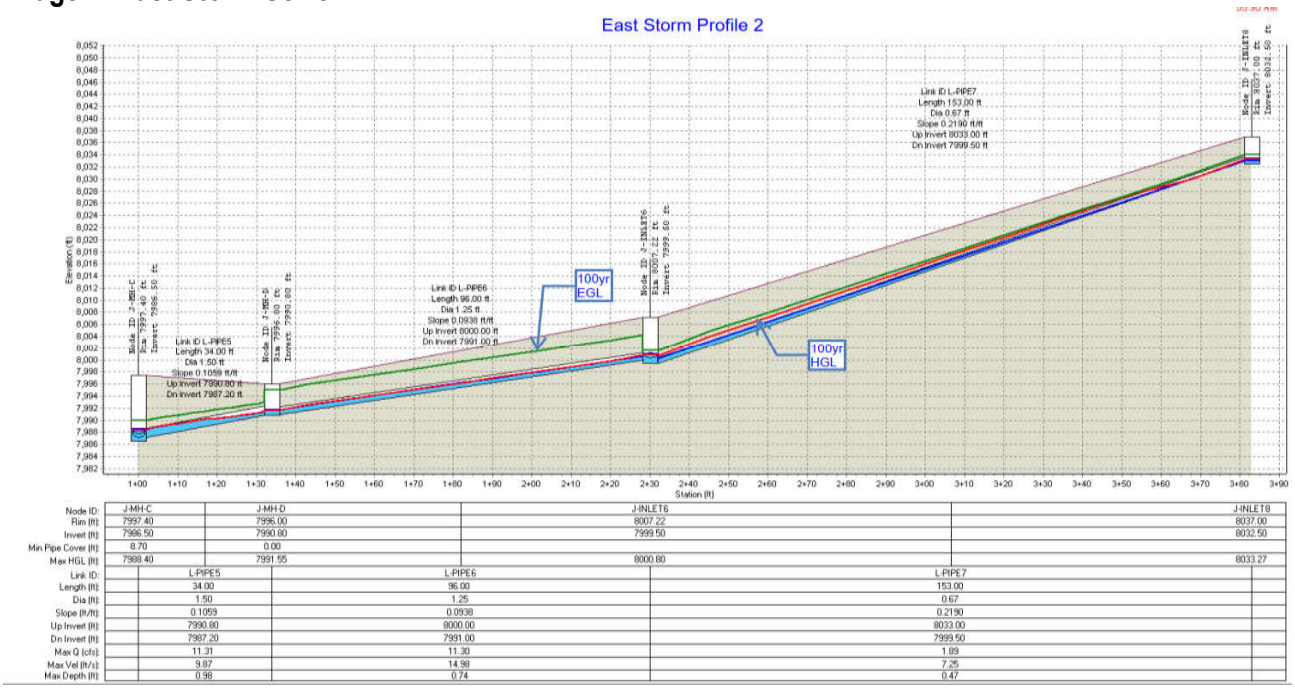
Image 1: East Storm Sewer-1



Node ID:	J-CDA INLET 4	J-MH-A	J-MH-B	J-MH-C
Rim (ft)	7988.39	7996.80	7997.83	7997.40
Invert (ft)	7979.30	7982.50	7985.35	7986.50
Min Pipe Cover (ft)	6.89	11.10	10.28	8.70
Max HGL (ft)	7980.42	7983.91	7987.11	7988.40

Link ID:	L-PIPE-2	L-PIPE-3	L-PIPE-4
Length (ft)	44.00	83.00	47.00
Dia (ft)	1.50	1.50	1.50
Slope (ft/ft)	0.0682	0.0199	0.0202
Up Invert (ft)	7983.00	7985.85	7987.00
Dn Invert (ft)	7980.00	7984.20	7986.05
Max Q (cfs)	11.30	11.30	11.30
Max Vel (ft/s)	11.97	7.97	7.37
Max Depth (ft)	0.79	1.12	1.23

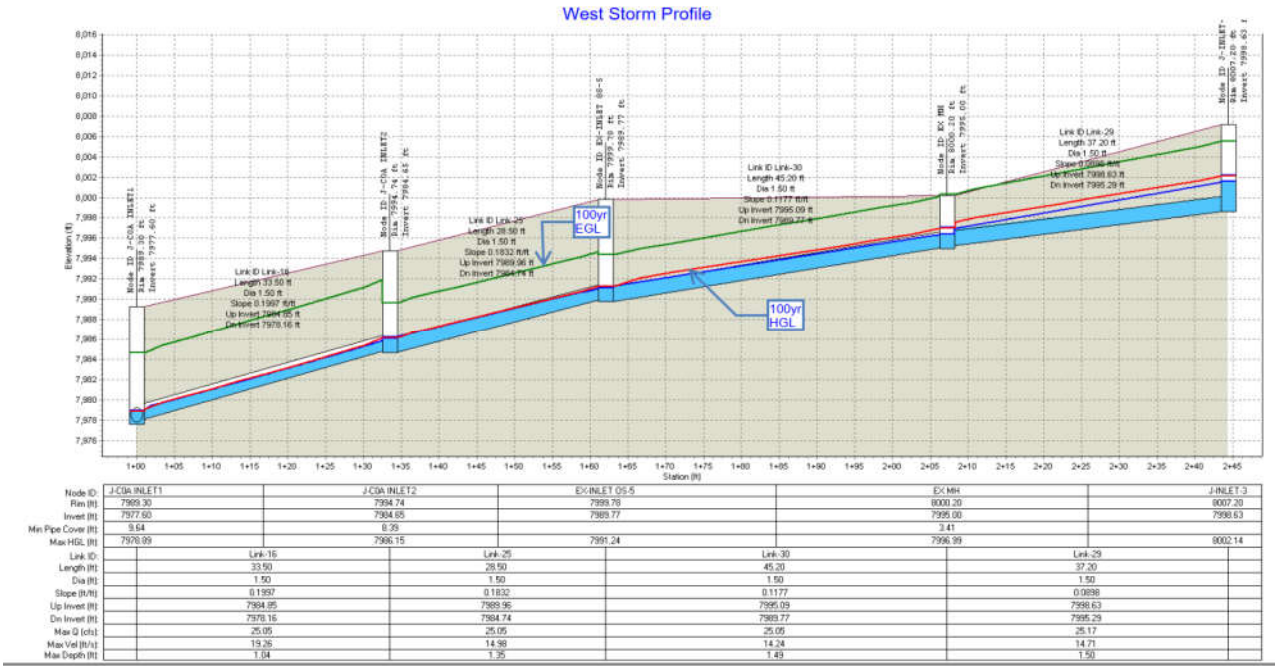
Image 2: East Storm Sewer-2



Node ID:	J-MH-C	J-MH-D	J-INLET6	J-INLET8
Rim (ft)	7997.40	7996.00	8007.22	8037.00
Invert (ft)	7986.50	7990.80	7999.50	8032.50
Min Pipe Cover (ft)	8.70	0.00		
Max HGL (ft)	7988.40	7991.55	8000.80	8033.27

Link ID:	L-PIPE5	L-PIPE6	L-PIPE7
Length (ft)	34.00	96.00	153.00
Dia (ft)	1.50	1.25	0.67
Slope (ft/ft)	0.1059	0.0938	0.2190
Up Invert (ft)	7990.80	8000.00	8033.00
Dn Invert (ft)	7987.20	7991.00	7999.50
Max Q (cfs)	11.31	11.30	1.09
Max Vel (ft/s)	9.87	14.98	7.25
Max Depth (ft)	0.98	0.74	0.47

Image 3: West Storm Sewer



Node ID	J-CDA INLET1	J-CDA INLET2	EX-INLET 05-5	EX-MH	J-INLET-3
Rim (ft)	7989.30	7994.74	7999.78	8000.20	8007.20
Invert (ft)	7977.60	7984.65	7989.77	7995.00	7998.63
Min Pipe Cover (ft)	9.64	8.39		3.41	
Max HGL (ft)	7978.99	7986.15	7991.24	7996.99	8002.14

Link ID	Link-15	Link-25	Link-30	Link-29
Length (ft)	33.50	28.50	45.20	37.20
Dia (ft)	1.50	1.50	1.50	1.50
Slope (ft/ft)	0.1997	0.1832	0.1177	0.0898
Up Invert (ft)	7984.85	7989.96	7995.09	7998.63
Dn Invert (ft)	7978.16	7984.74	7989.77	7995.29
Max Q (cfs)	25.05	25.05	25.05	25.17
Max Vel (ft/s)	19.26	14.98	14.24	14.71
Max Depth (ft)	1.04	1.35	1.49	1.50

The West Offsite Swale has also been modeled in Stormnet. The maximum and minimum longitudinal slopes were considered in the analysis and a roughness coefficient of 0.05 was used with the understanding that the channel will be lined with erosion control protection. The corresponding depths and velocities for the 10-year and 100-year storm events are summarized within Table 4.

Table 4: West Swale Summary

Longitudinal Slope	Q (cfs)	Depth (ft)	Vel. (fps)
10 YEAR	4.67		
2.6%		0.51	2.57
33%		0.42	3.36
100 YEAR	25.3		
2.6%		1.16	3.95
33%		0.96	5.42

Sizing of all stormwater mitigation infrastructure will be further evaluated as the project design progresses with final designs being provided in support of a future building permit.

(g) Conceptual Drainage Mitigation Summary

Since the entire site is anticipated to be disturbed during the construction of the improvements it will be classified as a "Major Design" (> 1,000 sf of disturbance & disturbance greater than 25% of the total lot area) as described within the City URMP. SE discussed the drainage mitigation with the City of Aspen Engineering department during the pre-design discussion meeting. As discussed with the City, the site is directly connected to the City's storm system, so storm water detention is not required or provided. The project will provide water quality treatment. The drainage mitigation for the site is discussed in the sections below.

Water Quality Treatment: Water quality treatment is required for all projects that disturb more than 200 square feet. The overall goal of the water quality treatment requirements is to protect receiving waters including the Roaring Fork River, Maroon Creek, Castle Creek and tributaries to these water ways. The treatment is provided by strategically incorporating stormwater Best Management Practices into the project's stormwater infrastructure that are capable of providing full water quality treatment for up to the 80th percentile runoff event which corresponds to the volume of runoff generated from a storm event with a magnitude falling between a 6-month and 1-year. The water quality capture volume associated with these more common storm events is directly correlated to the amount of impervious area within a contributing drainage basin.

As discussed in the pre-design meeting with the City, water quality treatment for this project will be provided through the use of subsurface sedimentation/filtration vaults. The conceptual integration of these water quality treatment facilities are discussed below and illustrated on the attached plans. In addition, Table 5 has been provided to summarize the results of this preliminary water quality treatment analysis.

Subsurface Sedimentation/Filtration Vaults and/or alternative underground treatment facility will be used. Storm water will gravity flow from the site to the vault, and continue after treatment to the site storm sewer to the S. Aspen Street storm sewer. Further analysis of these structures and exploring additional water quality treatment options will be explored as the design progresses. The storage depth above the filter media will be 3.5-4.0 feet deep and both vaults will gravity flow after treatment to the storm sewer. The location and a conceptual schematic detail of this proposed subsurface sedimentation treatment vault has been provided on C.4.03 of the Civil Plan Set.

West WQ vault treats storm water runoff from basin DE-01. As described above, DE-01 is primarily roof and hardscape areas, which includes approximately 1,500 sf of ROW area. This basin was considered to be 100% impervious for this conceptual analysis. Landscape/pervious areas will be included for final designs. The West water quality vault is situated on the east end of the cul-de-sac and will likely encroach into the ROW and therefore a permanent encroachment license will need to be pursued prior to obtaining a certificate of occupancy. As noted above, this treatment vault will also be providing water quality treatment for portions of the ROW. The final drainage and water quality treatment design will provide further details of this structure which will determine the level of encroachment and overall sizing.

East WQ Vault treats storm water runoff from basin DE-02, which primarily includes roof and hardscape areas. To be conservative under the conceptual design the entire basin was considered to be impervious. Further evaluation of landscape and pervious areas will be performed and included within the final sizing and design of all water quality treatment infrastructures. Stormwater runoff will be routed to the East structure via drainage pipes routed internally through the building as well as the proposed East Onsite Storm Pipe proposed along the east side of the building.

Table 5 summarizes the conceptual water quality treatment volumes for the Lot 1 onsite basins DE-01 and DE-02.

Table 5: Conceptual Water Quality Treatment Summary

WQ I.D.	BASIN I.D.	AREA (SF)	% IMPERV	WQCV DEPTH (in)	REQ. WQCV (cf)	TOTAL REQ. WQCV (cf)	AVAILABLE WQCV (cf)
WEST WQ VAULT	DE-01	22,875	100%	0.26	496	496	506
EAST WQ VAULT	DE-02	16,510	100%	0.26	358	358	385
					TOTAL =	853	891

The design of the required water quality treatment volumes and associated vaults will be finalized prior to building permit, per final design parameters.

H. Conclusion

In conclusion utility routing required to serve the redevelopment has been coordinated with the various utility providers and presented on the Civil Plan Set which has been included with the Detail Review Application. Any and all required easements will be provided to the appropriate utility providers at the time of final plat. The proposed cul-de-sac will provide a formalized turn around at the end of the S. Aspen Street which does not exist today and will improve circulation and reduce pedestrian/vehicle conflicts. It will also provide adequate emergency/fire staging area in times of an emergency. The conceptual drainage mitigation design outlined within demonstrates that the project has a viable solution for mitigating offsite and onsite storm water runoff as well as providing water quality treatment for proposed impervious areas. As mentioned throughout this document, final design of all site grading, utilities, site and right-of-way improvements, and proposed stormwater infrastructure will be provided during building permit application.

I. Attachments

A. Will Serve Letters
B. Storm and Sanitary Analysis Input/Out files
C. Debris Flow Study

ATTACHMENTS

WILL SERVE LETTERS

Jason Cox
Utility Construction Planner
Colorado Gas
Jason.cox@blackhillscorp.com

Black Hills Energy
0096 C.R. 160
Glenwood Springs,co.81601

Nov. 12, 2019

Re: Gorsuch Haus Project

To Whom It May Concern:

This letter will confirm that Black Hills Energy will provide Natural Gas Distribution service to The Gorsuch Haus Project on S. Aspen st. in the town of Aspen, Co. Black Hills Energy will install a distribution system capable of serving the demand of the development that lies within the BHE certificated service territory.

This service will be subject to Black Hills Energy tariffs filed with the Colorado Public Utilities Commission and the Black Hills Energy Gas Network Main Extension Policy.

If you have any questions please feel free to contact me.

Sincerely,

Jason Cox
Utility Construction Planner
Black Hills Energy
Jason.cox@blackhillscorp.com
Cell: 970-309-2432

July 11, 2018

Sopris Engineering
Attn: Jesse Swann
Aspen, Colorado 81611

RE: Gorsuch Haus
Aspen, Colorado

Please accept this letter as confirmation that Comcast of Colorado/Florida, Inc. has the ability to provide cable service to the captioned location. The provision of service is contingent upon successful negotiations of an Agreement between the developer and Comcast Cable Communications, Inc.

Should you require additional information, please contact Michael Johnson. I can be reached at (970) 930-4713 or by email at Michael_johnson@cable.comcast.com

Sincerely,

Michael Johnson
Construction/Engineering
Comcast Cable Communications

This letter is not intended to give rise to binding obligations for either party. Any contractual relationship between the parties will be the result of formal negotiations and will only become effective upon execution of the contract by representatives of the parties authorized to enter into such agreements. During any negotiations, each party will bear its own costs and will not be responsible for any costs or expenses of the other party, unless separately agreed to in writing.

CenturyLink™
Stronger Connected™

08/23/2018

Attn: Jesse K. Swann, P.E.
Sopris Engineering, LLC
CARBONDALE, CO 81623
(970) 704-0311 ext. 43
FAX: (970)-704-0313

RE: Gorsuch Haus

To whom it may concern:

Your request for facilities to the Gorsuch Haus is within CenturyLink's serving area and will be provided in accordance with all the rates and tariffs set forth by the Colorado Public Utilities Commission.

Connections to CenturyLink facilities are contingent upon the customer meeting all the requirements of the Utilities tariffs that are in effect for each requested utility service at the time the application for service is made by the customer and formally accepted by CenturyLink. Connection requirements may include provisions for necessary line extensions and/or other system improvements, and payment of all applicable system development charges, recovery agreement charges and other fees or charges applicable to the requested service.

Although CenturyLink diligently seeks to expand its facilities as necessary to meet anticipated growth, CenturyLink services are provided to eligible customers at the time of connection to the facilities on a "first come, first served" basis after acceptance of the customer's application as described above. In certain instances, our facilities and capacities may be limited. Accordingly, no specific allocations or amounts of CenturyLink facilities or supplies are reserved for service to the subject property, and no commitments are made as to the availability of CenturyLink service at future times.

Sincerely,

Jason Sharpe
Senior Field Engineer
970-328-8290

Aspen Consolidated Sanitation District

John Keleher - President
Joe Zanin - Vice President
Roy Holloway - Secretary/Treasurer

Stoney Davis - Member
Jeff Yusem - Member
Bruce Matherly - Manager

July 10, 2018

Jesse Swann
Sopris Engineering
502 Main St. Suite A-3
Carbondale, CO 81623

RE: Gorsuch Haus - Commitment for Sanitary Sewer Service

Dear Jesse,

The Aspen Consolidated Sanitation District currently has sufficient wastewater collection and treatment capacity to serve this project. Service is contingent upon compliance with the district's rules, regulations, and specifications, which are on file at the District office. There are downstream constraints in the District's collection system that will be corrected through a system of proportionate impact fees.

A tap permit must be completed at our office when detailed plans become available. Fees will be estimated at that time. The total connection charges due the District must be paid prior to the issuance of a foundation and/or infrastructure permit.

Existing service lines or laterals connected to the District's main line, serving the subject property and adjacent properties must be identified, located and isolated from soil stabilization processes or other potential damage, or, properly disconnected from the ACSD main line at the point of connection according to specific ACSD requirements.

Once detailed plans are made available to the district, we can comment specifically about this proposed project.

Sincerely,

Hamilton Tharp
Collection Systems Superintendent

CC Bruce Matherly, ACSD District Manager

3799 HIGHWAY 82 · P.O. BOX 2150
GLENWOOD SPRINGS, COLORADO 81602
(970) 945-5491 · FAX (970) 945-4081

December 12, 2019
Jesse Swann
Sopris Engineering
502 Main Street, Suite A3
Carbondale, CO 81623

RE: Gorsuch Haus

To Whom it May Concern,

The above mentioned development is within the certified service area of Holy Cross Energy.

Holy Cross Energy has adequate power supply to provide electric power to the development, subject to tariffs, rules and regulations on file. Any power line enlargements, relocations, and new extensions necessary to deliver adequate power to and within the development will be undertaken by Holy Cross Energy upon completion of appropriate contractual agreements and subject to necessary governmental approvals.

Please advise when you wish to proceed with the development of the electric system for this project.

Sincerely,
HOLY CROSS ENERGY

Libby Cowling,
Engineering Department
lcowling@holycross.com
(970) 947-5428

LC:MM

WO#23722: Gorsuch Haus;90-68

10-YEAR STORM AND SANITARY ANALYSIS INPUT/OUTPUT DATA

Project Description

File Name 15101.06-Onsite-DEV-10YR-RATIONAL.SPF
Description .....
Gorsuch Haus Lodge

Draiange - 10 YR

Project Options

Flow Units ..... CFS
Elevation Type ..... Elevation
Hydrology Method ..... Rational
Time of Concentration (TOC) Method ..... SCS TR-55
Link Routing Method ..... Hydrodynamic
Enable Overflow Ponding at Nodes ..... YES
Skip Steady State Analysis Time Periods ..... YES

Rainfall Details

Return Period..... 10 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ft²)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	0S-5	32234.01	0.7800	0.31	0.24	0.18	2.15	0 00:05:00
2	DE-01	22875.01	0.8700	0.31	0.27	0.14	1.70	0 00:05:00
3	DE-02	16509.98	0.8700	0.31	0.27	0.10	1.23	0 00:05:00
4	EX-04	5500463.51	0.1500	0.71	0.11	13.38	20.95	0 00:38:22
5	POST OS1	984447.98	0.1500	0.67	0.10	2.26	4.67	0 00:29:12
6	POST OS3.1	17439.25	0.2600	0.45	0.12	0.05	0.28	0 00:10:00
7	POST OS3.2	19814.01	0.2500	0.45	0.11	0.05	0.31	0 00:10:00
8	POST OS3.3	38388.77	0.1500	0.50	0.07	0.07	0.33	0 00:11:45
9	POST OS3.4	70916.99	0.1700	0.53	0.09	0.14	0.65	0 00:13:15
10	POST S Aspen St	12181.99	0.6800	0.31	0.21	0.06	0.71	0 00:05:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)
1	DIV-PIONEER	Junction	8045.00	8047.00	8045.00	8047.00	0.00	20.95	8045.22
2	EX MH	Junction	7995.00	8000.20	7995.00	8000.20	0.00	4.59	7995.48
3	J2	Junction	7994.00	7998.00	7994.00	7998.00	0.00	1.67	7994.22
4	J3	Junction	7995.00	7998.00	7995.00	7998.00	0.00	1.21	7995.24
5	J4-DE 2	Junction	8029.00	8033.00	8029.00	8033.00	0.00	1.23	8029.27
6	J-C0A INLET1	Junction	7977.60	7989.30	7977.60	7989.30	0.00	4.59	7978.13
7	J-C0A INLET2	Junction	7984.65	7994.74	7984.65	7994.74	0.00	4.59	7985.23
8	J-COA INLET4	Junction	7979.30	7988.39	7979.30	7988.39	0.00	4.36	7980.16
9	J-DE01	Junction	8015.00	8019.00	8015.00	8019.00	0.00	1.70	8015.36
10	J-MH-A	Junction	7982.50	7996.80	7982.50	7996.80	0.00	3.74	7983.44
11	J-MH-B	Junction	7985.35	7997.83	7985.35	7997.83	0.00	3.74	7986.43
12	J-MH-C	Junction	7986.50	7997.40	7986.50	7997.40	0.00	2.43	7987.48
13	J-MH-D	Junction	7990.80	7996.00	7990.80	7998.00	133.00	2.43	7991.11
14	Jun-24	Junction	8009.25	8012.00	8009.25	8012.00	0.00	4.65	8009.83
15	J-WESTSWALE	Junction	8062.00	8064.00	8062.00	8064.00	0.00	4.67	8062.27
16	J-SAS-10	Outfall	7965.15					4.36	7965.15
17	J-SAS-11	Outfall	7965.46					4.59	7965.46
18	OUT-EX-04D	Outfall	8042.00					18.38	8042.21

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio
1	L-C2	Pipe	J3	J-MH-C	65.84	7995.00	7987.68	10.000	0.0130	1.20	7.31	9.45	0.24	0.28
2	L-EAST OS STORM	Pipe	J4-DE 2	J3	209.03	8029.00	7995.00	6.000	0.0130	1.21	2.26	11.98	0.26	0.51
3	L-EX TO SAS-11	Pipe	J-C0A INLET1	J-SAS-11	63.00	7977.77	7966.95	18.000	0.0130	4.59	43.53	14.82	0.35	0.23
4	L-EX-TO SAS-10	Pipe	J-COA INLET4	J-SAS-10	68.00	7979.80	7968.54	18.000	0.0130	4.36	42.74	14.52	0.34	0.23
5	Link-14	Pipe	J2	J-MH-B	14.83	7994.00	7986.72	10.000	0.0130	1.66	15.35	15.91	0.20	0.25
6	Link-16	Pipe	J-C0A INLET2	J-C0A INLET1	33.50	7984.85	7978.16	18.000	0.0130	4.59	46.94	14.78	0.35	0.23
7	Link-25	Pipe	EX-INLET OS-5	J-C0A INLET2	28.50	7989.96	7984.74	18.000	0.0130	4.59	44.96	11.10	0.43	0.28
8	Link-29	Pipe	J-INLET-3	EX MH	37.20	7998.63	7995.29	18.000	0.0130	4.59	31.48	10.98	0.43	0.29
9	Link-30	Pipe	EX MH	EX-INLET OS-5	45.20	7995.09	7989.77	18.000	0.0130	4.59	36.04	9.69	0.47	0.31
10	L-PIPE-2	Pipe	J-MH-A	J-COA INLET4	44.00	7983.00	7980.00	18.000	0.0130	3.74	27.43	9.63	0.41	0.27
11	L-PIPE-3	Pipe	J-MH-B	J-MH-A	83.00	7985.85	7984.20	18.000	0.0130	3.74	14.81	6.41	0.55	0.37
12	L-PIPE-4	Pipe	J-MH-C	J-MH-B	47.00	7987.00	7986.05	18.000	0.0130	2.43	14.93	5.56	0.44	0.30
13	L-PIPE5	Pipe	J-MH-D	J-MH-C	34.00	7990.80	7987.20	18.000	0.0130	2.43	34.18	9.95	0.29	0.20
14	L-PIPE6	Pipe	J-INLET6	J-MH-D	96.00	8000.00	7991.00	15.000	0.0130	2.43	19.78	10.47	0.30	0.24
15	L-PIPE6A	Pipe	J-INLET7	J-INLET6	33.00	8003.41	8000.20	12.000	0.0130	2.43	11.11	10.00	0.35	0.35
16	L-PIPE7	Pipe	J-INLET8	J-INLET6	153.00	8033.00	7999.50	8.000	0.0130	0.43	5.65	2.00	0.40	0.59
17	L-WEST OS STORM	Pipe	J-DE01	J2	244.10	8015.00	7994.00	8.000	0.0130	1.67	3.54	11.45	0.29	0.44
18	L-EX04	Channel	DIV-PIONEER	OUT-EX-04D	40.18	8045.00	8042.00	12.000	0.0320	18.38	238.15	4.33	0.21	0.21
19	L-PIONEER_DIVERSION	Channel	DIV-PIONEER	J-INLET7	342.61	8045.00	8008.00	12.000	0.0320	2.55	24.45	3.40	0.41	0.41
20	L-W SWALE MAX	Channel	J-WESTSWALE	Jun-24	160.00	8062.00	8009.25	18.000	0.0500	4.65	149.16	3.36	0.42	0.28
21	SWALE-03D1	Channel	J-INLET6	J-MH-D	108.52	8007.22	7996.00	18.000	0.0350	0.16	95.98	2.01	0.07	0.04
22	SWALE-03D2	Channel	J-INLET8	J-INLET6	195.00	8037.00	8007.22	18.000	0.0350	0.22	116.65	2.60	0.07	0.05
23	SWALE-INLET7TO1	Channel	J-INLET7	J-MH-D	116.99	8008.00	7996.00	6.000	0.0250	0.00	59.55	0.00	0.00	0.00
24	W SWALE MIN	Channel	Jun-24	J-INLET-3	78.61	8009.25	8007.20	18.000	0.0500	4.59	41.95	2.57	0.51	0.34

Inlet Summary

SN	Element ID	Inlet Manufacturer	Manufacturer Part Number	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Peak Flow (cfs)	Peak Flow Intercepted by Inlet (cfs)	Peak Flow Bypassing Inlet (cfs)	Inlet Efficiency during Peak Flow (%)
1	EX-INLET OS-5	NEENAH FOUNDRY	R-4894	1	7989.77	7999.78	2.15	N/A	N/A	N/A
2	J-INLET-3	NEENAH FOUNDRY	R-4895-2	1	7998.63	8007.20	0.00	N/A	N/A	N/A
3	J-INLET6	FHWA HEC-22 GENERIC	N/A	1	7999.50	8007.22	0.47	0.31	0.16	65.32
4	J-INLET7	NEENAH FOUNDRY	R-4826	1	8003.41	8008.00	2.55	N/A	N/A	N/A
5	J-INLET8	FHWA HEC-22 GENERIC	N/A	1	8032.50	8037.00	0.65	0.43	0.22	66.42

Subbasin Hydrology

Subbasin : 0S-5

Input Data

Area (ft²) 32234.01
Weighted Runoff Coefficient 0.7800

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
-	32234.01	-	0.78
Composite Area & Weighted Runoff Coeff.	32234.01		0.78

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft²)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's roughness

User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.31
Total Runoff (in) 0.24
Peak Runoff (cfs) 2.15
Rainfall Intensity 3.720
Weighted Runoff Coefficient 0.7800
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : DE-01

Input Data

Area (ft²) 22875.01
Weighted Runoff Coefficient 0.8700

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
99%IMPERV_COA_RATIONAL	22875.01	C	0.87
Composite Area & Weighted Runoff Coeff.	22875.01		0.87

Time of Concentration

User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.31
Total Runoff (in) 0.27
Peak Runoff (cfs) 1.70
Rainfall Intensity 3.720
Weighted Runoff Coefficient 0.8700
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : DE-02

Input Data

Area (ft²) 16509.98
Weighted Runoff Coefficient 0.8700

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
99%IMPERV_COA_RATIONAL	16509.98	C	0.87
Composite Area & Weighted Runoff Coeff.	16509.98		0.87

Time of Concentration

User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.31
Total Runoff (in) 0.27
Peak Runoff (cfs) 1.23
Rainfall Intensity 3.720
Weighted Runoff Coefficient 0.8700
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : EX-04

Input Data

Area (ft²) 5500463.51
Weighted Runoff Coefficient 0.1500

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
2%IMPERV_COA_C	5500463.51	C	0.15
Composite Area & Weighted Runoff Coeff.	5500463.51		0.15

Time of Concentration

User-Defined TOC override (minutes): 38.37

Subbasin Runoff Results

Total Rainfall (in) 0.71
Total Runoff (in) 0.11
Peak Runoff (cfs) 20.95
Rainfall Intensity 1.106
Weighted Runoff Coefficient 0.1500
Time of Concentration (days hh:mm:ss) 0 00:38:22

Subbasin : POST OS1

Input Data

Area (ft²) 984447.98
Weighted Runoff Coefficient 0.1500

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
From_URMP	982437.17	C	0.15
Composite Area & Weighted Runoff Coeff.	982437.17		0.15

Time of Concentration

User-Defined TOC override (minutes): 29.2

Subbasin Runoff Results

Total Rainfall (in) 0.67
Total Runoff (in) 0.10
Peak Runoff (cfs) 4.67
Rainfall Intensity 1.376
Weighted Runoff Coefficient 0.1500
Time of Concentration (days hh:mm:ss) 0 00:29:12

Subbasin : POST OS3.1

Input Data

Area (ft²) 17439.25
Weighted Runoff Coefficient 0.2600

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
17%IMPERV_COA_C	17439.25	C	0.26
Composite Area & Weighted Runoff Coeff.	17439.25		0.26

Time of Concentration

User-Defined TOC override (minutes): 10.00

Subbasin Runoff Results

Total Rainfall (in) 0.45
Total Runoff (in) 0.12
Peak Runoff (cfs) 0.28
Rainfall Intensity 2.720
Weighted Runoff Coefficient 0.2600
Time of Concentration (days hh:mm:ss) 0 00:10:00

Subbasin : POST OS3.2

Input Data

Area (ft²) 19814.01
Weighted Runoff Coefficient 0.2500

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
16%IMPERV_COA_C	19814.01	C	0.25
Composite Area & Weighted Runoff Coeff.	19814.01		0.25

Time of Concentration

User-Defined TOC override (minutes): 10

Subbasin Runoff Results

Total Rainfall (in) 0.45
Total Runoff (in) 0.11
Peak Runoff (cfs) 0.31
Rainfall Intensity 2.720
Weighted Runoff Coefficient 0.2500
Time of Concentration (days hh:mm:ss) 0 00:10:00

Subbasin : POST OS3.3

Input Data

Area (ft²) 38388.77
Weighted Runoff Coefficient 0.1500

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
2%IMPERV_COA_C	38388.77	C	0.15
Composite Area & Weighted Runoff Coeff.	38388.77		0.15

Time of Concentration

User-Defined TOC override (minutes): 11.76

Subbasin Runoff Results

Total Rainfall (in) 0.50
Total Runoff (in) 0.07
Peak Runoff (cfs) 0.33
Rainfall Intensity 2.508
Weighted Runoff Coefficient 0.1500
Time of Concentration (days hh:mm:ss) 0 00:11:46

Subbasin : POST OS3.4

Input Data

Area (ft²) 70916.99
Weighted Runoff Coefficient 0.1700

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
5%IMPERV_COA_C	70916.99	C	0.17
Composite Area & Weighted Runoff Coeff.	70916.99		0.17

Time of Concentration

User-Defined TOC override (minutes): 13.26

Subbasin Runoff Results

Total Rainfall (in) 0.53
Total Runoff (in) 0.09
Peak Runoff (cfs) 0.65
Rainfall Intensity 2.361
Weighted Runoff Coefficient 0.1700
Time of Concentration (days hh:mm:ss) 0 00:13:16

Subbasin : POST S Aspen St

Input Data

Area (ft²) 12181.99
Weighted Runoff Coefficient 0.6800

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
71%IMPERV_COA_RATIONAL	12181.99	C	0.68
Composite Area & Weighted Runoff Coeff.	12181.99		0.68

Time of Concentration

User-Defined TOC override (minutes): 5.00

Subbasin Runoff Results

Total Rainfall (in) 0.31
Total Runoff (in) 0.21
Peak Runoff (cfs) 0.71
Rainfall Intensity 3.720
Weighted Runoff Coefficient 0.6800
Time of Concentration (days hh:mm:ss) 0 00:05:00

Junction Input

SN	Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)
1	DIV-PIONEER	8045.00	8047.00	2.00
2	EX MH	7995.00	8000.20	5.20
3	J2	7994.00	7998.00	4.00
4	J3	7995.00	7998.00	3.00
5	J4-DE 2	8029.00	8033.00	4.00
6	J-C0A INLET1	7977.60	7989.30	11.70
7	J-C0A INLET2	7984.65	7994.74	10.09
8	J-COA INLET4	7979.30	7988.39	9.09
9	J-DE01	8015.00	8019.00	4.00
10	J-MH-A	7982.50	7996.80	14.30
11	J-MH-B	7985.35	7997.83	12.48
12	J-MH-C	7986.50	7997.40	10.90
13	J-MH-D	7990.80	7996.00	5.20
14	Jun-24	8009.25	8012.00	2.75
15	J-WESTSWALE	8062.00	8064.00	2.00

Junction Results

SN	Element ID	Peak Inflow (cfs)	Peak Lateral Inflow (cfs)	Max HGL Elevation Attained (ft)	Max HGL Depth Attained (ft)	Min Freeboard Attained (ft)	Average HGL Elevation Attained (ft)	Average HGL Depth Attained (ft)	Time of Max HGL Occurrence (days hh:mm)	Time of Peak Flooding Occurrence (days hh:mm)
1	DIV-PIONEER	20.95	20.95	8045.22	0.22	1.78	8045.11	0.11	0 00:38	0 00:00
2	EX MH	4.59	0.00	7995.48	0.48	4.72	7995.25	0.25	0 00:30	0 00:00
3	J2	1.67	0.00	7994.22	0.22	3.78	7994.02	0.02	0 00:05	0 00:00
4	J3	1.21	0.00	7995.24	0.24	2.76	7995.03	0.03	0 00:05	0 00:00
5	J4-DE 2	1.23	1.23	8029.27	0.27	3.73	8029.03	0.03	0 00:05	0 00:00
6	J-C0A INLET1	4.59	0.00	7978.13	0.53	11.17	7977.94	0.34	0 00:30	0 00:00
7	J-C0A INLET2	4.59	0.00	7985.23	0.58	9.51	7985.02	0.37	0 00:30	0 00:00
8	J-COA INLET4	4.36	0.71	7980.16	0.86	8.23	7979.98	0.68	0 00:06	0 00:00
9	J-DE01	1.70	1.70	8015.36	0.36	3.64	8015.04	0.04	0 00:05	0 00:00
10	J-MH-A	3.74	0.00	7983.44	0.94	13.36	7983.22	0.72	0 00:06	0 00:00
11	J-MH-B	3.74	0.00	7986.43	1.08	11.40	7986.15	0.80	0 00:06	0 00:00
12	J-MH-C	2.43	0.00	7987.48	0.98	9.92	7987.30	0.80	0 00:42	0 00:00
13	J-MH-D	2.43	0.28	7991.11	0.31	6.39	7990.99	0.19	0 00:41	0 00:00
14	Jun-24	4.65	0.00	8009.83	0.58	2.17	8009.50	0.25	0 00:30	0 00:00
15	J-WESTSWALE	4.67	4.67	8062.27	0.27	1.73	8062.11	0.11	0 00:29	0 00:00

Channel Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Shape	Height (ft)	Width (ft)	Manning's Roughness
1	L-EX04	40.18	8045.00	0.00	8042.00	0.00	3.00	7.4700	Rectangular	1.000	20.000	0.0320
2	L-PIONEER_DIVERSION	342.61	8045.00	0.00	8008.00	4.59	37.00	10.8000	Rectangular	1.000	2.400	0.0320
3	L-W SWALE MAX	160.00	8062.00	0.00	8009.25	0.00	52.75	32.9700	Trapezoidal	1.500	11.000	0.0500
4	SWALE-03D1	108.52	8007.22	7.72	7996.00	5.20	11.22	10.3400	Trapezoidal	1.500	10.000	0.0350
5	SWALE-03D2	195.00	8037.00	4.50	8007.22	7.72	29.78	15.2700	Trapezoidal	1.500	10.000	0.0350
6	SWALE-INLET7TO1	116.99	8008.00	4.59	7996.00	5.20	12.00	10.2600	Trapezoidal	0.500	11.000	0.0250
7	W SWALE MIN	78.61	8009.25	0.00	8007.20	8.57	2.05	2.6100	Trapezoidal	1.500	11.000	0.0500

Channel Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio
1	L-EX04	18.38	0 00:38	238.15	0.08	4.33	0.15	0.21	0.21
2	L-PIONEER_DIVERSION	2.55	0 00:38	24.45	0.10	3.40	1.68	0.41	0.41
3	L-W SWALE MAX	4.65	0 00:29	149.16	0.03	3.36	0.79	0.42	0.28
4	SWALE-03D1	0.16	0 00:11	95.98	0.00	2.01	0.90	0.07	0.04
5	SWALE-03D2	0.22	0 00:13	116.65	0.00	2.60	1.25	0.07	0.05
6	SWALE-INLET7TO1	0.00	0 00:00	59.55	0.00	0.00		0.00	0.00
7	W SWALE MIN	4.59	0 00:30	41.95	0.11	2.57	0.51	0.51	0.34

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)
1	L-C2	65.84	7995.00	0.00	7987.68	1.18	7.32	11.1200	CIRCULAR	9.960	9.960
2	L-EAST OS STORM	209.03	8029.00	0.00	7995.00	0.00	34.00	16.2700	CIRCULAR	6.000	6.000
3	L-EX TO SAS-11	63.00	7977.77	0.17	7966.95	1.49	10.82	17.1700	CIRCULAR	18.000	18.000
4	L-EX-TO SAS-10	68.00	7979.80	0.50	7968.54	3.39	11.26	16.5600	CIRCULAR	18.000	18.000
5	Link-14	14.83	7994.00	0.00	7986.72	1.37	7.28	49.0900	CIRCULAR	9.960	9.960
6	Link-16	33.50	7984.85	0.20	7978.16	0.56	6.69	19.9700	CIRCULAR	18.000	18.000
7	Link-25	28.50	7989.96	0.19	7984.74	0.09	5.22	18.3200	CIRCULAR	18.000	18.000
8	Link-29	37.20	7998.63	0.00	7995.29	0.29	3.34	8.9800	CIRCULAR	18.000	18.000
9	Link-30	45.20	7995.09	0.09	7989.77	0.00	5.32	11.7700	CIRCULAR	18.000	18.000
10	L-PIPE-2	44.00	7983.00	0.50	7980.00	0.70	3.00	6.8200	CIRCULAR	18.000	18.000
11	L-PIPE-3	83.00	7985.85	0.50	7984.20	1.70	1.65	1.9900	CIRCULAR	18.000	18.000
12	L-PIPE-4	47.00	7987.00	0.50	7986.05	0.70	0.95	2.0200	CIRCULAR	18.000	18.000
13	L-PIPE5	34.00	7990.80	0.00	7987.20	0.70	3.60	10.5900	CIRCULAR	18.000	18.000
14	L-PIPE6	96.00	8000.00	0.50	7991.00	0.20	9.00	9.3800	CIRCULAR	15.000	15.000
15	L-PIPE6A	33.00	8003.41	0.00	8000.20	0.70	3.21	9.7300	CIRCULAR	12.000	12.000
16	L-PIPE7	153.00	8033.00	0.50	7999.50	0.00	33.50	21.9000	CIRCULAR	8.040	8.040
17	L-WEST OS STORM	244.10	8015.00	0.00	7994.00	0.00	21.00	8.6000	CIRCULAR	8.040	8.040

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio
1	L-C2	1.20	0 00:05	7.31	0.16	9.45	0.12	0.24	0.28
2	L-EAST OS STORM	1.21	0 00:05	2.26	0.53	11.98	0.29	0.26	0.51
3	L-EX TO SAS-11	4.59	0 00:30	43.53	0.11	14.82	0.07	0.35	0.23
4	L-EX-TO SAS-10	4.36	0 00:06	42.74	0.10	14.52	0.08	0.34	0.23
5	Link-14	1.66	0 00:05	15.35	0.11	15.91	0.02	0.20	0.25
6	Link-16	4.59	0 00:30	46.94	0.10	14.78	0.04	0.35	0.23
7	Link-25	4.59	0 00:30	44.96	0.10	11.10	0.04	0.43	0.28
8	Link-29	4.59	0 00:30	31.48	0.15	10.98	0.06	0.43	0.29
9	Link-30	4.59	0 00:30	36.04	0.13	9.69	0.08	0.47	0.31
10	L-PIPE-2	3.74	0 00:06	27.43	0.14	9.63	0.08	0.41	0.27
11	L-PIPE-3	3.74	0 00:06	14.81	0.25	6.41	0.22	0.55	0.37
12	L-PIPE-4	2.43	0 00:42	14.93	0.16	5.56	0.14	0.44	0.30
13	L-PIPE5	2.43	0 00:41	34.18	0.07	9.95	0.06	0.29	0.20
14	L-PIPE6	2.43	0 00:41	19.78	0.12	10.47	0.15	0.30	0.24
15	L-PIPE6A	2.43	0 00:41	11.11	0.22	10.00	0.06	0.35	0.35
16	L-PIPE7	0.43	0 00:13	5.65	0.08	2.00	1.28	0.40	0.59
17	L-WEST OS STORM	1.67	0 00:05	3.54	0.47	11.45	0.36	0.29	0.44

Inlet Input

SN	Element ID	Inlet Manufacturer	Manufacturer Part Number	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Inlet Depth (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Grate Clogging Factor (%)
1	EX-INLET OS-5	NEENAH FOUNDRY	R-4894	1	7989.77	7999.78	10.01	7989.77	0.00	50.00
2	J-INLET-3	NEENAH FOUNDRY	R-4895-2	1	7998.63	8007.20	8.57	7998.63	0.00	50.00
3	J-INLET6	FHWA HEC-22 GENERIC	N/A	1	7999.50	8007.22	7.72	7999.50	0.00	50.00
4	J-INLET7	NEENAH FOUNDRY	R-4826	1	8003.41	8008.00	4.59	8003.41	0.00	50.00
5	J-INLET8	FHWA HEC-22 GENERIC	N/A	1	8032.50	8037.00	4.50	8032.50	0.00	50.00

Inlet Results

SN	Element ID	Peak Flow (cfs)	Peak Lateral Inflow (cfs)	Peak Flow Intercepted by Inlet (cfs)	Peak Flow Bypassing Inlet (cfs)	Inlet Efficiency during Peak Flow (%)
1	EX-INLET OS-5	2.15	2.15	N/A	N/A	N/A
2	J-INLET-3	0.00	0.00	N/A	N/A	N/A
3	J-INLET6	0.47	0.31	0.31	0.16	65.32
4	J-INLET7	2.55	0.33	N/A	N/A	N/A
5	J-INLET8	0.65	0.65	0.43	0.22	66.42

100-YEAR STORM AND SANITARY ANALYSIS INPUT/OUTPUT DATA

Project Description

File Name 15101.06-Onsite-DEV-100YR-RATIONAL.SPF
Description .....
Gorsuch Haus Lodge

15101.06

100-YR

Project Options

Flow Units ..... CFS
Elevation Type ..... Elevation
Hydrology Method ..... Rational
Time of Concentration (TOC) Method ..... SCS TR-55
Link Routing Method ..... Hydrodynamic
Enable Overflow Ponding at Nodes ..... YES
Skip Steady State Analysis Time Periods ..... YES

Rainfall Details

Return Period..... 100 year(s)

Subbasin Summary

SN	Subbasin ID	Area (ft²)	Weighted Runoff Coefficient	Total Rainfall (in)	Total Runoff (in)	Total Runoff Volume (ac-in)	Peak Runoff (cfs)	Time of Concentration (days hh:mm:ss)
1	0S-5	32234.01	0.8500	0.53	0.45	0.33	3.98	0 00:05:00
2	DE-01	22875.01	0.8900	0.53	0.47	0.25	2.95	0 00:05:00
3	DE-02	16509.98	0.8900	0.53	0.47	0.18	2.13	0 00:05:00
4	EX-04	5500463.51	0.4900	1.16	0.57	71.60	112.03	0 00:38:22
5	POST OS1	984447.98	0.4900	1.11	0.54	12.29	25.31	0 00:29:12
6	POST OS3.1	17439.25	0.5500	0.77	0.42	0.17	1.02	0 00:10:00
7	POST OS3.2	19814.01	0.5500	0.77	0.42	0.19	1.16	0 00:10:00
8	POST OS3.3	38388.77	0.4900	0.84	0.41	0.36	1.84	0 00:11:45
9	POST OS3.4	70916.99	0.5000	0.89	0.45	0.72	3.26	0 00:13:15
10	POST S Aspen St	12181.99	0.7900	0.53	0.42	0.12	1.40	0 00:05:00

Node Summary

SN	Element ID	Element Type	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Initial Water Elevation (ft)	Surcharge Elevation (ft)	Ponded Area (ft^2)	Peak Inflow (cfs)	Max HGL Elevation Attained (ft)
1	DIV-PIONEER	Junction	8045.00	8047.00	8045.00	8047.00	0.00	112.03	8045.66
2	EX MH	Junction	7995.00	8000.20	7995.00	8000.20	0.00	25.11	7996.95
3	J2	Junction	7994.00	7998.00	7994.00	7998.00	0.00	2.89	7994.32
4	J3	Junction	7995.00	7998.00	7995.00	7998.00	0.00	2.09	7995.33
5	J4-DE 2	Junction	8029.00	8033.00	8029.00	8033.00	0.00	2.13	8029.41
6	J-C0A INLET1	Junction	7977.60	7989.30	7977.60	7989.30	0.00	24.99	7978.88
7	J-C0A INLET2	Junction	7984.65	7994.74	7984.65	7994.74	0.00	24.99	7986.15
8	J-COA INLET4	Junction	7979.30	7988.39	7979.30	7988.39	0.00	11.30	7980.42
9	J-DE01	Junction	8015.00	8019.00	8015.00	8019.00	0.00	2.95	8015.53
10	J-MH-A	Junction	7982.50	7996.80	7982.50	7996.80	0.00	11.30	7983.91
11	J-MH-B	Junction	7985.35	7997.83	7985.35	7997.83	0.00	11.30	7987.11
12	J-MH-C	Junction	7986.50	7997.40	7986.50	7997.40	0.00	11.31	7988.40
13	J-MH-D	Junction	7990.80	7996.00	7990.80	7998.00	133.00	11.31	7991.55
14	Jun-24	Junction	8009.25	8012.00	8009.25	8012.00	0.00	25.26	8010.51
15	J-WESTSWALE	Junction	8062.00	8064.00	8062.00	8064.00	0.00	25.31	8062.66
16	J-SAS-10	Outfall	7965.15					11.30	7965.15
17	J-SAS-11	Outfall	7965.46					24.99	7965.46
18	OUT-EX-04D	Outfall	8042.00					98.96	8042.58

Link Summary

SN	Element ID	Element Type	From (Inlet) Node	To (Outlet) Node	Length (ft)	Inlet Invert Elevation (ft)	Outlet Invert Elevation (ft)	Diameter or Height (in)	Manning's Roughness	Peak Flow (cfs)	Design Flow Capacity (cfs)	Peak Flow Velocity (ft/sec)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio
1	L-C2	Pipe	J3	J-MH-C	65.84	7995.00	7987.68	10.000	0.0130	2.08	7.31	10.86	0.36	0.43
2	L-EAST OS STORM	Pipe	J4-DE 2	J3	209.03	8029.00	7995.00	6.000	0.0130	2.09	2.26	13.33	0.37	0.74
3	L-EX TO SAS-11	Pipe	J-C0A INLET1	J-SAS-11	63.00	7977.77	7966.95	18.000	0.0130	24.99	43.53	20.85	0.96	0.64
4	L-EX-TO SAS-10	Pipe	J-COA INLET4	J-SAS-10	68.00	7979.80	7968.54	18.000	0.0130	11.30	42.74	18.13	0.57	0.38
5	Link-14	Pipe	J2	J-MH-B	14.83	7994.00	7986.72	10.000	0.0130	2.88	15.35	17.71	0.28	0.34
6	Link-16	Pipe	J-C0A INLET2	J-C0A INLET1	33.50	7984.85	7978.16	18.000	0.0130	24.99	46.94	19.26	1.04	0.69
7	Link-25	Pipe	EX-INLET OS-5	J-C0A INLET2	28.50	7989.96	7984.74	18.000	0.0130	24.99	44.96	14.97	1.34	0.90
8	Link-29	Pipe	J-INLET-3	EX MH	37.20	7998.63	7995.29	18.000	0.0130	25.11	31.48	14.71	1.50	1.00
9	Link-30	Pipe	EX MH	EX-INLET OS-5	45.20	7995.09	7989.77	18.000	0.0130	24.99	36.04	14.24	1.48	0.99
10	L-PIPE-2	Pipe	J-MH-A	J-COA INLET4	44.00	7983.00	7980.00	18.000	0.0130	11.30	27.43	11.97	0.79	0.53
11	L-PIPE-3	Pipe	J-MH-B	J-MH-A	83.00	7985.85	7984.20	18.000	0.0130	11.30	14.81	7.97	1.12	0.75
12	L-PIPE-4	Pipe	J-MH-C	J-MH-B	47.00	7987.00	7986.05	18.000	0.0130	11.30	14.93	7.37	1.23	0.82
13	L-PIPE5	Pipe	J-MH-D	J-MH-C	34.00	7990.80	7987.20	18.000	0.0130	11.31	34.18	9.87	0.98	0.65
14	L-PIPE6	Pipe	J-INLET6	J-MH-D	96.00	8000.00	7991.00	15.000	0.0130	11.30	19.78	14.98	0.74	0.59
15	L-PIPE6A	Pipe	J-INLET7	J-INLET6	33.00	8003.41	8000.20	12.000	0.0130	11.30	11.11	14.81	1.00	1.00
16	L-PIPE7	Pipe	J-INLET8	J-INLET6	153.00	8033.00	7999.50	8.000	0.0130	1.89	5.65	7.25	0.47	0.70
17	L-WEST OS STORM	Pipe	J-DE01	J2	244.10	8015.00	7994.00	8.000	0.0130	2.89	3.54	12.42	0.42	0.63
18	L-EX04	Channel	DIV-PIONEER	OUT-EX-04D	40.18	8045.00	8042.00	12.000	0.0320	98.96	238.15	7.99	0.62	0.62
19	L-PIONEER_DIVERSION	Channel	DIV-PIONEER	J-INLET7	342.61	8045.00	8008.00	12.000	0.0320	13.02	24.45	6.55	0.83	0.83
20	L-W SWALE MAX	Channel	J-WESTSWALE	Jun-24	160.00	8062.00	8009.25	18.000	0.0500	25.26	149.16	5.42	0.96	0.64
21	SWALE-03D1	Channel	J-INLET6	J-MH-D	108.52	8007.22	7996.00	18.000	0.0350	0.81	95.98	3.31	0.16	0.11
22	SWALE-03D2	Channel	J-INLET8	J-INLET6	195.00	8037.00	8007.22	18.000	0.0350	1.36	116.65	4.81	0.18	0.12
23	SWALE-INLET7TO1	Channel	J-INLET7	J-MH-D	116.99	8008.00	7996.00	6.000	0.0250	0.00	59.55	0.00	0.00	0.00
24	W SWALE MIN	Channel	Jun-24	J-INLET-3	78.61	8009.25	8007.20	18.000	0.0500	25.05	41.95	3.95	1.16	0.77

Inlet Summary

SN	Element ID	Inlet Manufacturer	Manufacturer Part Number	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Peak Flow (cfs)	Peak Flow Intercepted by Inlet (cfs)	Peak Flow Bypassing Inlet (cfs)	Inlet Efficiency during Peak Flow (%)
1	EX-INLET OS-5	NEENAH FOUNDRY	R-4894	1	7989.77	7999.78	3.97	N/A	N/A	N/A
2	J-INLET-3	NEENAH FOUNDRY	R-4895-2	1	7998.63	8007.20	0.00	N/A	N/A	N/A
3	J-INLET6	FHWA HEC-22 GENERIC	N/A	1	7999.50	8007.22	2.27	1.37	0.91	60.15
4	J-INLET7	NEENAH FOUNDRY	R-4826	1	8003.41	8008.00	13.02	N/A	N/A	N/A
5	J-INLET8	FHWA HEC-22 GENERIC	N/A	1	8032.50	8037.00	3.26	1.89	1.37	58.02

Subbasin Hydrology

Subbasin : 0S-5

Input Data

Area (ft²) 32234.01
Weighted Runoff Coefficient 0.8500

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
-	32234.01	-	0.85
Composite Area & Weighted Runoff Coeff.	32234.01		0.85

Time of Concentration

TOC Method : SCS TR-55

Sheet Flow Equation :

Tc = (0.007 * ((n * Lf)^0.8)) / ((P^0.5) * (Sf^0.4))

Where :

Tc = Time of Concentration (hr)
n = Manning's roughness
Lf = Flow Length (ft)
P = 2 yr, 24 hr Rainfall (inches)
Sf = Slope (ft/ft)

Shallow Concentrated Flow Equation :

V = 16.1345 * (Sf^0.5) (unpaved surface)
V = 20.3282 * (Sf^0.5) (paved surface)
V = 15.0 * (Sf^0.5) (grassed waterway surface)
V = 10.0 * (Sf^0.5) (nearly bare & untilled surface)
V = 9.0 * (Sf^0.5) (cultivated straight rows surface)
V = 7.0 * (Sf^0.5) (short grass pasture surface)
V = 5.0 * (Sf^0.5) (woodland surface)
V = 2.5 * (Sf^0.5) (forest w/heavy litter surface)
Tc = (Lf / V) / (3600 sec/hr)

Where:

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)

Channel Flow Equation :

V = (1.49 * (R^(2/3)) * (Sf^0.5)) / n
R = Aq / Wp
Tc = (Lf / V) / (3600 sec/hr)

Where :

Tc = Time of Concentration (hr)
Lf = Flow Length (ft)
R = Hydraulic Radius (ft)
Aq = Flow Area (ft²)
Wp = Wetted Perimeter (ft)
V = Velocity (ft/sec)
Sf = Slope (ft/ft)
n = Manning's roughness

User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.53
Total Runoff (in) 0.45
Peak Runoff (cfs) 3.98
Rainfall Intensity 6.320
Weighted Runoff Coefficient 0.8500
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : DE-01

Input Data

Area (ft²) 22875.01
Weighted Runoff Coefficient 0.8900

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
99%IMPERV_COA_RATIONAL	22875.01	C	0.89
Composite Area & Weighted Runoff Coeff.	22875.01		0.89

Time of Concentration

User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.53
Total Runoff (in) 0.47
Peak Runoff (cfs) 2.95
Rainfall Intensity 6.320
Weighted Runoff Coefficient 0.8900
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : DE-02

Input Data

Area (ft²) 16509.98
Weighted Runoff Coefficient 0.8900

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
99%IMPERV_COA_RATIONAL	16509.98	C	0.89
Composite Area & Weighted Runoff Coeff.	16509.98		0.89

Time of Concentration

User-Defined TOC override (minutes): 5

Subbasin Runoff Results

Total Rainfall (in) 0.53
Total Runoff (in) 0.47
Peak Runoff (cfs) 2.13
Rainfall Intensity 6.320
Weighted Runoff Coefficient 0.8900
Time of Concentration (days hh:mm:ss) 0 00:05:00

Subbasin : EX-04

Input Data

Area (ft²) 5500463.51
Weighted Runoff Coefficient 0.4900

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
2%IMPERV_COA_C	5500463.51	C	0.49
Composite Area & Weighted Runoff Coeff.	5500463.51		0.49

Time of Concentration

User-Defined TOC override (minutes): 38.37

Subbasin Runoff Results

Total Rainfall (in) 1.16
Total Runoff (in) 0.57
Peak Runoff (cfs) 112.03
Rainfall Intensity 1.811
Weighted Runoff Coefficient 0.4900
Time of Concentration (days hh:mm:ss) 0 00:38:22

Subbasin : POST OS1

Input Data

Area (ft²) 984447.98
Weighted Runoff Coefficient 0.4900

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
From_URMP	982437.17	C	0.49
Composite Area & Weighted Runoff Coeff.	982437.17		0.49

Time of Concentration

User-Defined TOC override (minutes): 29.2

Subbasin Runoff Results

Total Rainfall (in) 1.11
Total Runoff (in) 0.54
Peak Runoff (cfs) 25.31
Rainfall Intensity 2.286
Weighted Runoff Coefficient 0.4900
Time of Concentration (days hh:mm:ss) 0 00:29:12

Subbasin : POST OS3.1

Input Data

Area (ft²) 17439.25
Weighted Runoff Coefficient 0.5500

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
17%IMPERV_COA_C	17439.25	C	0.55
Composite Area & Weighted Runoff Coeff.	17439.25		0.55

Time of Concentration

User-Defined TOC override (minutes): 10.00

Subbasin Runoff Results

Total Rainfall (in) 0.77
Total Runoff (in) 0.42
Peak Runoff (cfs) 1.02
Rainfall Intensity 4.630
Weighted Runoff Coefficient 0.5500
Time of Concentration (days hh:mm:ss) 0 00:10:00

Subbasin : POST OS3.2

Input Data

Area (ft²) 19814.01
Weighted Runoff Coefficient 0.5500

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
16%IMPERV_COA_C	19813.00	C	0.55
Composite Area & Weighted Runoff Coeff.	19813.00		0.55

Time of Concentration

User-Defined TOC override (minutes): 10

Subbasin Runoff Results

Total Rainfall (in) 0.77
Total Runoff (in) 0.42
Peak Runoff (cfs) 1.16
Rainfall Intensity 4.630
Weighted Runoff Coefficient 0.5500
Time of Concentration (days hh:mm:ss) 0 00:10:00

Subbasin : POST OS3.3

Input Data

Area (ft²) 38388.77
Weighted Runoff Coefficient 0.4900

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
2%IMPERV_COA_C	38388.77	C	0.49
Composite Area & Weighted Runoff Coeff.	38388.77		0.49

Time of Concentration

User-Defined TOC override (minutes): 11.76

Subbasin Runoff Results

Total Rainfall (in) 0.84
Total Runoff (in) 0.41
Peak Runoff (cfs) 1.84
Rainfall Intensity 4.260
Weighted Runoff Coefficient 0.4900
Time of Concentration (days hh:mm:ss) 0 00:11:46

Subbasin : POST OS3.4

Input Data

Area (ft²) 70916.99
Weighted Runoff Coefficient 0.5000

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
5%IMPERV_COA_C	70916.99	C	0.50
Composite Area & Weighted Runoff Coeff.	70916.99		0.50

Time of Concentration

User-Defined TOC override (minutes): 13.26

Subbasin Runoff Results

Total Rainfall (in) 0.89
Total Runoff (in) 0.45
Peak Runoff (cfs) 3.26
Rainfall Intensity 4.006
Weighted Runoff Coefficient 0.5000
Time of Concentration (days hh:mm:ss) 0 00:13:16

Subbasin : POST S Aspen St

Input Data

Area (ft²) 12181.99
Weighted Runoff Coefficient 0.7900

Runoff Coefficient

Soil/Surface Description	Area (ft²)	Soil Group	Runoff Coeff.
71%IMPERV_COA_RATIONAL	12181.99	C	0.79
Composite Area & Weighted Runoff Coeff.	12181.99		0.79

Time of Concentration

User-Defined TOC override (minutes): 5.00

Subbasin Runoff Results

Total Rainfall (in) 0.53
Total Runoff (in) 0.42
Peak Runoff (cfs) 1.40
Rainfall Intensity 6.320
Weighted Runoff Coefficient 0.7900
Time of Concentration (days hh:mm:ss) 0 00:05:00

Junction Input

SN	Element ID	Invert Elevation (ft)	Ground/Rim (Max) Elevation (ft)	Ground/Rim (Max) Offset (ft)
1	DIV-PIONEER	8045.00	8047.00	2.00
2	EX MH	7995.00	8000.20	5.20
3	J2	7994.00	7998.00	4.00
4	J3	7995.00	7998.00	3.00
5	J4-DE 2	8029.00	8033.00	4.00
6	J-C0A INLET1	7977.60	7989.30	11.70
7	J-C0A INLET2	7984.65	7994.74	10.09
8	J-COA INLET4	7979.30	7988.39	9.09
9	J-DE01	8015.00	8019.00	4.00
10	J-MH-A	7982.50	7996.80	14.30
11	J-MH-B	7985.35	7997.83	12.48
12	J-MH-C	7986.50	7997.40	10.90
13	J-MH-D	7990.80	7996.00	5.20
14	Jun-24	8009.25	8012.00	2.75
15	J-WESTSWALE	8062.00	8064.00	2.00

Junction Results

SN	Element ID	Peak Inflow (cfs)	Peak Lateral Inflow (cfs)	Max HGL Elevation Attained (ft)	Max HGL Depth Attained (ft)	Min Freeboard Attained (ft)	Average HGL Elevation Attained (ft)	Average HGL Depth Attained (ft)	Time of Max HGL Occurrence (days hh:mm)	Time of Peak Flooding Occurrence (days hh:mm)
1	DIV-PIONEER	112.03	112.03	8045.66	0.66	1.34	8045.32	0.32	0 00:38	0 00:00
2	EX MH	25.11	0.00	7996.95	1.95	3.25	7995.57	0.57	0 00:29	0 00:00
3	J2	2.89	0.00	7994.32	0.32	3.68	7994.03	0.03	0 00:05	0 00:00
4	J3	2.09	0.00	7995.33	0.33	2.67	7995.03	0.03	0 00:05	0 00:00
5	J4-DE 2	2.13	2.13	8029.41	0.41	3.59	8029.04	0.04	0 00:05	0 00:00
6	J-C0A INLET1	24.99	0.00	7978.88	1.28	10.42	7978.20	0.60	0 00:30	0 00:00
7	J-C0A INLET2	24.99	0.00	7986.15	1.50	8.59	7985.33	0.68	0 00:30	0 00:00
8	J-COA INLET4	11.30	1.40	7980.42	1.12	7.97	7980.23	0.93	0 00:48	0 00:00
9	J-DE01	2.95	2.95	8015.53	0.53	3.47	8015.05	0.05	0 00:05	0 00:00
10	J-MH-A	11.30	0.00	7983.91	1.41	12.89	7983.60	1.10	0 00:48	0 00:00
11	J-MH-B	11.30	0.00	7987.11	1.76	10.72	7986.66	1.31	0 00:48	0 00:00
12	J-MH-C	11.31	0.00	7988.40	1.90	9.00	7987.85	1.35	0 00:47	0 00:00
13	J-MH-D	11.31	1.02	7991.55	0.75	5.95	7991.28	0.48	0 00:47	0 00:00
14	Jun-24	25.26	0.00	8010.51	1.26	1.49	8009.81	0.56	0 00:29	0 00:00
15	J-WESTSWALE	25.31	25.31	8062.66	0.66	1.34	8062.28	0.28	0 00:29	0 00:00

Channel Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Shape	Height (ft)	Width (ft)	Manning's Roughness
1	L-EX04	40.18	8045.00	0.00	8042.00	0.00	3.00	7.4700	Rectangular	1.000	20.000	0.0320
2	L-PIONEER_DIVERSION	342.61	8045.00	0.00	8008.00	4.59	37.00	10.8000	Rectangular	1.000	2.400	0.0320
3	L-W SWALE MAX	160.00	8062.00	0.00	8009.25	0.00	52.75	32.9700	Trapezoidal	1.500	11.000	0.0500
4	SWALE-03D1	108.52	8007.22	7.72	7996.00	5.20	11.22	10.3400	Trapezoidal	1.500	10.000	0.0350
5	SWALE-03D2	195.00	8037.00	4.50	8007.22	7.72	29.78	15.2700	Trapezoidal	1.500	10.000	0.0350
6	SWALE-INLET7TO1	116.99	8008.00	4.59	7996.00	5.20	12.00	10.2600	Trapezoidal	0.500	11.000	0.0250
7	W SWALE MIN	78.61	8009.25	0.00	8007.20	8.57	2.05	2.6100	Trapezoidal	1.500	11.000	0.0500

Channel Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio
1	L-EX04	98.96	0 00:38	238.15	0.42	7.99	0.08	0.62	0.62
2	L-PIONEER_DIVERSION	13.02	0 00:38	24.45	0.53	6.55	0.87	0.83	0.83
3	L-W SWALE MAX	25.26	0 00:29	149.16	0.17	5.42	0.49	0.96	0.64
4	SWALE-03D1	0.81	0 00:13	95.98	0.01	3.31	0.55	0.16	0.11
5	SWALE-03D2	1.36	0 00:13	116.65	0.01	4.81	0.68	0.18	0.12
6	SWALE-INLET7TO1	0.00	0 00:00	59.55	0.00	0.00		0.00	0.00
7	W SWALE MIN	25.05	0 00:29	41.95	0.60	3.95	0.33	1.16	0.77

Pipe Input

SN	Element ID	Length (ft)	Inlet Invert Elevation (ft)	Inlet Invert Offset (ft)	Outlet Invert Elevation (ft)	Outlet Invert Offset (ft)	Total Drop (ft)	Average Slope (%)	Pipe Shape	Pipe Diameter or Height (in)	Pipe Width (in)
1	L-C2	65.84	7995.00	0.00	7987.68	1.18	7.32	11.1200	CIRCULAR	9.960	9.960
2	L-EAST OS STORM	209.03	8029.00	0.00	7995.00	0.00	34.00	16.2700	CIRCULAR	6.000	6.000
3	L-EX TO SAS-11	63.00	7977.77	0.17	7966.95	1.49	10.82	17.1700	CIRCULAR	18.000	18.000
4	L-EX-TO SAS-10	68.00	7979.80	0.50	7968.54	3.39	11.26	16.5600	CIRCULAR	18.000	18.000
5	Link-14	14.83	7994.00	0.00	7986.72	1.37	7.28	49.0900	CIRCULAR	9.960	9.960
6	Link-16	33.50	7984.85	0.20	7978.16	0.56	6.69	19.9700	CIRCULAR	18.000	18.000
7	Link-25	28.50	7989.96	0.19	7984.74	0.09	5.22	18.3200	CIRCULAR	18.000	18.000
8	Link-29	37.20	7998.63	0.00	7995.29	0.29	3.34	8.9800	CIRCULAR	18.000	18.000
9	Link-30	45.20	7995.09	0.09	7989.77	0.00	5.32	11.7700	CIRCULAR	18.000	18.000
10	L-PIPE-2	44.00	7983.00	0.50	7980.00	0.70	3.00	6.8200	CIRCULAR	18.000	18.000
11	L-PIPE-3	83.00	7985.85	0.50	7984.20	1.70	1.65	1.9900	CIRCULAR	18.000	18.000
12	L-PIPE-4	47.00	7987.00	0.50	7986.05	0.70	0.95	2.0200	CIRCULAR	18.000	18.000
13	L-PIPE5	34.00	7990.80	0.00	7987.20	0.70	3.60	10.5900	CIRCULAR	18.000	18.000
14	L-PIPE6	96.00	8000.00	0.50	7991.00	0.20	9.00	9.3800	CIRCULAR	15.000	15.000
15	L-PIPE6A	33.00	8003.41	0.00	8000.20	0.70	3.21	9.7300	CIRCULAR	12.000	12.000
16	L-PIPE7	153.00	8033.00	0.50	7999.50	0.00	33.50	21.9000	CIRCULAR	8.040	8.040
17	L-WEST OS STORM	244.10	8015.00	0.00	7994.00	0.00	21.00	8.6000	CIRCULAR	8.040	8.040

Pipe Results

SN	Element ID	Peak Flow (cfs)	Time of Peak Flow Occurrence (days hh:mm)	Design Flow Capacity (cfs)	Peak Flow/ Design Flow Ratio	Peak Flow Velocity (ft/sec)	Travel Time (min)	Peak Flow Depth (ft)	Peak Flow Depth/ Total Depth Ratio
1	L-C2	2.08	0 00:05	7.31	0.28	10.86	0.10	0.36	0.43
2	L-EAST OS STORM	2.09	0 00:05	2.26	0.92	13.33	0.26	0.37	0.74
3	L-EX TO SAS-11	24.99	0 00:30	43.53	0.57	20.85	0.05	0.96	0.64
4	L-EX-TO SAS-10	11.30	0 00:48	42.74	0.26	18.13	0.06	0.57	0.38
5	Link-14	2.88	0 00:05	15.35	0.19	17.71	0.01	0.28	0.34
6	Link-16	24.99	0 00:30	46.94	0.53	19.26	0.03	1.04	0.69
7	Link-25	24.99	0 00:30	44.96	0.56	14.97	0.03	1.34	0.90
8	Link-29	25.11	0 00:29	31.48	0.80	14.71	0.04	1.50	1.00
9	Link-30	24.99	0 00:30	36.04	0.69	14.24	0.05	1.48	0.99
10	L-PIPE-2	11.30	0 00:48	27.43	0.41	11.97	0.06	0.79	0.53
11	L-PIPE-3	11.30	0 00:48	14.81	0.76	7.97	0.17	1.12	0.75
12	L-PIPE-4	11.30	0 00:47	14.93	0.76	7.37	0.11	1.23	0.82
13	L-PIPE5	11.31	0 00:47	34.18	0.33	9.87	0.06	0.98	0.65
14	L-PIPE6	11.30	0 00:47	19.78	0.57	14.98	0.11	0.74	0.59
15	L-PIPE6A	11.30	0 00:47	11.11	1.02	14.81	0.04	1.00	1.00
16	L-PIPE7	1.89	0 00:13	5.65	0.33	7.25	0.35	0.47	0.70
17	L-WEST OS STORM	2.89	0 00:05	3.54	0.82	12.42	0.33	0.42	0.63

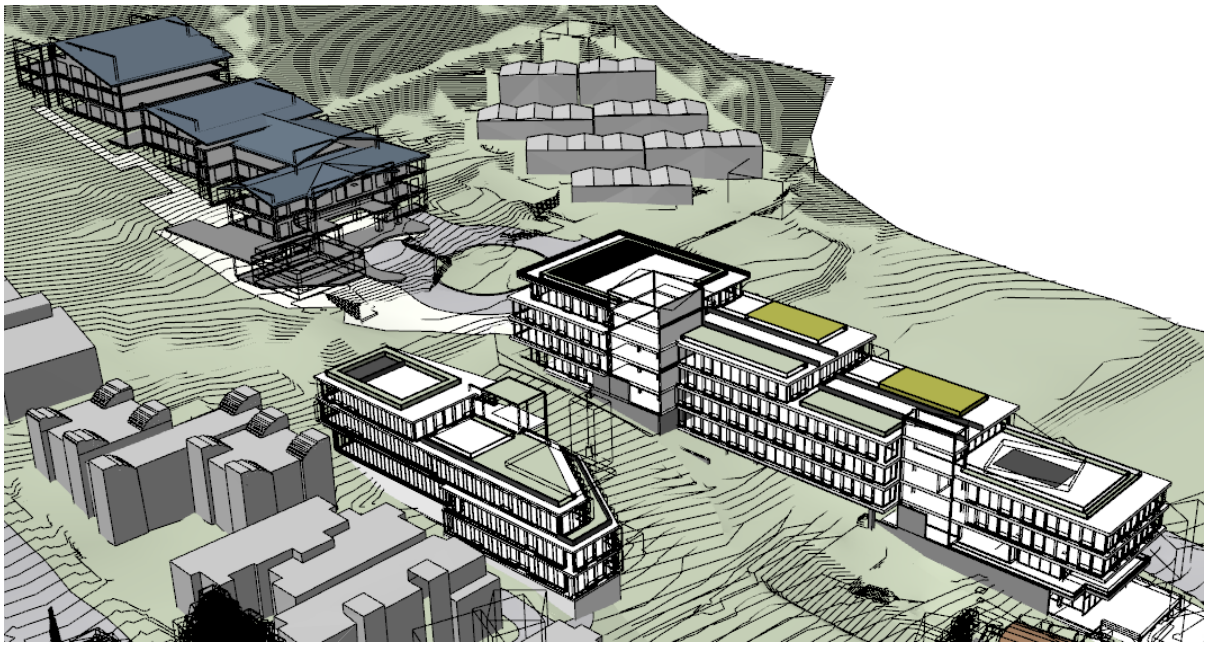
Inlet Input

SN	Element ID	Inlet Manufacturer	Manufacturer Part Number	Number of Inlets	Catchbasin Invert Elevation (ft)	Max (Rim) Elevation (ft)	Inlet Depth (ft)	Initial Water Elevation (ft)	Initial Water Depth (ft)	Grate Clogging Factor (%)
1	EX-INLET OS-5	NEENAH FOUNDRY	R-4894	1	7989.77	7999.78	10.01	7989.77	0.00	50.00
2	J-INLET-3	NEENAH FOUNDRY	R-4895-2	1	7998.63	8007.20	8.57	7998.63	0.00	50.00
3	J-INLET6	FHWA HEC-22 GENERIC	N/A	1	7999.50	8007.22	7.72	7999.50	0.00	50.00
4	J-INLET7	NEENAH FOUNDRY	R-4826	1	8003.41	8008.00	4.59	8003.41	0.00	50.00
5	J-INLET8	FHWA HEC-22 GENERIC	N/A	1	8032.50	8037.00	4.50	8032.50	0.00	50.00

Inlet Results

SN	Element ID	Peak Flow (cfs)	Peak Lateral Inflow (cfs)	Peak Flow Intercepted by Inlet (cfs)	Peak Flow Bypassing Inlet (cfs)	Inlet Efficiency during Peak Flow (%)
1	EX-INLET OS-5	3.97	3.97	N/A	N/A	N/A
2	J-INLET-3	0.00	0.00	N/A	N/A	N/A
3	J-INLET6	2.27	1.16	1.37	0.91	60.15
4	J-INLET7	13.02	1.84	N/A	N/A	N/A
5	J-INLET8	3.26	3.26	1.89	1.37	58.02

GORSUCH HAUS MUDFLOW ANALYSIS



TETRA TECH

#100-RCE-T38971
January 13, 2020

This page intentionally left blank.

GORSUCH HAUS MUDFLOW ANALYSIS

#100-RCE-T38971
January 13, 2020

PRESENTED TO

Ms. Jean Coulter
James DeFrancia
Norway Island, LLC
PO Box 12393
Aspen, CO 81612

PRESENTED BY

Tetra Tech
3801 Automation Way, Suite 100
Fort Collins, CO 80026
P +1-970-223-9600
tetratech.com

Prepared by:

1/13/2020

Name: Dai Thomas, Ph.D., P.E. Date
Title: Senior Hydraulic Engineer

Reviewed by:

1/13/2020

Name: Peggy Bailey, P.E. Date
Title: Senior Hydraulic Engineer

This page intentionally left blank.

EXECUTIVE SUMMARY

Norway Island, LLC is proposing to construct the Gorsuch Haus at the southern end of South Aspen Street, Aspen, CO. The Gorsuch Haus project includes construction of an 81-room hotel and removal of the existing lift building.

Lift One Lodge Aspen, LLC is also proposing to construct the Lift One Lodge project along the east side of South Aspen Street, and approximately 400 feet downhill (north) of the Gorsuch Haus project. The Lift One Lodge project includes construction of two new buildings and the relocation of two existing buildings. Additional improvements include a new ski terminal, below grade parking structure and two of turnaround/drop off areas. Both projects include re-grading the hillslope for construction of drainage swales, realignment of the road and a ski run. The two Projects are separated by a narrow east-west right of way.

The Projects are located within City of Aspen (City) mudflow hazard zone, and therefore, as part of City regulations (City of Aspen, 2014) and in accordance with Ordinance No. 19 (Series of 2016), a mudflow analysis is required to demonstrate that the Projects do not increase mudflow elevations on down-fan properties by more than 0.5 feet (under the updated mudflow regulations).

Tetra Tech previously performed a mudflow analysis in support of Project Review approvals for both Gorsuch Haus and Lift One Lodge (Tetra Tech, 2018). Following the report, the City of Aspen requested that both projects be evaluated separately in support of the Project Detailed Review application. In addition, there were changes to the building design and grading that required updating the previous models.

To perform the mudflow analysis, the City's updated FLO-2D model was used to simulate the Existing conditions. Per application requirements, two Project conditions models were developed, that are referred to as the Gorsuch Haus conditions and the Lift One-Gorsuch Haus conditions. The Gorsuch Haus conditions represents only this project being constructed and that the buildings and grading on the Lift One property remain the same as Existing conditions. The Lift One-Gorsuch Haus conditions represents both projects being constructed at similar times.

The Existing and two Project conditions models were run for the following hydrologic scenarios:

- the 2-hour 25-year runoff hydrograph with sediment bulking up to 50-percent by volume
- the 2-hour 100-year runoff hydrograph with sediment bulking up to 20-percent by volume

The model output was evaluated by comparing the increase in mudflow elevation between the Existing and two Project conditions.

For the Gorsuch Haus condition at the 25-year event, there is one element on the Lift One property that exceeds the 0.5-foot depth increase. To mitigate this, a debris flow wall is recommended along the south-east boundary of the Lift One property. The Lift One design includes a debris flow wall in this location to protect a building. If the Lift One project goes ahead, it is likely that this wall will remain.

With the wall in place, the model results indicated that neither Project conditions will increase mudflow elevations by more than 0.5 feet on down-fan properties and that Gorsuch Haus Project can be constructed in compliance with the City's updated regulations.

The Gorsuch Haus model output was also used to develop design recommendations, which include openings (primarily doors and windows) that should be placed 3 feet above the mudflow elevation for all walls that will have direct impact forces from mudflow and debris, and 2 feet above the mudflow elevation for all walls impacted by mud flows moving laterally or are in the shadow of up-fan buildings.

It is anticipated that the Lift One and Gorsuch Haus designs may be modified in the future. Tetra Tech will continue to work with the Sopris Engineering, LLC and the developers to ensure that any future changes will be in compliance with City's mudflow regulations and the updated analysis and recommendations will be provided to the City.

CONTENTS

1.0 INTRODUCTION 1
2.0 MUDFLOW ANALYSIS 7
2.1 MUDFLOW CHARACTERIZATION AND PROCESSES 7
2.2 FLO-2D MODEL 11
2.2.1 Model Extents and Topography 11
2.2.2 Channel and Overbank Roughness Values 11
2.2.3 Other Model Parameters 12
2.3 MUDFLOW HYDROGRAPHS 12
2.4 PROJECT CONDITIONS 20
2.5 MUDFLOW MODEL RESULTS 20
2.5.1 Existing Conditions 20
2.5.2 Gorsuch Haus Conditions 24
2.5.3 Gorsuch Haus-With Mitigation Conditions 24
2.5.4 Gorsuch Haus-Lift One Conditions 24
3.0 RECOMMENDATIONS 36
4.0 REFERENCES 39

TABLES

Table 2-1. Mudflow behavior as a function of sediment concentration (FLO-2D Manual, 2014) 9
Table 2-2. Manning's n Roughness Values 15
Table 2-3. Summary of peak clearwater flow (cubic feet per second), clearwater flow and sediment volumes (acre-feet) and average sediment concentrations for the western and eastern mudflow sources 15
Table 2-4. Comparison of peak bulked flows and sediment loads for the total inflow from the eastern mudflow source and into the study area 21
Table 3-1.Freeboard and Safety Factor Recommendations (copied from FEMA, 2012). 37

FIGURES

Figure 1-1. Site Location Map. 3
Figure 1-2. Lift One-Gorsuch Haus proposed design features. 4
Figure 1-3. Lift One-Gorsuch Haus site plan provided by Sopris Engineering, LLC. 5
Figure 1-4. City of Aspen mudflow zones. 6
Figure 2-1. Classification of hyper-concentrated sediment flows (modified from FLO-2D Manual, 2014). 10
Figure 2-2. Extents of the FLO-2D model and 1- and 10-foot interval contour mapping used to develop a Digital Terrain Model (DTM) of the study area. 13
Figure 2-3. Land-use zones used to assign Manning's n-values to the FLO-2D model. 14
Figure 2-4. Location of mudflow sources applied to the FLO-2D model. 17

Figure 2-5. Clearwater hydrograph, sediment concentration (Cv) and bulked sediment hydrographs for the western mudflow source for the 2-hour, 25-year peak rainfall event. 18
Figure 2-6. Clearwater hydrograph, sediment concentration (Cv) and bulked sediment hydrographs for the western mudflow source for the 2-hour, 100-year peak rainfall event. 18
Figure 2-7. Clearwater hydrograph, sediment concentration (Cv) and bulked sediment hydrographs for the eastern mudflow source for the 2-hour, 25-year peak rainfall event. 19
Figure 2-8. Clearwater hydrograph, sediment concentration (Cv) and bulked sediment hydrographs for the eastern mudflow source for the 2-hour, 100-year peak rainfall event. 19
Figure 2-9. Maximum mudflow depth for the 2-hour 25-year rainfall event under Existing conditions. Note: The Gorsuch Haus footprint is shown for reference purposes and is not included in the model. 22
Figure 2-10. Maximum mudflow depth for the 2-hour 100-year rainfall event under Existing conditions. Note: The Gorsuch Haus footprint is shown for reference purposes. 23
Figure 2-11. Predicted maximum mudflow depth for the 2-hour 25-year rainfall event under the Gorsuch Haus conditions. 26
Figure 2-12. Predicted increase in mudflow elevation between Gorsuch Haus and Existing conditions for the 2-hour 25-year rainfall event. 27
Figure 2-13. Predicted maximum mudflow depth for the 2-hour 100-year rainfall event under the Gorsuch Haus conditions. 28
Figure 2-14. Predicted increase in mudflow elevation between Gorsuch Haus and Existing conditions for the 2-hour 100-year rainfall event. 29
Figure 2-15. Predicted maximum mudflow depth for the 2-hour 25-year rainfall event under the Gorsuch Haus conditions with the debris flow wall. 30
Figure 2-16. Predicted maximum mudflow depth for the 2-hour 100-year rainfall event under the Gorsuch Haus conditions with the debris flow wall. 31
Figure 2-17. Predicted maximum mudflow depth for the 2-hour 25-year rainfall event under the Gorsuch Haus-Lift One conditions. 32
Figure 2-18. Predicted maximum mudflow depth for the 2-hour 100-year rainfall event under the Gorsuch Haus-Lift One conditions. 33
Figure 2-19. Predicted increase in mudflow elevation between Gorsuch Haus-Lift One and Existing conditions for the 2-hour 25-year rainfall event. 34
Figure 2-20. Predicted increase in mudflow elevation between Gorsuch Haus-Lift One and Existing conditions for the 2-hour 100-year rainfall event. 35
Figure 3-1. Predicted increase in mudflow elevation between Gorsuch Haus-Lift One and Existing conditions for the 2-hour 100-year rainfall event. 38

1.0 INTRODUCTION

Norway Island, LLC is proposing to construct Gorsuch Haus at the southern end of South Aspen Street, Aspen, CO (**Figure 1-1**).The Gorsuch Haus project includes construction of an 81-room hotel and removal of the existing lift building (**Figure 1-2**).

Lift One Lodge Aspen, LLC is proposing to construct the Lift One Lodge project along the east side of South Aspen Street, and approximately 400 feet downhill of the Gorsuch Haus project (Figure 1-2). A similar mudflow analysis comparing Existing conditions with and without the Gorsuch Haus development will be prepared for the Lift One Lodge Detailed Review application.

The Lift One project includes construction of two new buildings and relocation of two existing as well as a couple of turnarounds/drop off areas. The City of Aspen will acquire the Dolinsek Life Estate property which will serve as a portion of the ski way and skier milling area. No buildings are currently being considered on the Dolinsek Parcel.

Additional improvements include a new ski terminal, below grade parking structure and a couple of turnaround/drop off areas. Both projects include some re-grading of the hillslope. The two developments are separated by an east-west right of way. The Existing conditions and Gorsuch Haus building footprints and grading were provided by Sopris Engineering, dated October 13, 2019. The Lift One-Gorsuch Haus Site Plan with building footprints and grading were provided by Sopris Engineering, dated May 25, 2018 (**Figure 1-3**).

The Gorsuch Haus and Lift One projects are located within City of Aspen (City) mudflow hazard zone (blue and yellow zones) (**Figure 1-4**). Therefore, as part of City regulations (City of Aspen, 2014) and in accordance with Ordinance No. 19 (Series of 2016), a mudflow analysis is required to demonstrate that the Projects do not increase mudflow elevations on down-fan properties by more than 0.5 feet.

Tetra Tech, under a subcontract agreement with Wright Water Engineers, developed a FLO-2D model for the City. The model was developed for the following purposes: (1) to update the mudflow regulations, (2) to be the City's official FLO-2D model, and (3) to be provided to consultants to perform mudflow studies.

The updated mudflow regulations were expected to have been adopted by the City in 2019, but as of yet, they have not been. The City approved the use of the updated regulations for this study on the basis that they will be in effect prior to submitting a construction permit to the City (personal communication, April Long, City of Aspen, October 2018).

To perform the mudflow analysis, the City's updated FLO-2D model was used to simulate the Existing conditions. Per Project Detailed Review requirements the following two Project conditions models were developed in support of the Gorsuch Haus Development:

- Gorsuch Haus conditions which represents only Gorsuch Haus being constructed and that the buildings and grading on the Lift One property are the same as Existing conditions.
- Gorsuch Haus-Lift One conditions that represents both projects being constructed at similar times.

The Existing and two Project conditions models were run for the following hydrologic scenarios:

- the 2-hour 25-year runoff hydrograph with sediment bulking up to 50-percent by volume
- the 2-hour 100-year runoff hydrograph with sediment bulking up to 20-percent by volume

The model output was evaluated by comparing the increase in mudflow elevation between the Existing and two Project conditions.

The model output was used to develop design recommendations for the Gorsuch Haus project. Design recommendations for the Lift One project are not part of this study. It is likely that the Lift One design will change, and the mudflow analysis will be updated. Design recommendations for Lift One will developed as part of a future study.

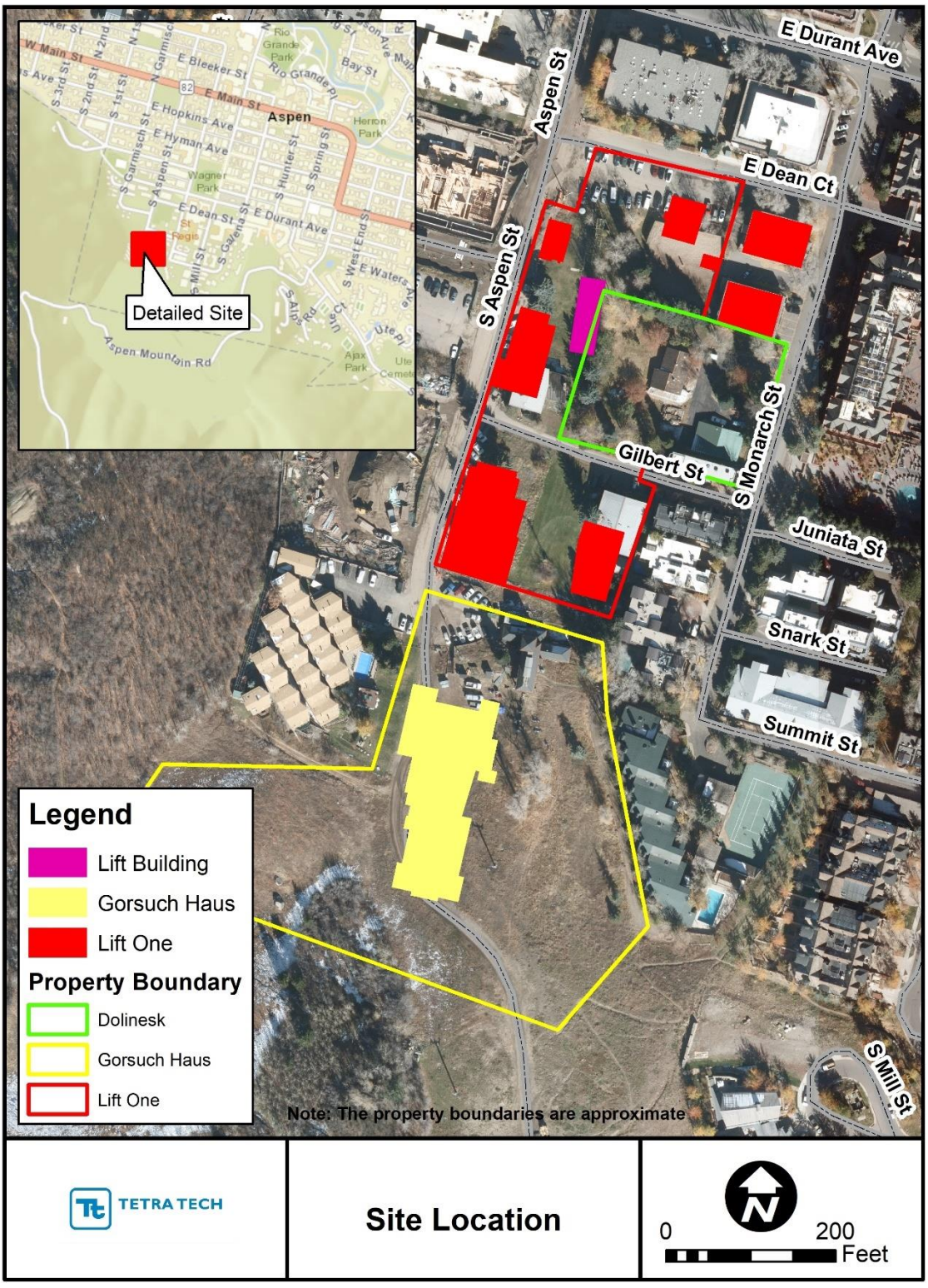


Figure 1-1. Site Location Map.

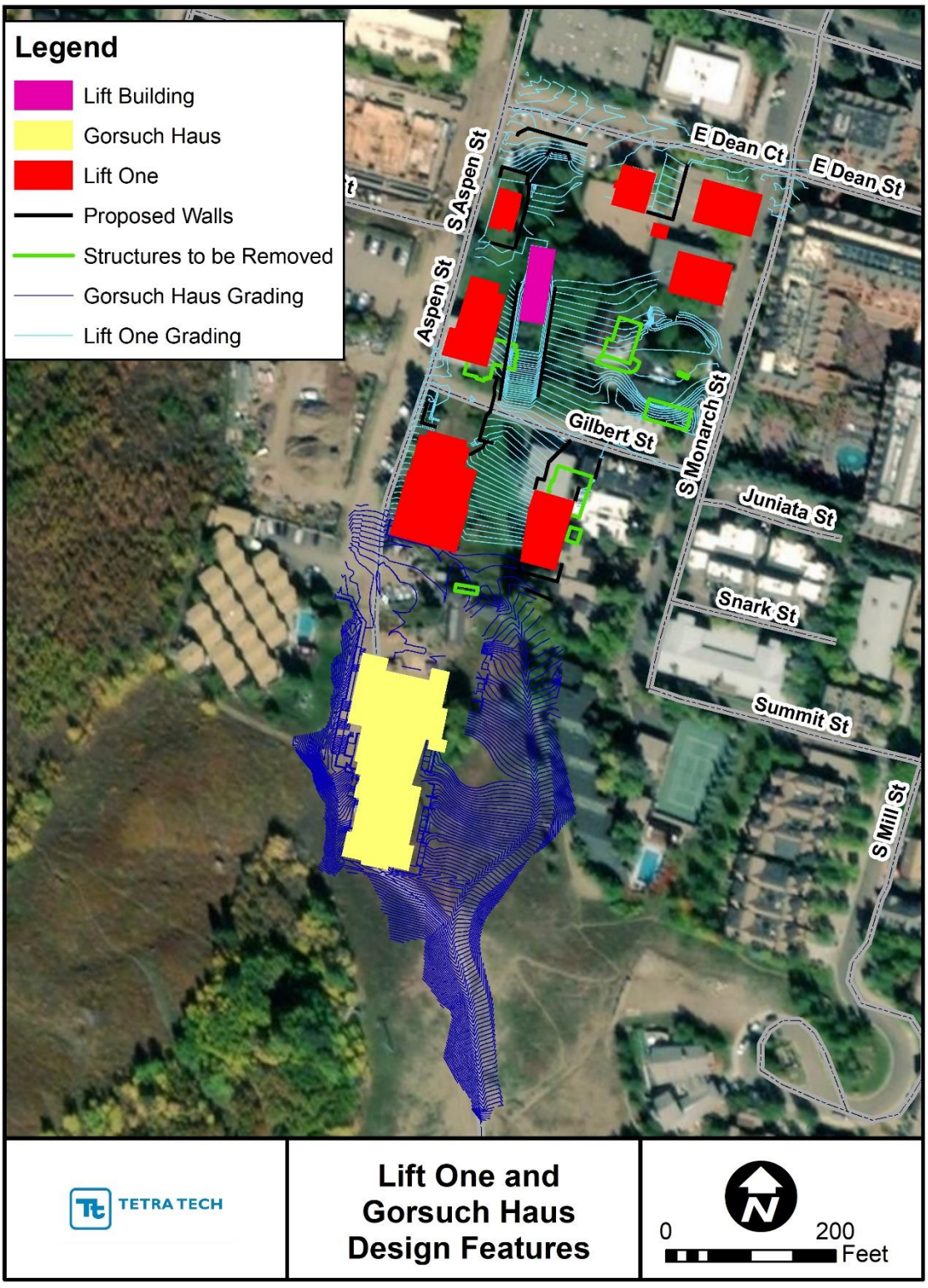


Figure 1-2. Lift One and Gorsuch Haus proposed design features.

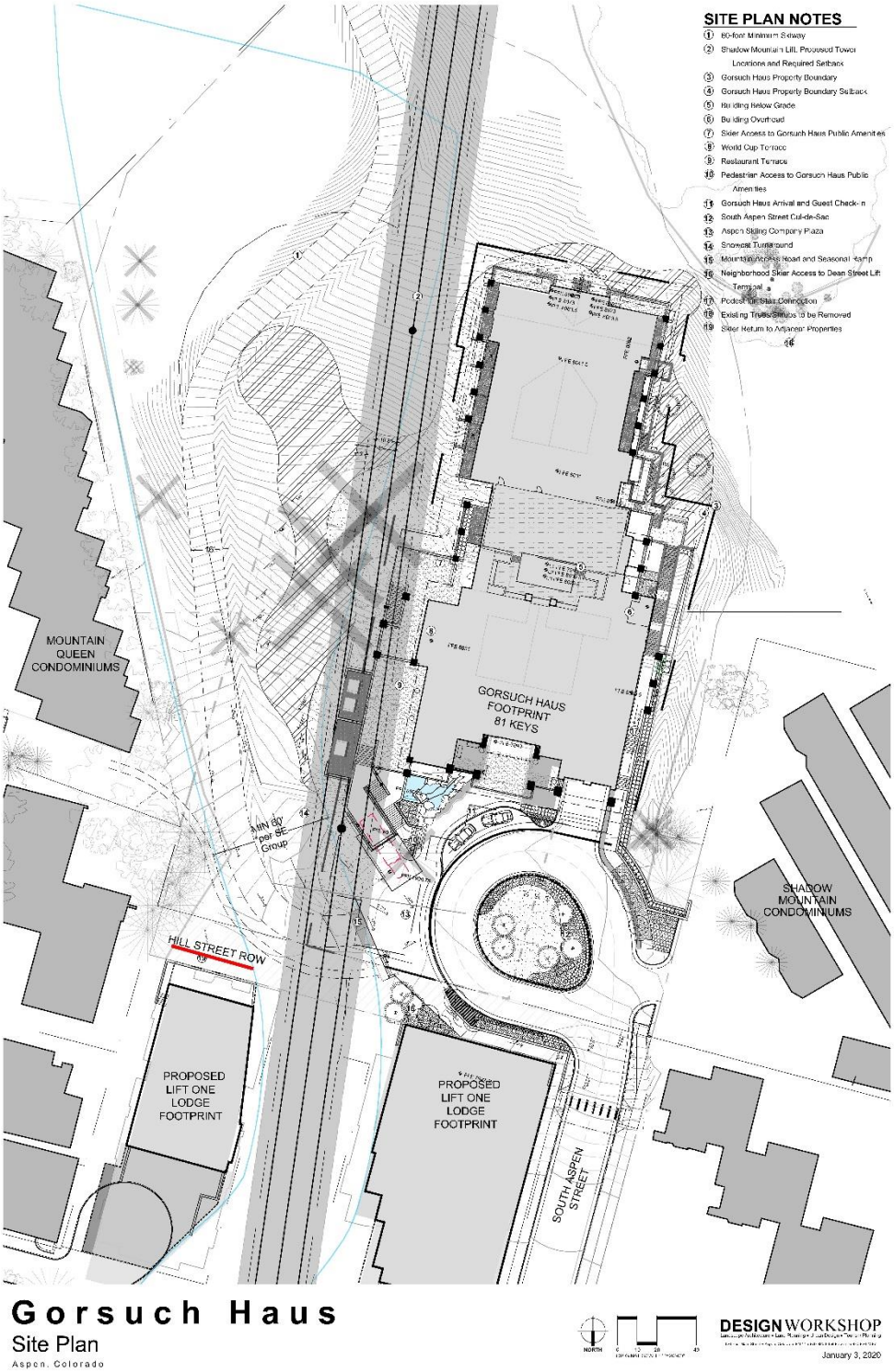


Figure 1-3. Lift One-Gorsuch Haus site plan provided by Sopris Engineering, LLC.

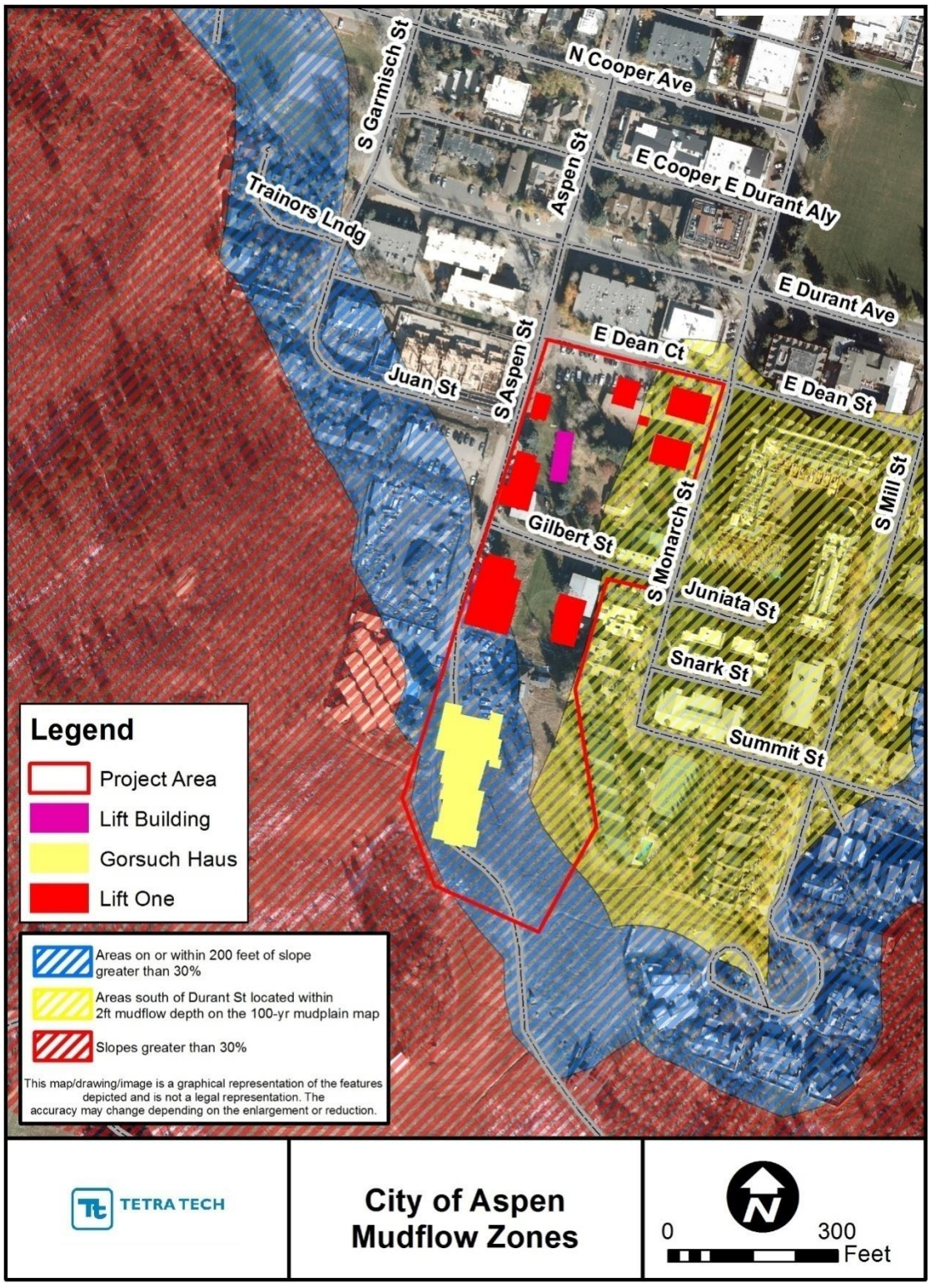


Figure 1-4. City of Aspen mudflow zones.

2.0 MUDFLOW ANALYSIS

The City of Aspen Mudflow Regulations apply to all new development and re-development projects within the red, blue or yellow mudflow zones, as shown on Figure 7.1, Chapter 7-Mudflow Analysis, of the City's Urban Runoff Management Plan, dated November 2014 (Mudflow Regulations) (Figure 1-2). As previously mentioned, the City's mudflow regulations are in the process of being updated and the City has allowed the new regulations to be applied to this study.

The proposed mudflow regulations will mostly likely recommend the following six-step procedure for evaluating mudflows.

1. Obtain current official FLO-2D model files from the City of Aspen. This model was developed by WWE (2017) and is referred to as the Existing conditions model.
2. Run the Existing conditions model for the 2-hour 25-year rainfall hydrograph with sediment bulking up to 50-percent by volume, and the 2-hour, 100-year rainfall hydrograph with sediment bulking up to the 20-percent by volume.
3. Modify the geometry input. Modify the existing conditions model to reflect the project conditions and run the model over the 100-year, 2-hour rainfall hydrograph. This model is referred to as the Project conditions model.
4. Compare predicted mud/water surface elevations with pre-project (Existing) conditions. Evaluate the down-fan impacts by comparing the increase in mud depths under Project conditions. The proposed regulations allow an increase in mudflow elevation of up to 0.5-feet under Project conditions on areas that are also inundated under Existing conditions.
5. Evaluate static and dynamic mudflow forces and identify potential mitigation measures. If necessary, (1) develop recommendations to mitigate offsite impacts insuring project conditions do not exceed existing conditions (within a 0.5 ft tolerance) on down-fan properties, (2) provide grading recommendations where beneficial for reducing mudflow impacts, and (3) develop recommendations to mitigate onsite mudflow impacts and loading forces for structural design.
6. Prepare submittals to City.

2.1 MUDFLOW CHARACTERIZATION AND PROCESSES

Hyper-concentrated sediment flows (mudflows and mud floods) are part of a continuum in the "physics of flowing water and sediment movement that ranges from clear water flow to mass wasting processes (landslides)" (SLA and O'Brien, 1989). In general, the sediment-transport characteristics in the continuum range from suspended and bed load transport in water floods to mass wasting in landslide events. The National Research Council Committee (NRC, 1982) proposed four categories to delineate this continuum: water floods, mud floods, mudflows, and landslides (**Table 2-1**). The bounds of each of these categories can be approximated based on the fluid properties, and in particular by the sediment concentration (by volume) of the fluid (**Figure 2-1**).The sediment concentration of fluid is defined as the ratio of the sediment volume to the water volume and is given by:

$$C_V = \text{Volume of Sediment} / (\text{Volume of Water} + \text{Volume of Sediment})$$

The continuum indicates that water floods are mostly comprised of water with some sediment (low concentration of sediment), whereas, landslides are mostly comprised of bulk sediment with some water (high concentration of sediment). The concentration of the sediment is an important

component in determining the physical processes that govern the behavior of the fluid-sediment mixture in each of these categories. For example, the flow characteristics of a mud flood are dominated by the turbulent and viscous forces within the fluid matrix; whereas, movement of a landslide is dominated by the dispersive stresses and particle friction.

This study focuses on the sediment-transport characteristics of the mud flood and mudflow categories; however, a brief description of the sediment transport characteristics of the water floods and land sliding events is presented for the purpose of describing the bounding categories.

Flood flows generally have sediment concentrations of less than 20 percent (by volume). They are essentially water floods with high bed load and suspended loads where the bed load may be affected by the high concentration of suspended load (i.e., fine sediment wash load). The sediment-transport characteristics of water floods are modeled using conventional bed- and suspended-load formulas and methodologies.

Landslides generally have sediment concentrations greater than 55 percent (by volume) and are considered as bulk solid movement as opposed to fluid motion. Landslides may range from slow-moving earth flow and creeping soil masses to rapid rotation or slippage failures.

Hyper-concentrated sediment flows are defined as flood events with sediment concentrations that range between approximately 20 and 55 percent by volume, however, the sediment concentration for a given event is generally considered to be between 20 and 45 percent (O'Brien, 2004). The fine sediment concentration (silt, clay and fine sands in the fluid matrix) controls the properties of the fluid, including, viscosity, density, and yield stress. Mudflows are non-Newtonian and they have much higher viscosities and densities compared to water flows. These properties result in mudflows having significantly slower velocities compared to water floods on the same slope. The fine sediments increase the density of the fluid matrix, which increases the buoyancy of sediments thereby creating conditions that allow gravel to boulder-sized material to be transported near the flow surface by mudflows. The yield stress is a measure of the internal fluid resistance to flow and affects both the initiation and cessation of flows. For the purposes of this report, all hyper-concentrated sediment flows (mud floods and mudflows) will be referred to as mudflows.

Table 2-1. Mudflow behavior as a function of sediment concentration (FLO-2D Manual, 2014)

Event	Sediment Concentration		Flow Characteristics
	by Volume	by Weight	
Landslide	0.65 - 0.80	0.83 - 0.91	Will not flow; failure by block sliding
	0.55 - 0.65	0.76 - 0.83	Block sliding failure with internal deformation during the slide; slow creep prior to failure
Mudflow	0.48 - 0.55	0.72 - 0.76	Flow evident; slow creep sustained mudflow; plastic deformation under its own weight; cohesive; will not spread on level surface
	0.45 - 0.48	0.69 - 0.72	Flow spreading on level surface; cohesive flow; some mixing
Mud Flood	0.40 - 0.45	0.65 - 0.69	Flow mixes easily; shows fluid properties in deformation; spreads on horizontal surface but maintains an inclined fluid surface; large particle (boulder) setting; waves appear but dissipate rapidly
	0.35 - 0.40	0.59 - 0.65	Marked settling of gravels and cobbles; spreading nearly complete on horizontal surface; liquid surface with two fluid phases appears; waves travel on surface
	0.30 - 0.35	0.54 - 0.59	Separation of water on surface; waves travel easily; most sand and gravel has settled out and moves as bed load
	0.20 - 0.30	0.41 - 0.54	Distinct wave action; fluid surface; all particles resting on bed in quiescent fluid condition
Water Flood	< 0.20	< 0.41	Water flood with conventional suspended load and bed load

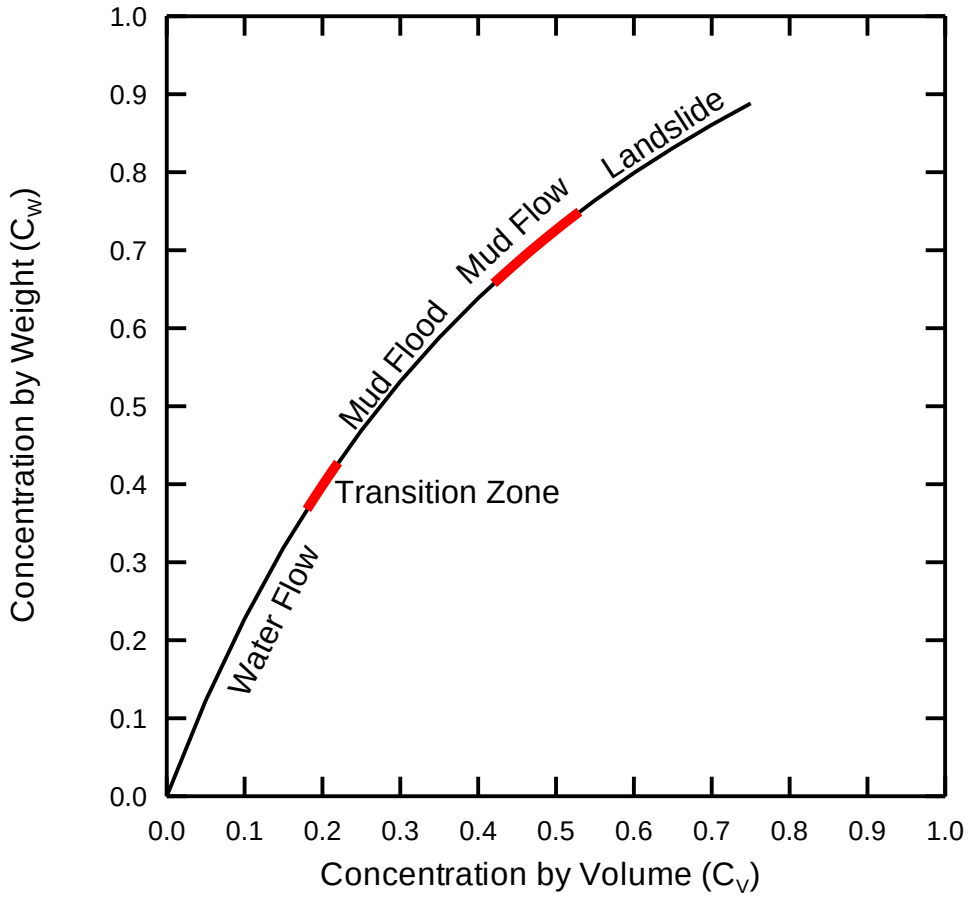


Figure 2-1. Classification of hyper-concentrated sediment flows (modified from FLO-2D Manual, 2014).

The sediment matrix of a hyper-concentrated flow is non-homogeneous, and the sediment properties change significantly as they flow down steep watershed channels or across alluvial fans. As the mudflow moves over the alluvial fan, dewatering of the fluid matrix can occur by infiltration and escapement to the surface. This may further increase the concentration of the hyper-concentrated sediment flows and alter the transport characteristics of the flow. "*Almost all hyper-concentrated sediment flows are fully turbulent, unsteady and non-uniform, and are characterized by surging, flow cessation, blockage, and roll waves*" (SLA and O'Brien, 1989).

During a mudflow event, the average sediment concentration over the duration of the hydrograph generally ranges between 20 and 35 percent by volume with peak concentrations approaching 50percent (Figure 2-1 and Table 2-1). Most watersheds with a history of mudflow events will eventually develop a sediment supply in the channel bed such that even relatively small rainfall-runoff storms may generate mudflow surges. In general, mudflows have a distinct pattern of flood evolution. Initially, clear water flows from the basin rainfall-runoff may arrive at the fan apex. This may be followed by a surge or frontal wave of mud and debris (40- to 50-percent concentration by volume). When the peak arrives, the average sediment concentration generally decreases to the range of 30 to 40 percent by volume. On the falling limb of the hydrograph, the sediment concentration decreases due to the reduced availability of sediment; however, surges of higher sediment concentration may occur.

2.2 FLO-2D MODEL

FLO-2D is a 2-dimensional (2-D) hydraulic model that was developed to perform both clearwater, sediment-transport and hyper-concentrated sediment flow-routing in channels and/or on alluvial fans with an unconfined flow path. The model utilizes a volume conservation scheme to simulate both sub- and super-critical flows in the channel or floodplains, as well as flows exiting from the channel to the floodplain and vice versa. Overland flow is modeled using a 2-D diffusive wave approximation of the momentum equation. A central difference routing scheme with eight potential flow directions is used to simulate the progression of the flood wave hydrograph over a system of square grids.

The FLO-2D model contains several components that are used to represent and model the complex topography and processes, including: channel-floodplain flow exchange, loss of storage due to buildings, flow obstructions, simulation of hydraulic structures, simulation of street flow, and simulation of hyper-concentrated sediment flows (mudflows). Hyper-concentrated sediment flow is simulated by the FLO-2D model using a quadratic rheological model that includes viscous stress, yield stress, turbulence, and dispersive stress terms as a function of sediment concentration. FLO-2D does not have the ability to model unsteady phenomena such as surging. It also assumes a rigid boundary, and therefore, does not model channel, overbank or fan degradation.

2.2.1 MODEL EXTENTS AND TOPOGRAPHY

The City of Aspen FLO-2D model covers Aspen Mountain and the area of the City located between the base of the mountain and the Roaring Fork River (**Figure 2-2**). The model has a 20-foot grid size and contains 165,214 grid cells.

The Grid Developer System (GDS), which is part of the FLO-2D model, was used to assign elevations to each grid element using a Digital Terrain Model (DTM) developed from topographic mapping provided by the City. The topographic mapping consists of 1- and 10-feet interval contour mapping that was based on a LiDAR survey performed for the City in 2008. The 1-foot interval contour mapping data covered City and part of the lower mountain and the 10-feet interval contour mapping covered the upper part of the mountain (Figure 2-2).

The 1- and 10-foot mapping was used to create a DTM with 3-foot resolution which was used to assign elevations to the grid elements. The City is at an elevation of approximately 7,900 feet and the elevation at the top of the mountain is approximately 11,200-feet, generating slopes greater than 45 degrees in many areas.

The Existing conditions FLO-2D model was updated with 2018 topographic survey data provided in the Lift 1 design plans by Sopris Engineering.

The City's FLO-2D model is in the National Geodetic Vertical Datum of 1929 (NGVD29). For this study, the model was converted to the National American Vertical Datum of 1988 (NAVD88) to be consistent with the design plans.

2.2.2 CHANNEL AND OVERBANK ROUGHNESS VALUES

Manning's n-values roughness polygons were delineated in ArcGIS, a Geographic Information Software (GIS) program, to represent zones with similar roughness characteristics based on 2015 aerial photography. The individual zones were visually identified based on vegetation type and density, and land-uses that include grassland/ski areas, forested areas, mine tailings, and

urbanized areas. The specific Manning's n roughness values were assigned based on guidance in the FLO-2D manual (FLO-2D, 2015).

The n-values assigned to these areas ranged from 0.02 for roads, which are relatively smooth, to 0.40 for dense forest and Mine Tailings that typically have a very rough surface. Land classifications and associated n-values are provided in **Table 2-2** and the land use mapping is shown in **Figure 2-3**.

2.2.3 OTHER MODEL PARAMETERS

Other model parameters typically applied to FLO-2D models include width reduction factors (WRFs), area reduction factors (ARFs), street elements and levees. The WRF's and ARF's are assigned to the FLO-2D grid elements to represent the blockage of flow paths and reduction in storage that mostly occur due to the presence of buildings. Width reduction factors are applied to represent the blockage of flow through the side of an element, while ARFs represent the loss of floodplain storage volume due to the buildings. For example, a wall might obstruct 40 percent of the flow width of a grid element side and a building could cover 75 percent of the same grid element.

An ArcGIS shapefile of the building outlines and streets was provided by the City. The building shapefile was used to assign the ARF's and WRF's to grid elements using the model development tools in FLO-2D. The site building footprint for Existing and two Project conditions was based on the plans provided by Sopris Engineering and were used to assign the ARF and WRF's.

Streets are a specific option in FLO-2D used to represent the elevation and roughness characteristics of the roadways. Street elements have different conveyance and storage properties compared to the floodplain elements. Street elements are important as they act as conduits for conveying flood flows and have the ability to store sediment. They are applied when width of the street is less than the width of the element. In the model developed for this study, the streets are wider than the 20-foot elements. Thus, to better represent the streets in the model, the street grid elements were assigned Manning's n-values of 0.02 and no infiltration capacity.

The proposed walls shown in Figure 1-2 were represented using the levee feature in the model.

2.3 MUDFLOW HYDROGRAPHS

Two potential mudflow sources were applied to the model. The primarily mudflow source originates from Pioneer Gulch (**Figure 2-4**), this is referred to as the eastern source. The second source is located to the west of the stand of trees located uphill (south) of the proposed Gorsuch Haus building.

The hydrograph for the western source has a peak clearwater flow of 2.5 cfs for the 25-year event and 3.6 cfs for the 100-year events, and the peak flows for the eastern source are 52 cfs for the 25-year event and 109 cfs for the 100-year event (**Table 2-3**, **Figure 2-5** through **Figure 2-8**) (WWE, 2017).

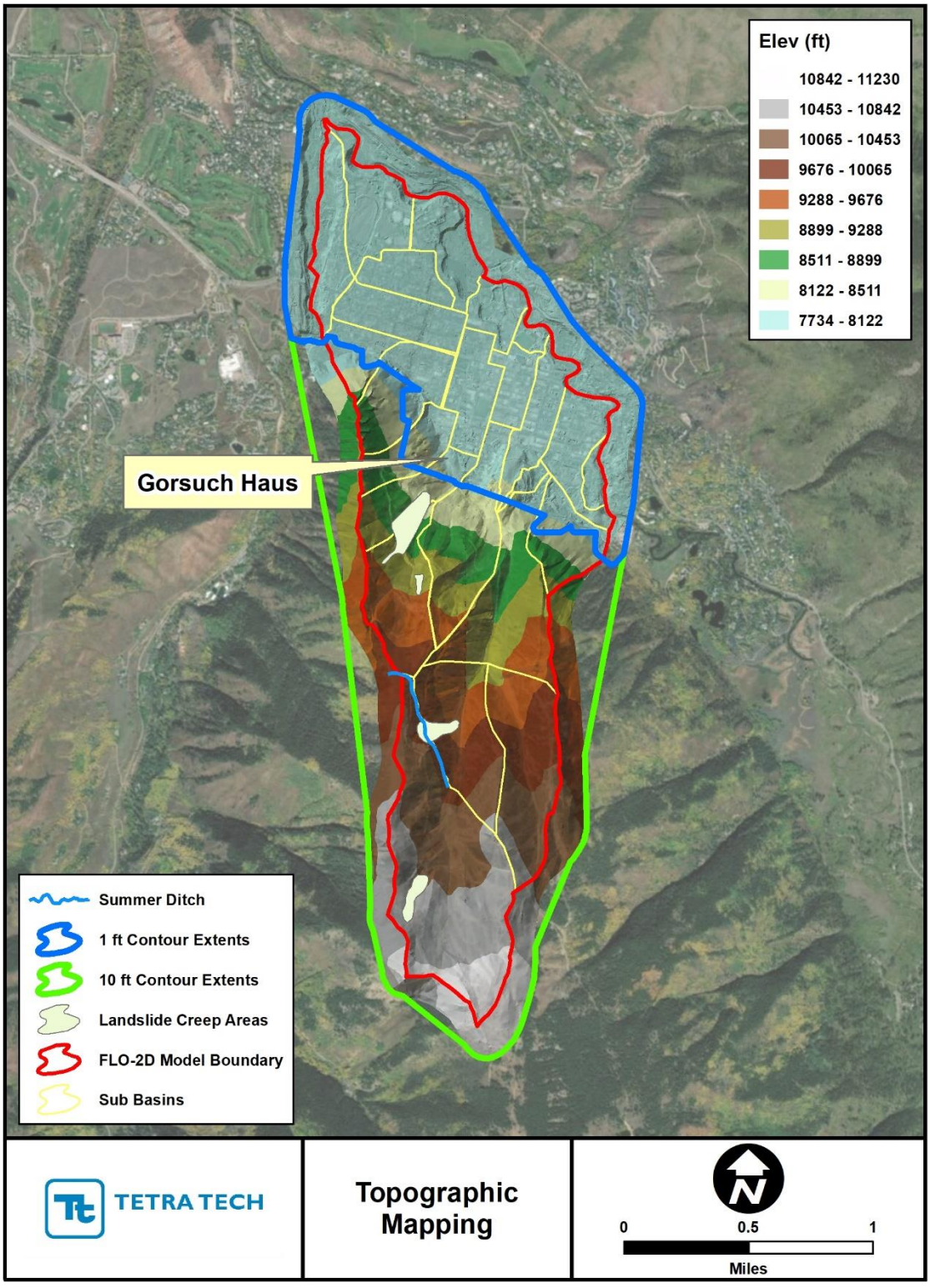


Figure 2-2. Extents of the FLO-2D model and 1- and 10-foot interval contour mapping used to develop a Digital Terrain Model (DTM) of the study area.

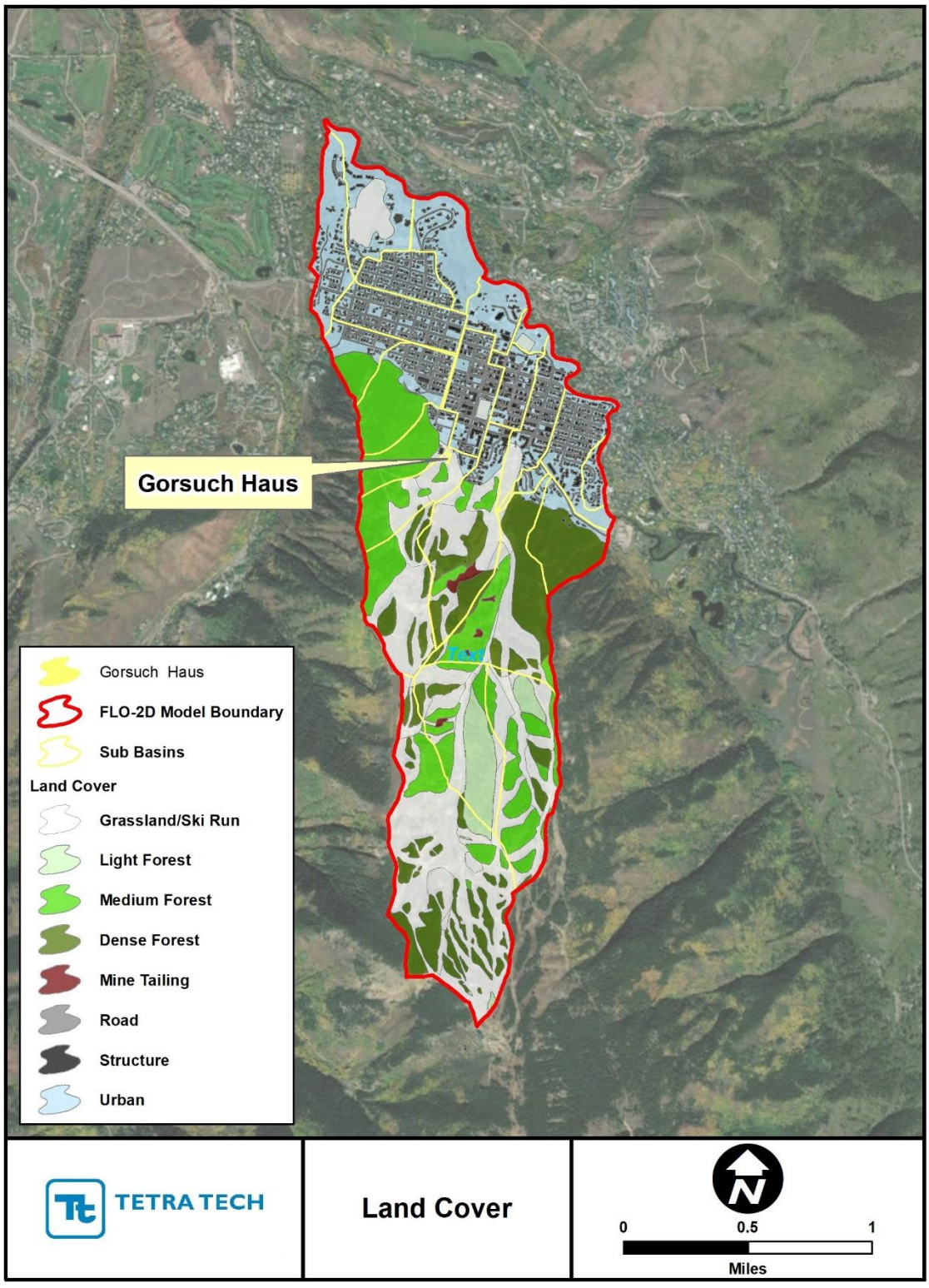


Figure 2-3. Land-use zones used to assign Manning's n-values to the FLO-2D model.

Table 2-2. Manning's n Roughness Values

Land Use	Manning's n Roughness Value
Urban/Structures	0.04
Roads/Streets	0.02
Mine Tailing	0.40
Grassland/Ski Runs	0.20
Light Forest	0.30
Medium Forest	0.35
Dense Forest	0.40

Table 2-3. Summary of peak clearwater flow (cubic feet per second), clearwater flow and sediment volumes (acre-feet) and average sediment concentrations for the western and eastern mudflow sources

Rainfall Event	Peak Clearwater Flow (cfs)	Clearwater Volume (ac-ft)	Peak Bulked Flow (cfs)	Bulked Volume (ac-ft)	Sediment Volume (ac-ft)	Average Conc.
Western Mudflow Source						
25-YR	2.5	0.045	3.1	0.056	0.011	0.20
100-YR	3.6	0.075	4.5	0.094	0.019	0.20
Eastern Mudflow Source						
25-YR	52	2.6	79	3.81	1.23	0.32
100-YR	109	4.99	136	6.23	1.25	0.20

The clearwater hydrographs were bulked with sediment using a developed sediment concentration (by volume, C_V) hydrograph to represent the mudflow hydrograph. The total volume of the water and sediment in a mudflow can be determined by multiplying the clearwater volume by the bulking factor, where the bulking factor is defined by:

$$BF = 1/(1 - C_V)$$

For example, a sediment concentration of 10 percent (C_V=0.10) creates a bulking factor of 1.11, indicating the flood volume is 11 percent greater than if the flood was considered to be only water.

The sediment concentration hydrographs for the western source have a constant value of 20-percent by volume for the 25-year and 100-year events that reflects the small drainage area and limited sediment supply from the uphill basin (Figure 2-5 and Figure 2-6)(WWE, 2017).

The sediment concentration hydrograph for the eastern source for the 25-year event represents the likely variation in sediment concentration throughout the storm hydrograph and has the following characteristics (Figure 2-7):

- The initial rising limb and the last part of the recessional limbs of the hydrographs have a sediment concentration of 20 percent, which corresponds to the minimum concentration for a mudflow.
- The steep rising limb of the hydrograph is bulked to a maximum concentration of 50 percent to simulate the frontal wave of the mudflow. The peak of the sediment concentration hydrograph occurs 6 minutes before the peak of the clearwater hydrograph.
- The sediment concentration at the peak of the clearwater hydrograph is less than the peak sediment concentration in order to simulate water dilution.
- The average sediment concentration over the hydrograph is approximately 32 percent.

For the eastern source, the 100-year event has a constant sediment concentration of 20-percent by volume (Table 2-3, Figure 2-8).

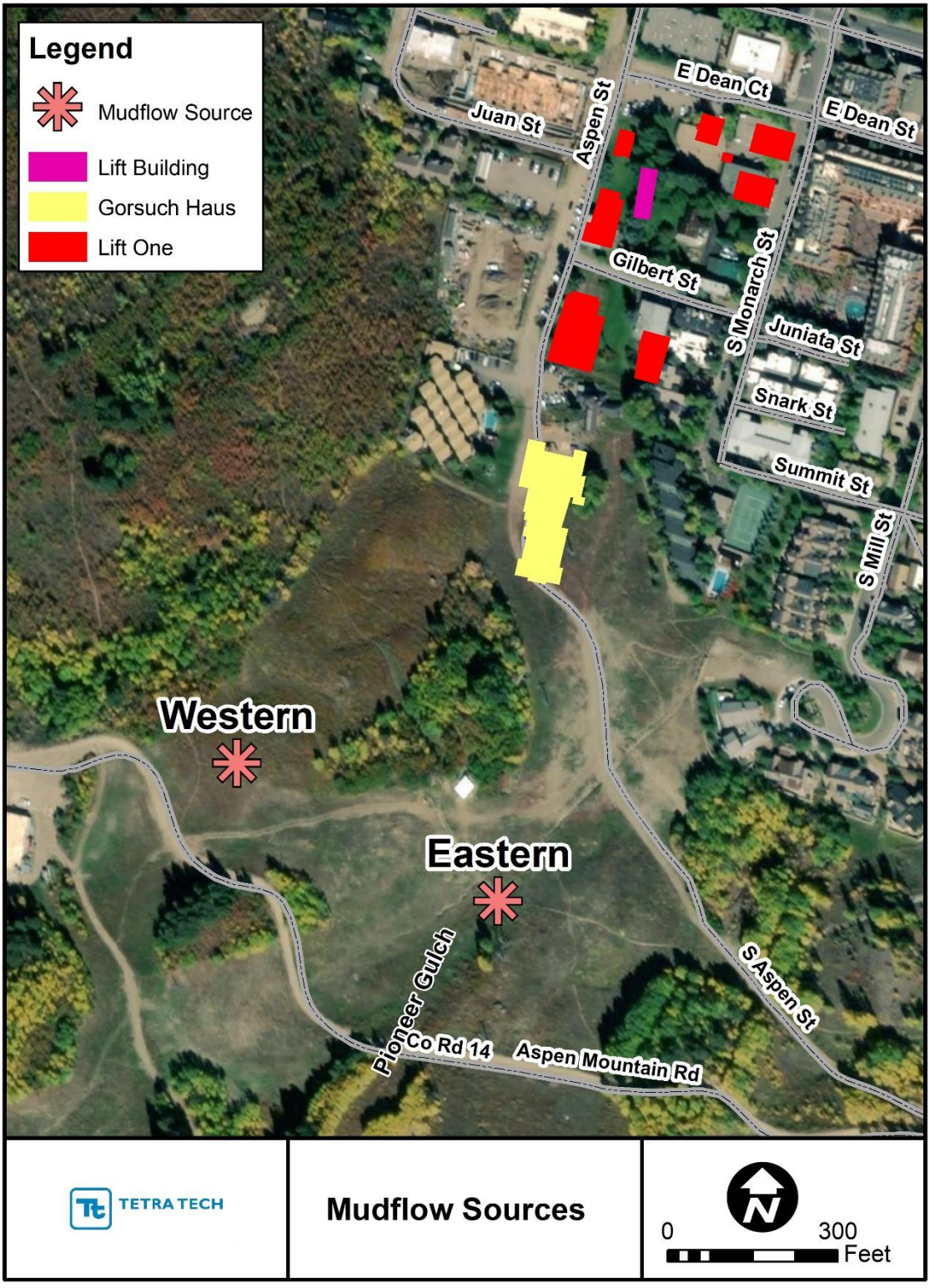


Figure 2-4. Location of mudflow sources applied to the FLO-2D model.

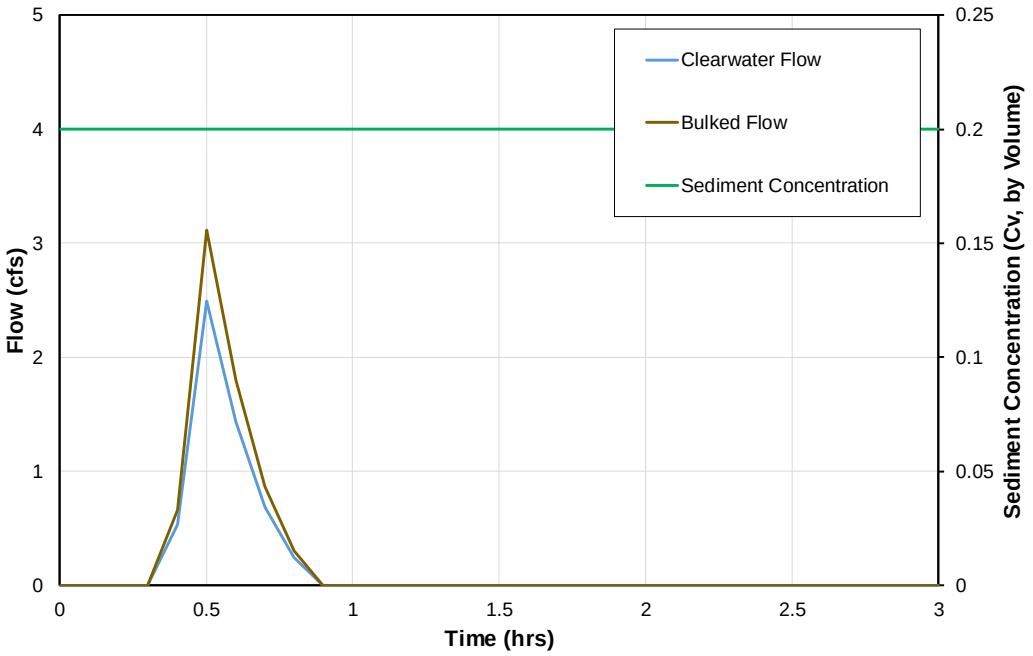


Figure 2-5. Clearwater hydrograph, sediment concentration (Cv) and bulked sediment hydrographs for the western mudflow source for the 2-hour, 25-year peak rainfall event.

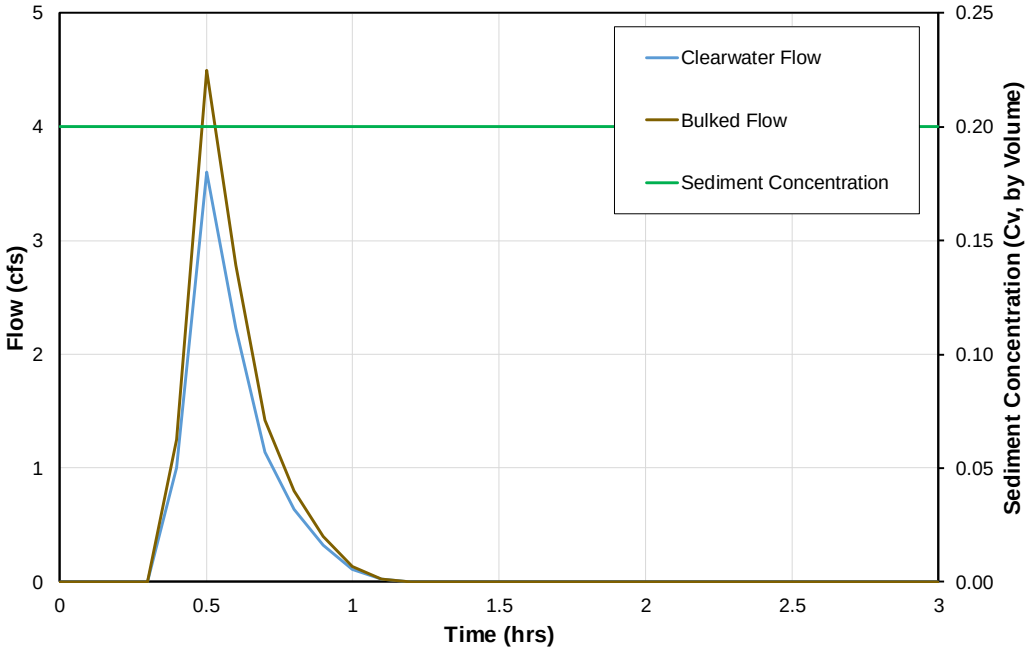


Figure 2-6. Clearwater hydrograph, sediment concentration (Cv) and bulked sediment hydrographs for the western mudflow source for the 2-hour, 100-year peak rainfall event.

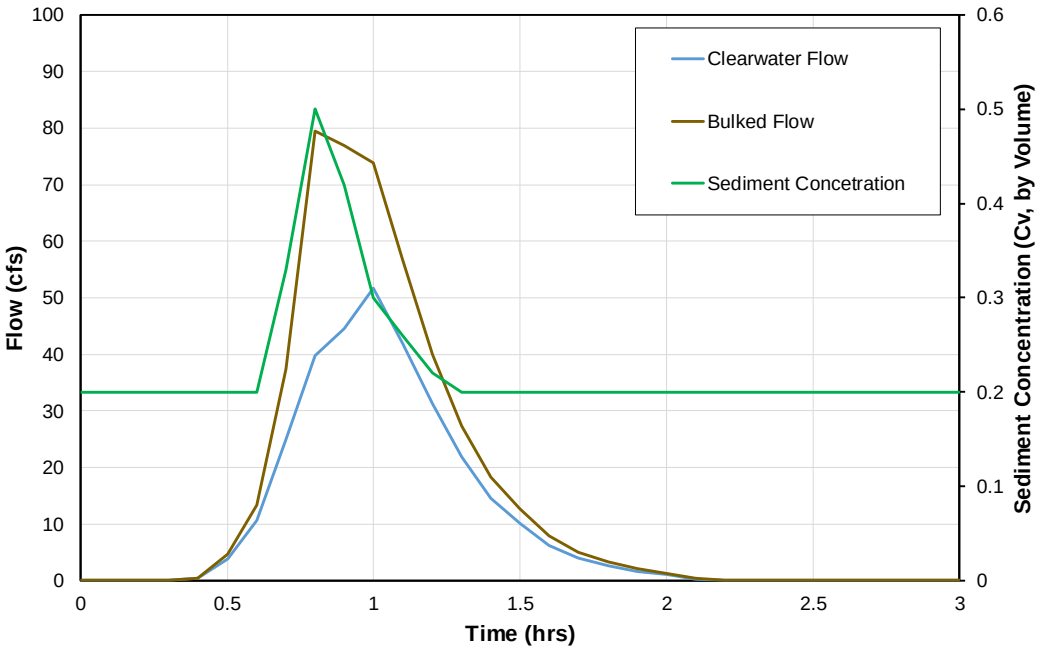


Figure 2-7. Clearwater hydrograph, sediment concentration (Cv) and bulked sediment hydrographs for the eastern mudflow source for the 2-hour, 25-year peak rainfall event.

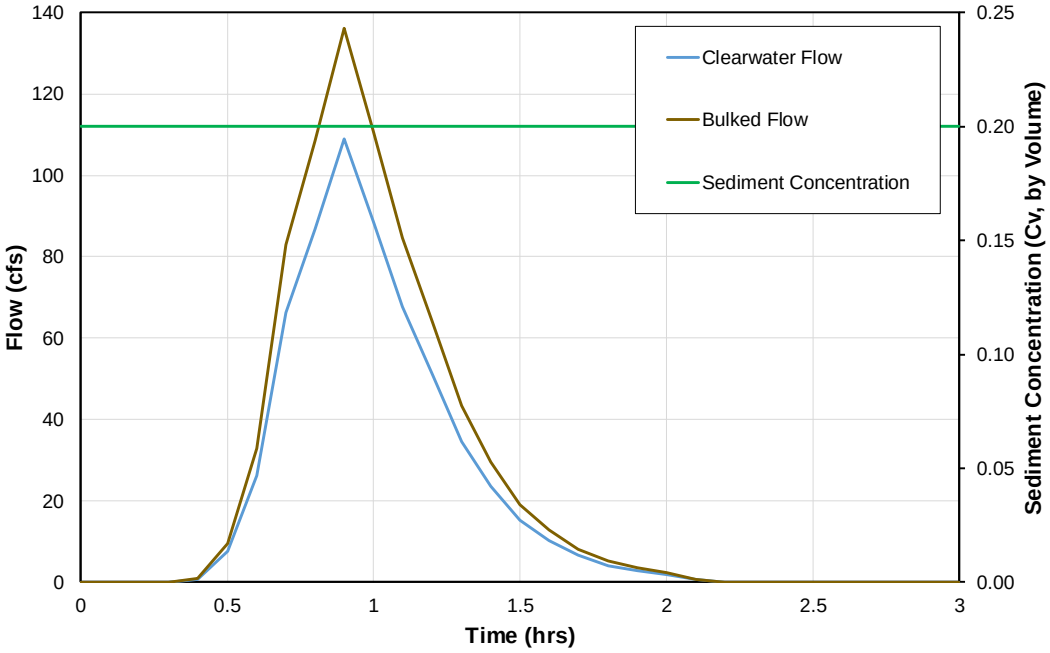


Figure 2-8. Clearwater hydrograph, sediment concentration (Cv) and bulked sediment hydrographs for the eastern mudflow source for the 2-hour, 100-year peak rainfall event.

2.4 PROJECT CONDITIONS

The two proposed project conditions model were developed by modifying the Existing conditions model to represent the project building footprints, walls, and regrading as shown in the design plans (Figure 1-2 and Figure 1-3).

The ARF and WRF factors were adjusted to reflect the building footprints (Figure 1-2). The levee option was used to represent the proposed walls. The elevation of the top of some walls was not specified in the plans, and so, the wall heights were set sufficiently high to prevent overtopping. The grid elevations were modified to reflect the grading show in the design plans (Figure 1-2). The grading includes a new road alignment along the east side of Gorsuch Haus. The road grading is mostly excavation into the existing hillside. The excavation ranges up to about 5 feet in the middle section of the road.

2.5 MUDFLOW MODEL RESULTS

The Existing and two Project conditions models were run over the same 25- and 100-year peak flow hydrographs, and the model output was used to map and evaluate the changes in mudflow elevations.

2.5.1 EXISTING CONDITIONS

The Existing conditions model indicates that mudflow from the eastern source separates into two flow paths on either side of the Mountain Queen, with the majority of the flow to the east of the Mountain Queen (**Figure 2-9**). At the 25-year event, approximately 69-percent of the sediment load passes to the east of the Mountain Queen and 21-percent to the west. At the 100-year event, approximately 53-percent and 30-percent of the sediment passes to the east and west of the Mountain Queen, respectively (**Table 2-4**).

The mudflow to the east of the Mountain Queen is conveyed along the open ground between the Mountain Queen and the town homes located along South Mill Street, as well as in a northerly direction along South Mill Street (Figure 2-9).

The majority of the mudflow to the west of the Mountain Queen, is conveyed in a swale located about 15 feet from the building. The flow continues in a northerly direction across the project area and across Dean Street (aligned approximately east-west) between South Aspen Street and South Monarch Street.

The mudflow from the western source flows in an approximately north-easterly direction towards the stand of trees.

Table 2-4. Comparison of peak bulked flows and sediment loads for the total inflow from the eastern mudflow source and into the study area

Rainfall Event	Peak Bulked Inflow (cfs)	Bulked Volume (ac-ft)	Total Sediment Volume (ac-ft)
25-Year Peak Flow Event			
Total Inflow	80.4	3.81	1.24
West of Mountain Queen	21.2	0.79 (21%)	0.25
East of Mountain Queen	50.6	2.61 (69%)	0.91
100-Year Peak Flow Event			
Total Inflow	136.2	6.33	1.25
West of Mountain Queen	38.2	1.89 (30%)	0.38
East of Mountain Queen	71.7	3.38 (53%)	0.68

At the 25-year event, the maximum flow depths in the project area range up to 2.5 feet along the west side of the Mountain Queen and up to 4.5 feet at the Caribou Condominiums (701 S. Monarch Street) located immediately north of the Mountain Queen (Figure 2-9). In general, the majority of the flows depths in the project area are less than 0.5 feet. Outside of the project area, the maximum depths of up to 6.5 feet occur along S. Mill Street near the St Regis Hotel (Figure 2-9).

At the 100-year event, the maximum flow depths in the project area range up to 2.5 feet along the west side of the Mountain Queen. Just outside of the project area, the maximum depths of up to 9 feet occur along South Mill Street (**Figure 2-10**).

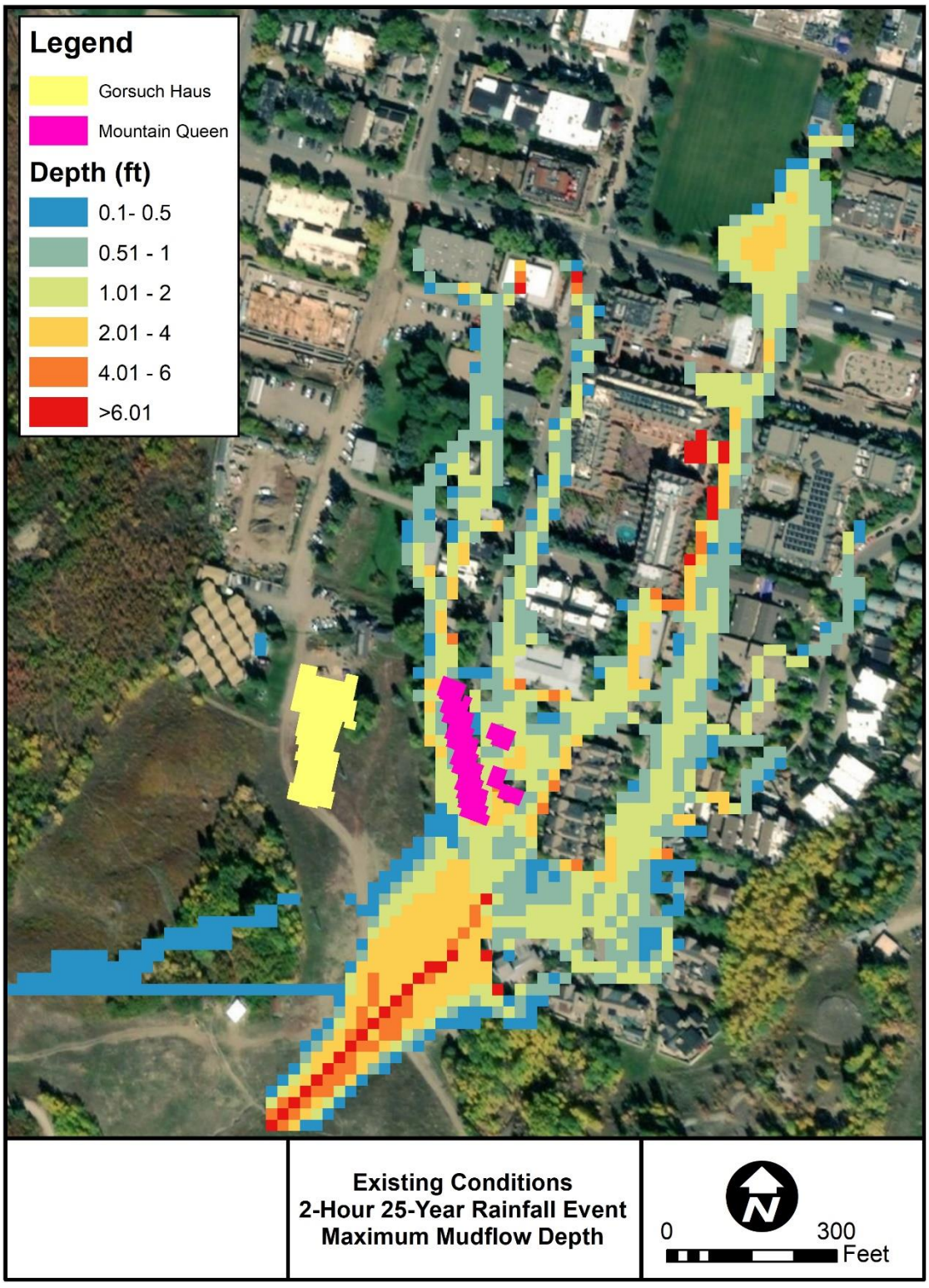


Figure 2-9. Maximum mudflow depth for the 2-hour 25-year rainfall event under Existing conditions. Note: The Gorsuch Haus footprint is shown for reference purposes and is not included in the model.

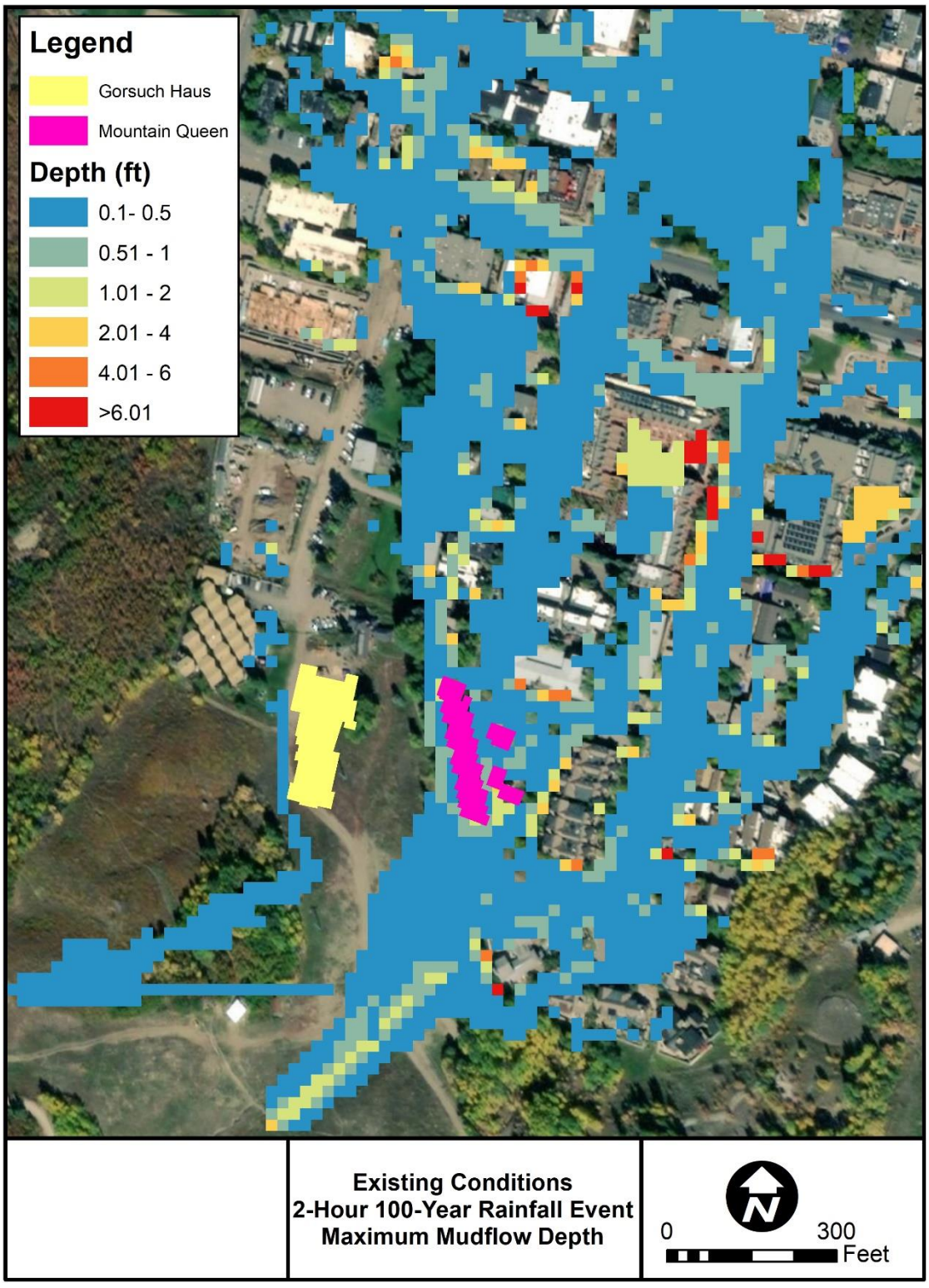


Figure 2-10. Maximum mudflow depth for the 2-hour 100-year rainfall event under Existing conditions. Note: The Gorsuch Haus footprint is shown for reference purposes.

2.5.2 GORSUCH HAUS CONDITIONS

The City regulations require an evaluation of the increase in flow depth. Due to the grading changes, there are instances where the ground elevation is higher under Project conditions compared to Existing condition, but the depth is less. For comparison purposes, the increase in water-surface elevation between the project and existing conditions is shown as a surrogate for increase in depth. As an example, if the ground elevation increases by 1-foot, and the depth increases by 0.1-foot, this will show as an increase in water-surface elevation of 1.1-foot. It is important to recognize that the water-surface elevation increases represent the maximum increase over the duration of the hydrograph, and not the water-surface elevation at the end of the simulation.

Under the Gorsuch Haus conditions, the predicted depths at the 25-year event are very similar to the Existing conditions, except along the middle section of the proposed road adjacent to Gorsuch Haus (**Figure 2-11**). The Gorsuch Haus model at the 25-year event predicts an increase in water-surface elevation of 0.9 feet at two elements on the Lift One property (**Figure 2-12**).The model predicts an increase of about 0.8 feet at two elements on East Dean Street and South Monarch Street (Figure 2-12).

The predicted flows depths at the 100-year event are very similar to the Existing conditions (**Figure 2-13**) and the model did not predict an increase in mudflow water-surface elevation on downfan properties (**Figure 2-14**).

To mitigate the increase in depth at the 25-year event, it is recommended to construct a debris flow wall along the right of way as discussed in the next section.

2.5.3 GORSUCH HAUS-WITH MITIGATION CONDITIONS

The proposed debris flow wall is located approximately 20-feet up hill of a wall proposed for the Gorsuch-Lift One condition. The wall for the Gorsuch-Lift One condition was sited to protect the uphill side of the proposed building. If the Lift-One project is constructed, it is likely that the wall will remain to protect the Lift One building.

The proposed debris flow wall is 50-feet long and 5 feet high. The predicted flow depth on the uphill side of the wall is 1.5 feet under the 25- and 100-year events.

Under the 25-year event and 100-year events with the wall in place, there are no down fan impacts on neighboring properties (**Figure 2-15** and **Figure 2-16**). There is one element on East Dean Street and One Element on South Monarch Street with a depth increase of about 0.8 feet; these increases are on the street and not on private property.

2.5.4 GORSUCH HAUS-LIFT ONE CONDITIONS

The Gorsuch Haus-Lift One Project conditions model for the 25- and 100-year events predicts very similar depths and extents compared to the Existing conditions (**Figure 2-17** and **Figure 2-18)**. At the 25-year event, there is an increase in mudflow elevation on the Dolinesk property in the location of a proposed stormwater swale (**Figure 2-19**). At the 100-year event, there are increases in mudflow elevation on the Dolinesk and Lift One properties, particularly near the northwest corner of the Lift One property (near the corner of South Aspen Street and East Dean Street)(**Figure 2-20**). These increases are due to ponding behind a proposed wall.

The increase in mudflow elevations do not exceed the allowable 0.5-foot tolerance on any neighboring properties at the 25- and 100-year peak flow events. Therefore, the proposed designs meet the City's proposed mudflow regulations.

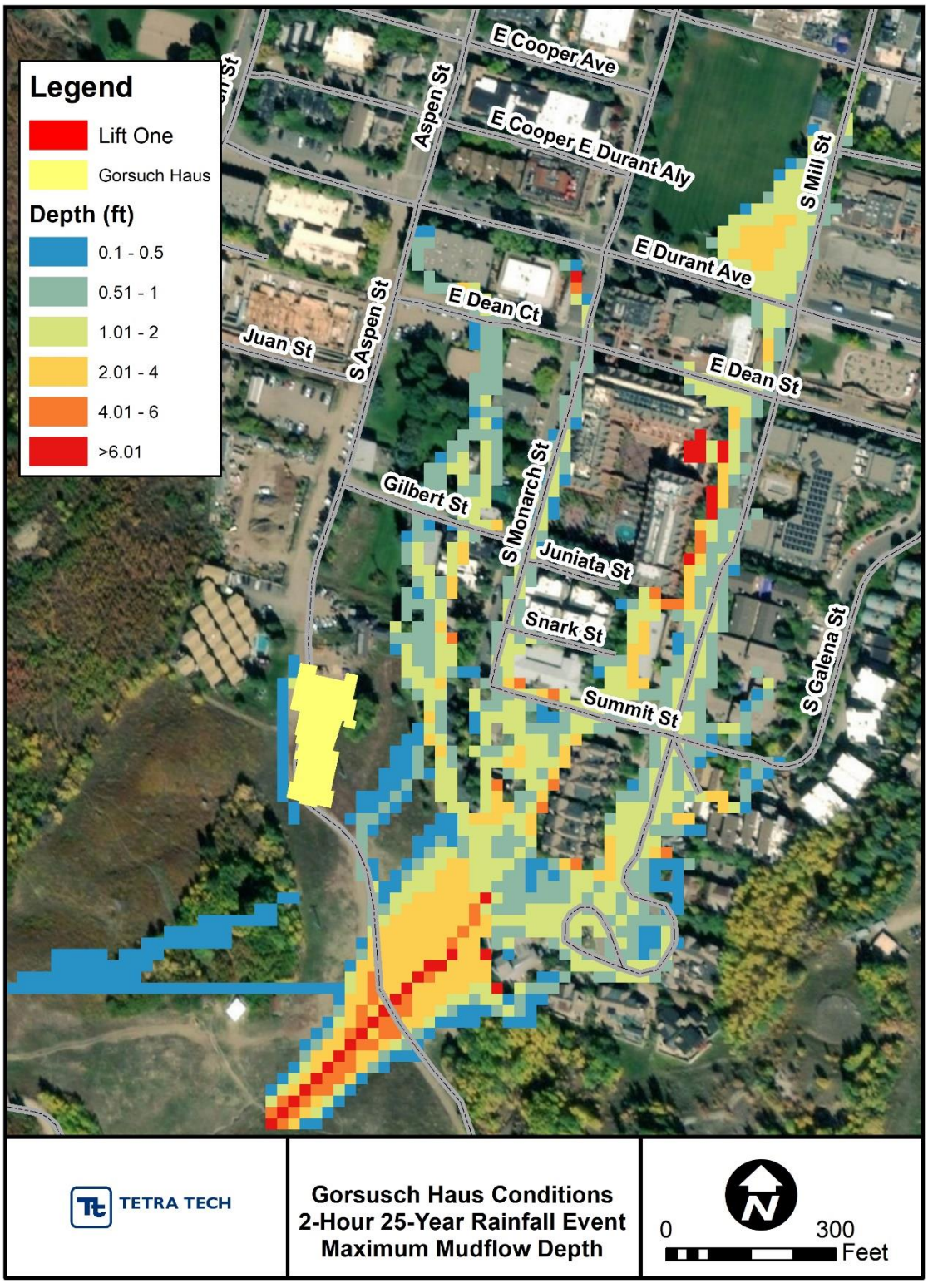


Figure 2-11. Predicted maximum mudflow depth for the 2-hour 25-year rainfall event under the Gorsuch Haus conditions.

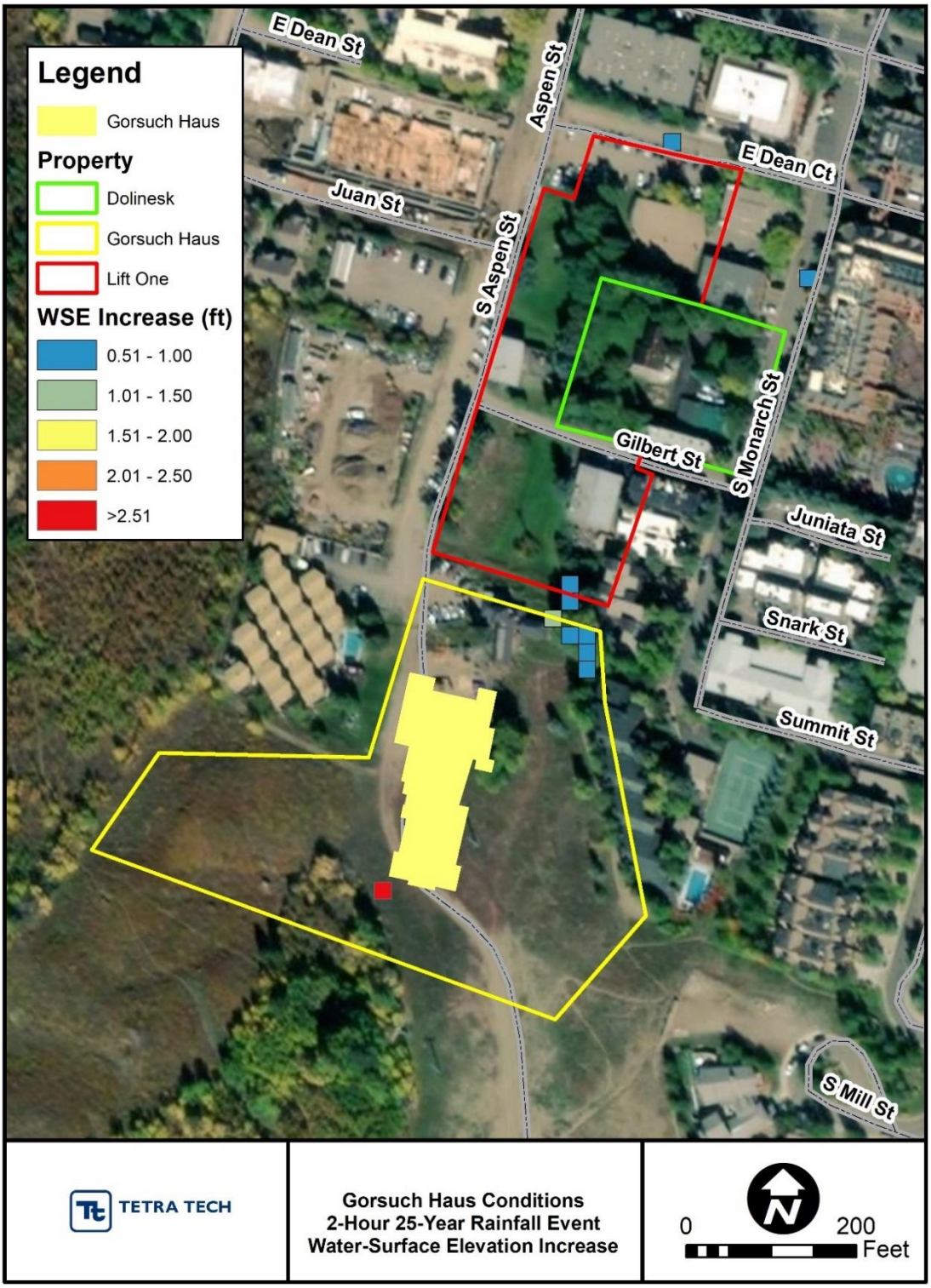


Figure 2-12. Predicted increase in mudflow elevation between Gorsuch Haus and Existing conditions for the 2-hour 25-year rainfall event.

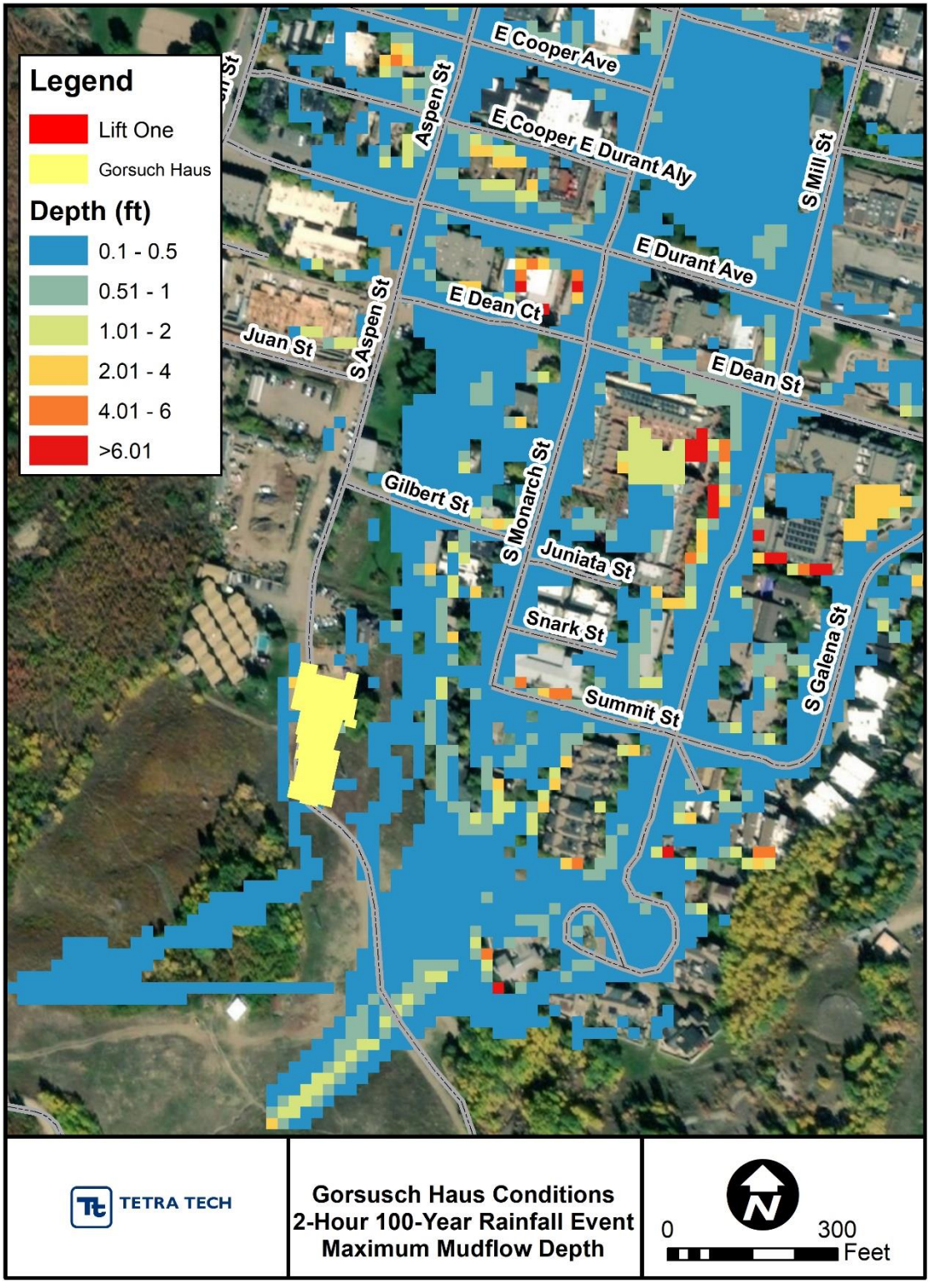


Figure 2-13. Predicted maximum mudflow depth for the 2-hour 100-year rainfall event under the Gorsuch Haus conditions.

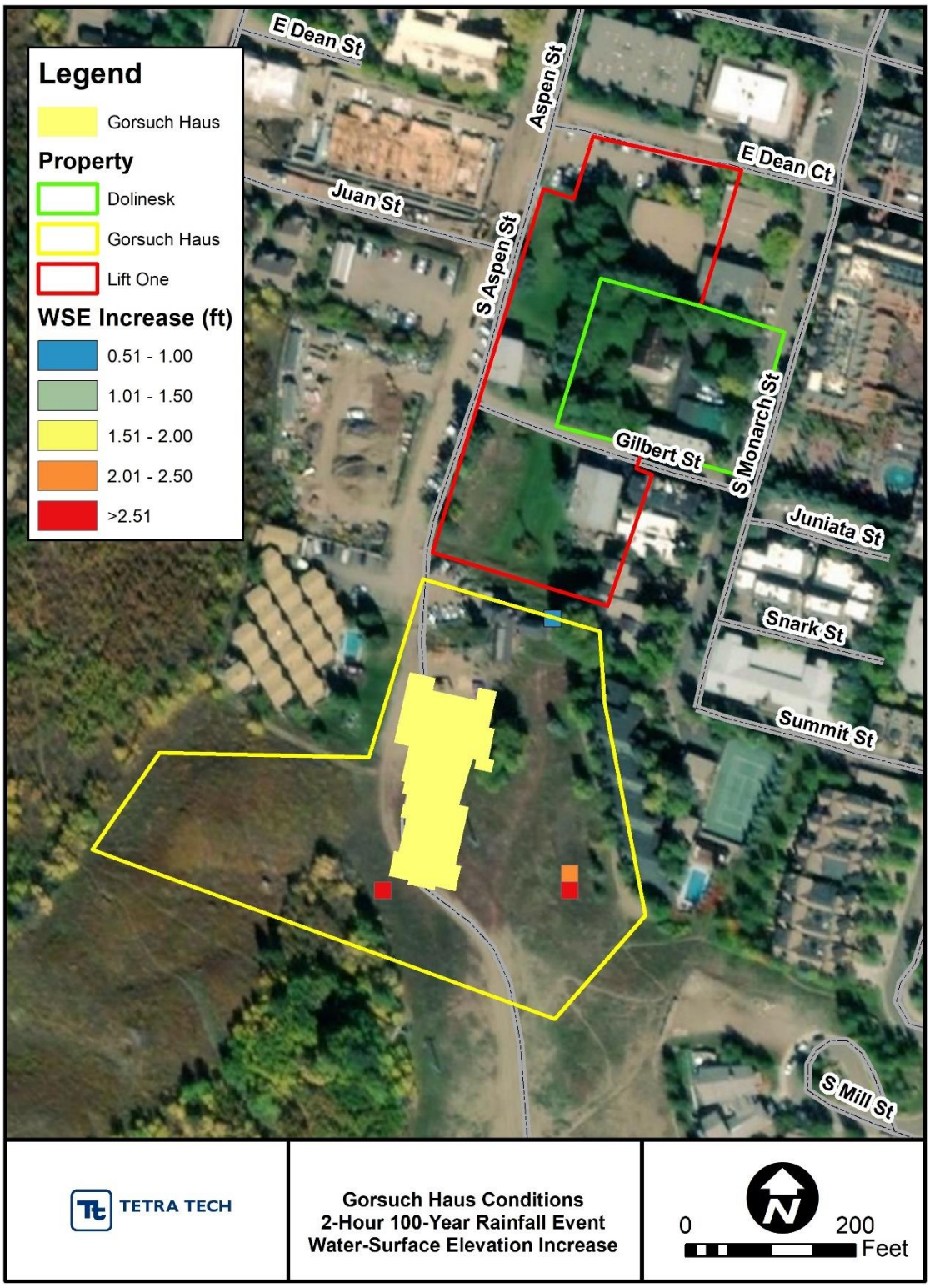


Figure 2-14. Predicted increase in mudflow elevation between Gorsuch Haus and Existing conditions for the 2-hour 100-year rainfall event.

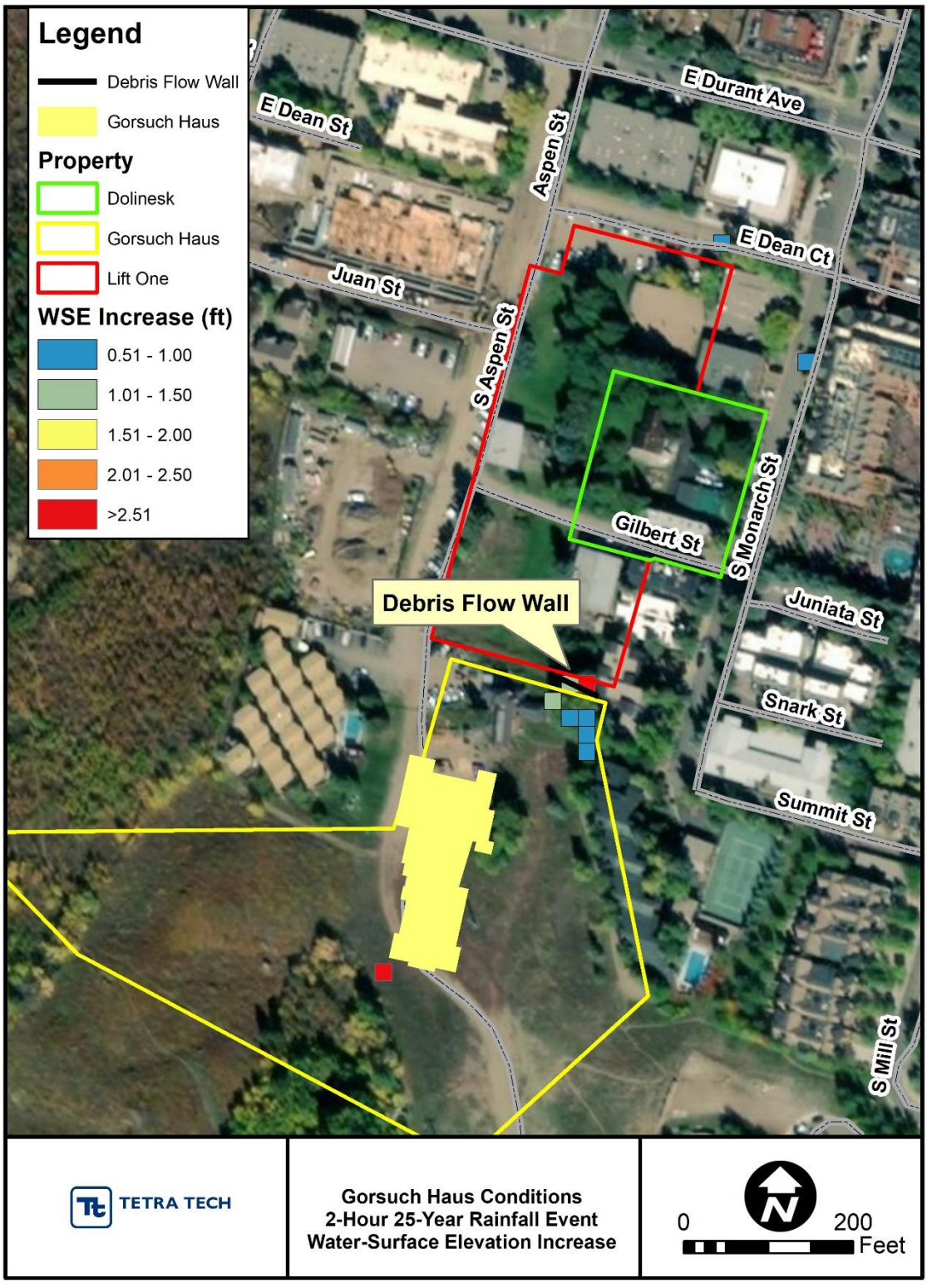


Figure 2-15. Predicted maximum mudflow depth for the 2-hour 25-year rainfall event under the Gorsuch Haus conditions with the debris flow wall.

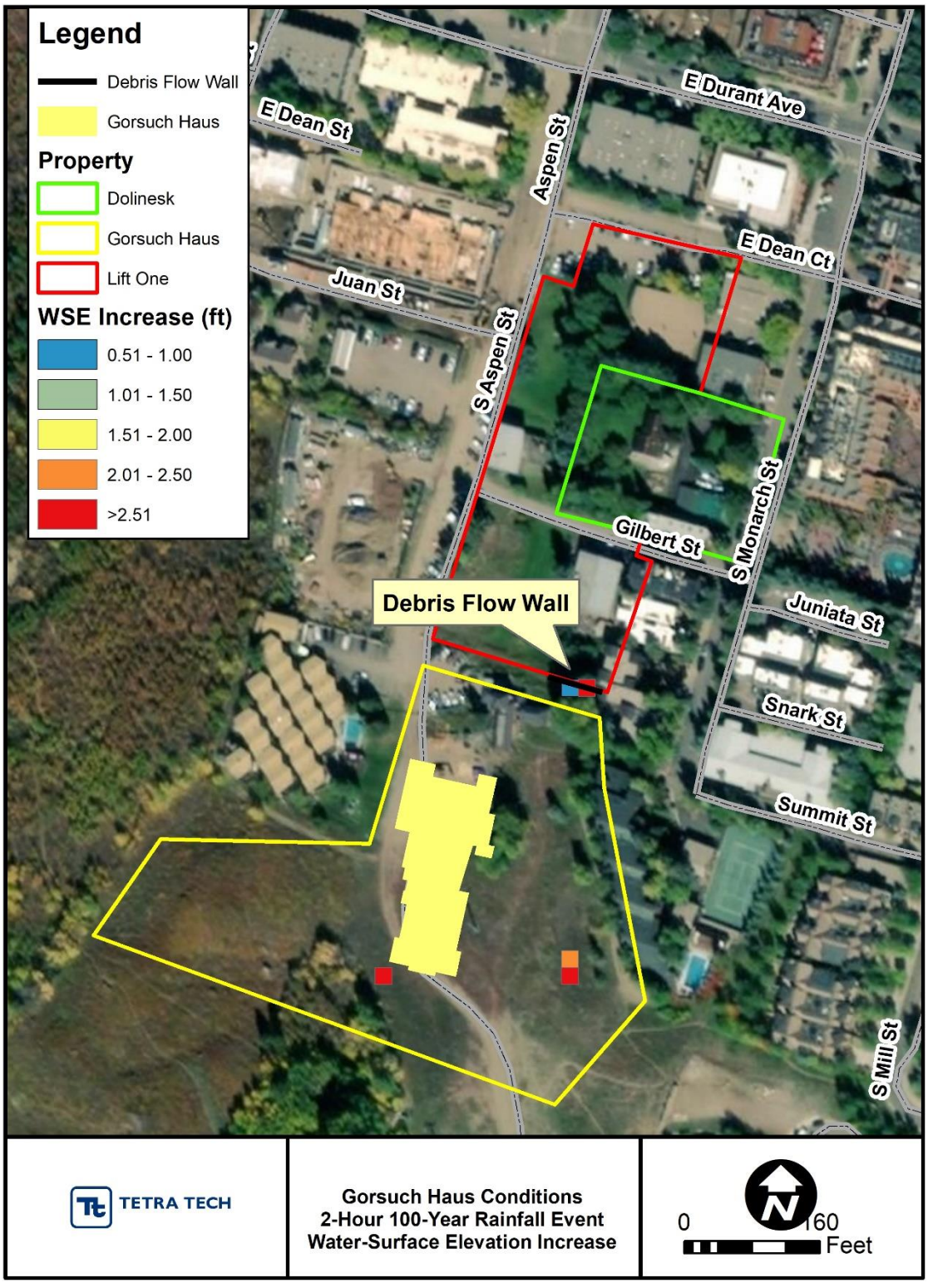


Figure 2-16. Predicted maximum mudflow depth for the 2-hour 100-year rainfall event under the Gorsuch Haus conditions with the debris flow wall.

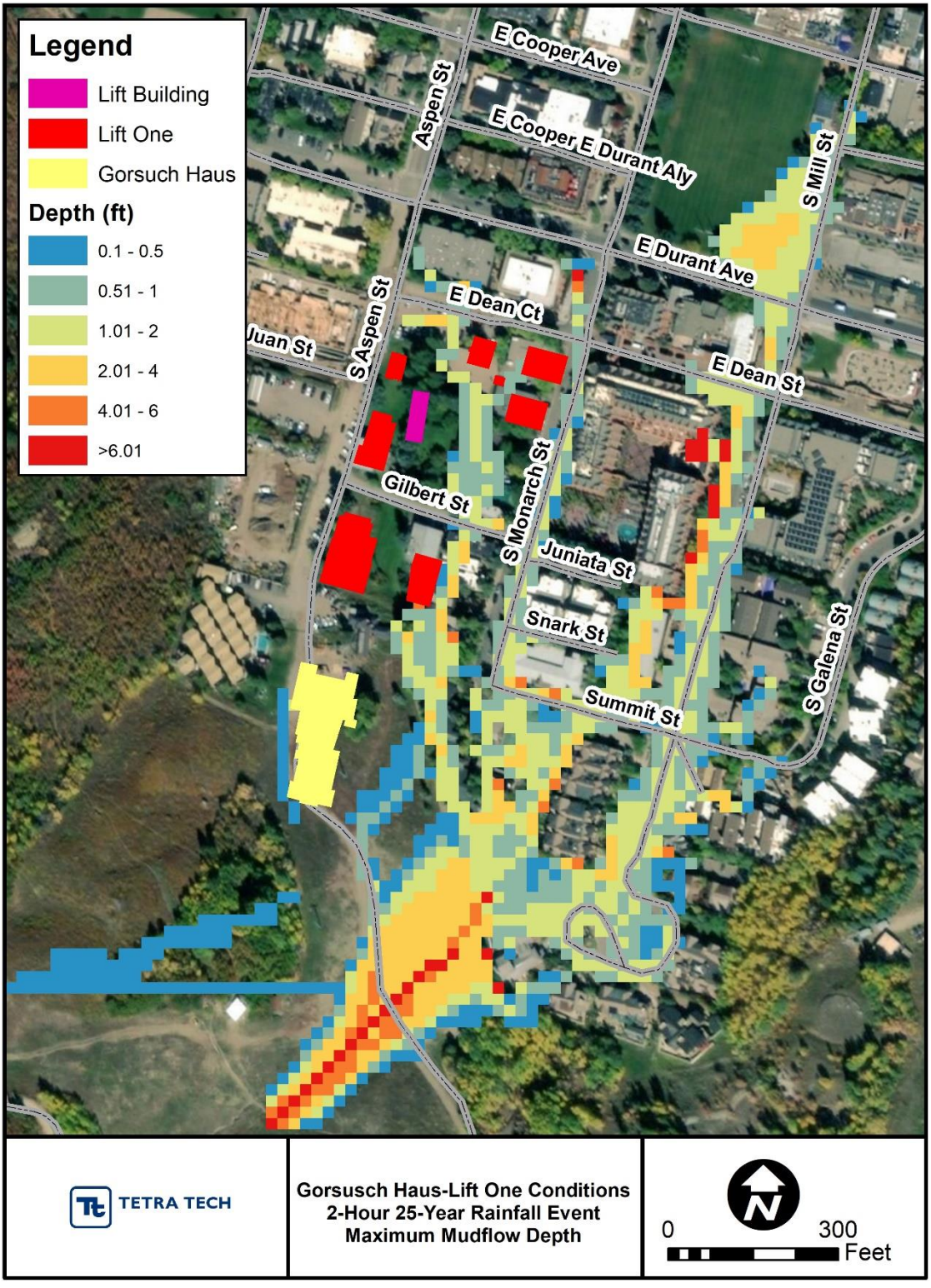


Figure 2-17. Predicted maximum mudflow depth for the 2-hour 25-year rainfall event under the Gorsuch Haus-Lift One conditions.

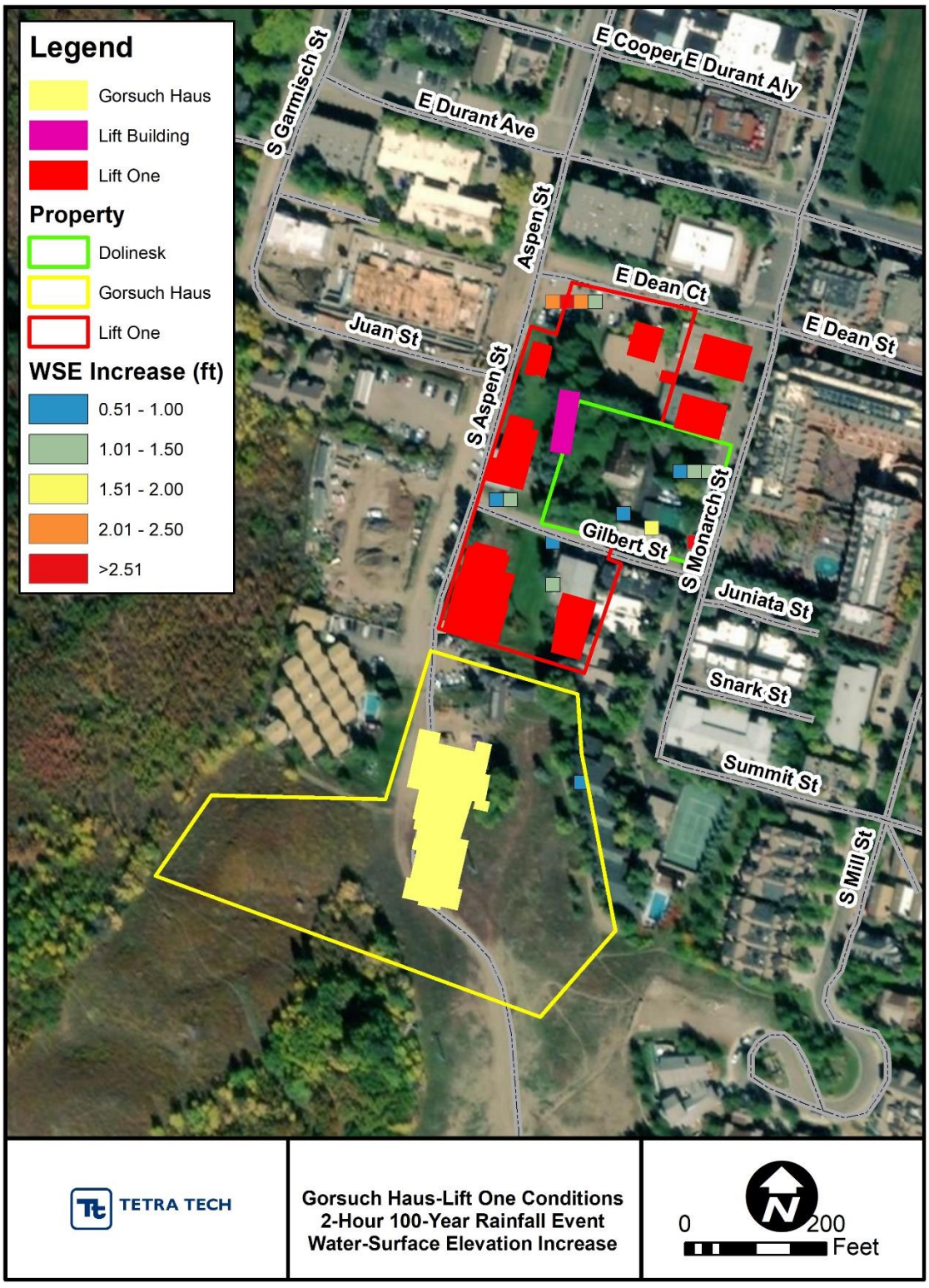


Figure 2-18. Predicted maximum mudflow depth for the 2-hour 100-year rainfall event under the Gorsuch Haus-Lift One conditions.

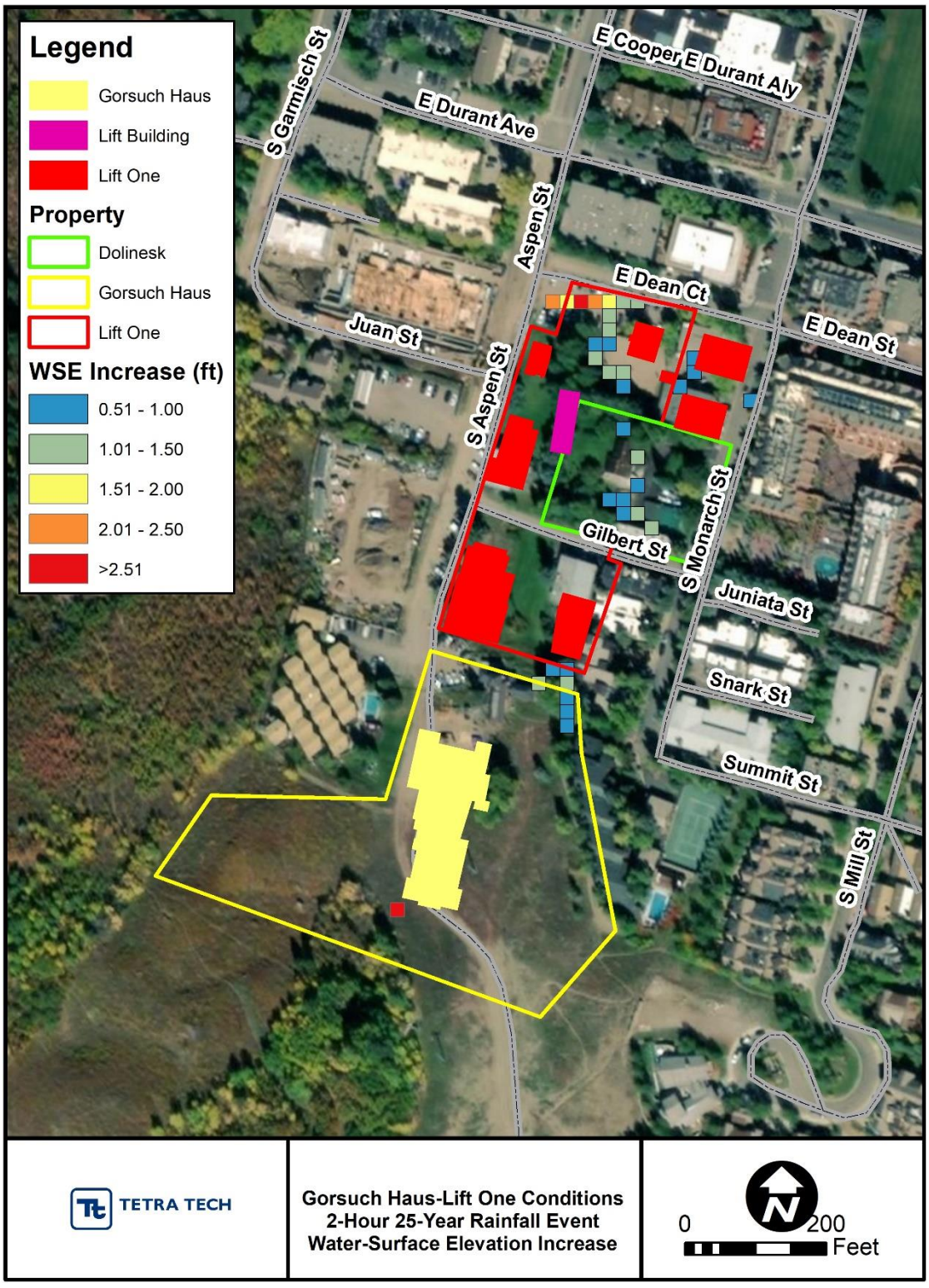


Figure 2-19. Predicted increase in mudflow elevation between Gorsuch Haus-Lift One and Existing conditions for the 2-hour 25-year rainfall event.

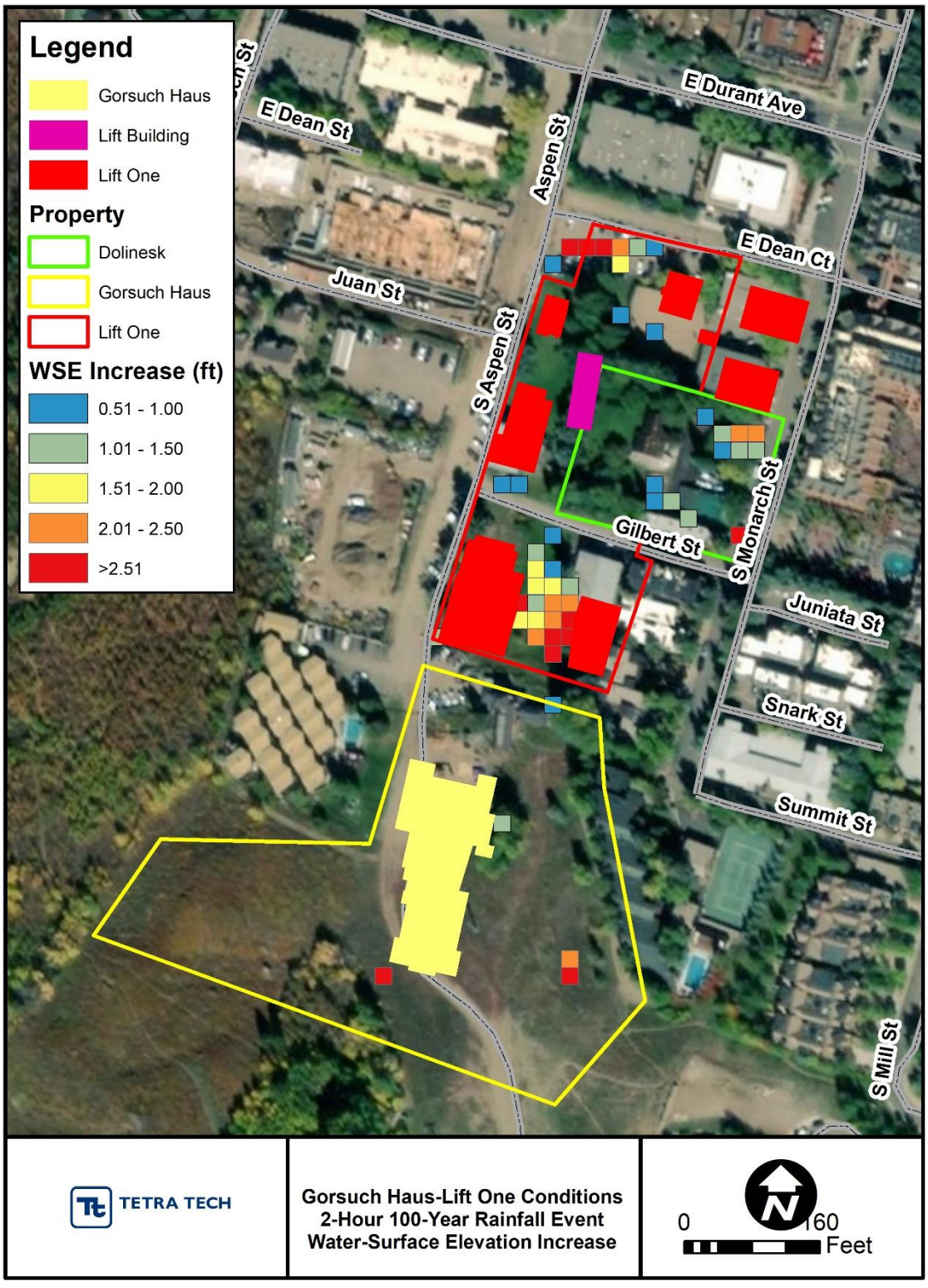


Figure 2-20. Predicted increase in mudflow elevation between Gorsuch Haus-Lift One and Existing conditions for the 2-hour 100-year rainfall event.

3.0 RECOMMENDATIONS

The FLO-2D output was used to develop design recommendations which are based on the City of Aspen Mudflow Regulations, Chapter 7 (2014) and FEMA design guidelines (2012).

The following are general recommendations for mudflows. Building penetrations such as a windows or doors should be set with freeboard above the design depth. A minimum of 3 feet of freeboard is typically recommended by FEMA for surging waves which would include all walls that will have direct impact forces from mudflow and debris (e.g. the uphill side of Gorsuch Haus and the debris flow wall near the south east corner of the Lift One property) (**Table 3-1**). A minimum of 2 feet of freeboard is typically recommended for all walls with minor surging such as walls impacted by mud flows moving laterally or that are in the shadow of up-fan buildings (Table 3-1).

If the design depth cannot be achieved, then impact resistant glass could be considered for windows with the capabilities to withstand the required static and dynamic forces as discussed below. In the case of doors and garage doors, two conditions should be considered if the design depth cannot be achieved. First, the door should be designed for static and dynamic loading and include provisions for seepage; secondly, there should be an alternative exit for people to leave the building.

For static and dynamic design recommendations, we apply the loading criteria provided in the City of Aspen Mudflow Regulations, Chapter 7 (2014). The freeboard depth is computed using the following FEMA recommend freeboard equation:

$$F=(d_{1.5Qdesign} - d_{Qdesign}) + V^2/2g \qquad \text{Equation 1}$$

where:

F=recommended freeboard

V= velocity of flow (ft/s)

g = acceleration of gravity (ft/s^2)

$d_{1.5Qdesign}$ = depth of flooding from a discharge 50 percent greater than the design discharge (ft)

$d_{Qdesign}$= depth of flooding from design discharge (ft)

For the Gorsuch Haus project, there is potential for mudflow to deposit on the uphill side of the building. Based on Equation 1, the recommended freeboard depth is 0.1, which is less than the minimum requirements indicated in **Table 3-1**. Therefore, the freeboard specifications in Table 3-1 should be applied.

Along the uphill side of Gorsuch Haus, which has direct impact forces, a freeboard of 3 feet is recommended. At locations where the mudflow is conveyed laterally to the buildings and or the buildings are located in the shadow of another building, a 2-foot freeboard is recommended.

It is recommended to construct a debris flow wall along the south-east boundary of the Lift One property to prevent an increase in mudflow elevation along the property boundary.

Design recommendations for the Lift One project are not part of this study. It is likely that the Lift One design will change, and the mudflow analysis will be updated. Design recommendations for Lift One will developed as part of a future study.

Table 3-1.Freeboard and Safety Factor Recommendations (copied from FEMA, 2012).

Freeboard and Factor of Safety Recommendations		
Type of Flooding	**Freeboard (ft)**	**Factor of Safety**
Shallow water flooding, <1 ft (FIRM Zones A and B)	1	1.10
Moderate water flooding, < 3 ft	1	1.20
Moderate water flooding, < 3 ft with potential for debris, rocks < 1 ft diameter sediment	1	1.20
Mud floods, debris flooding < 3 ft, minor surging and deposition, < 1 ft boulders	2	1.25
Mud flows, debris flows < 3 ft, surging, mud levees, > 1 ft boulders, minor waves, deposition	2	1.40
Mud and debris flows > 3 ft, surging, waves, boulders > 3 ft, major deposition	3	1.50

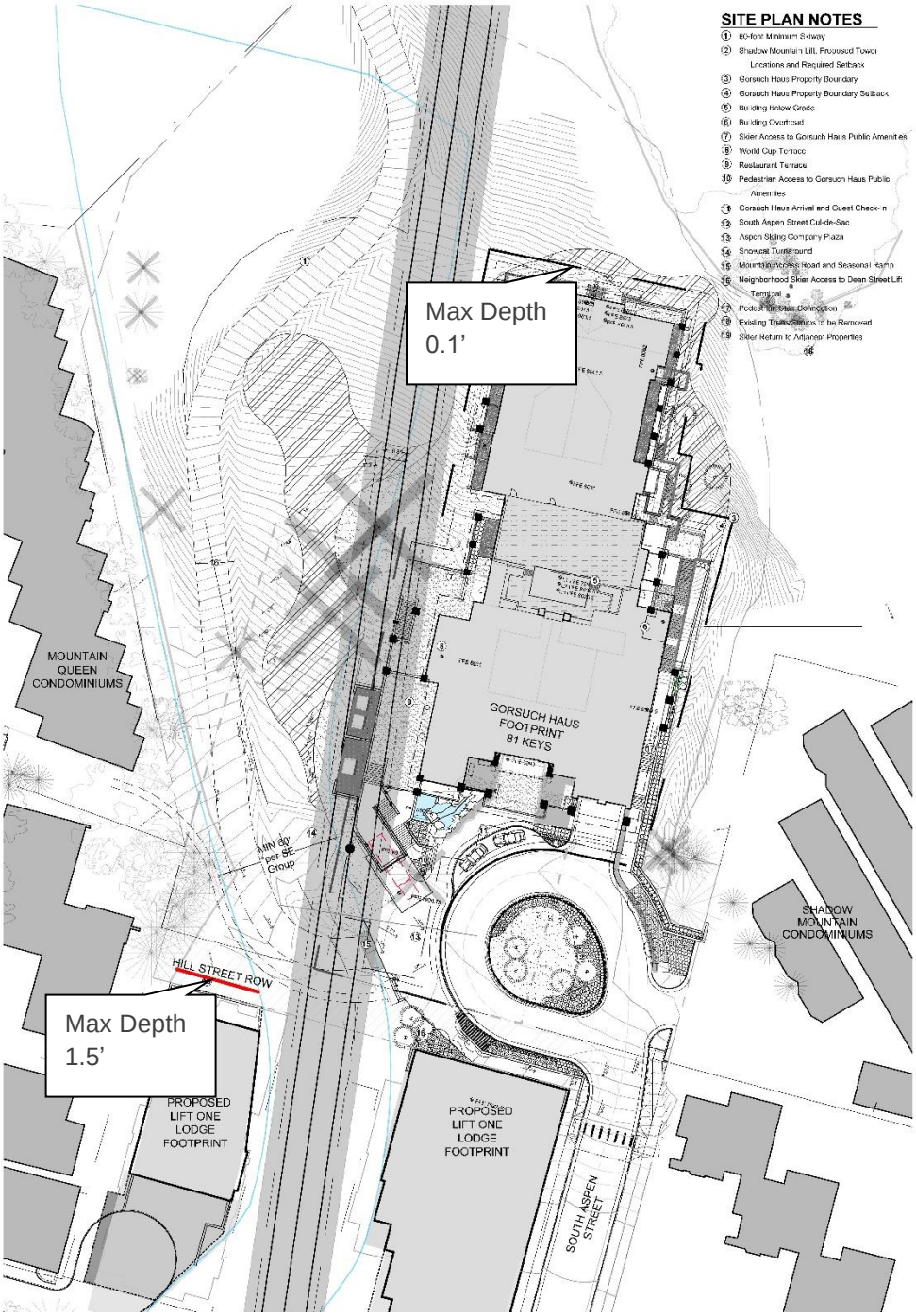


Figure 3-1. Predicted increase in mudflow elevation between Gorsuch Haus-Lift One and Existing conditions for the 2-hour 100-year rainfall event.

4.0 REFERENCES

City of Aspen, 2014. Urban Runoff Management Plan. November.

Federal Emergency Management Agency (FEMA), 2012. Engineering Principals and Practices for Retrofitting Flood-Prone Residential Structures. Appendix D – Alluvial Fan Flooding.

FLO-2D, Pro, 2014. FLO-2D Software, Inc. Nutrioso, Arizona.

National Research Council, 1982. "Selecting a methodology for delineating mudslide hazard areas for the National Flood Insurance Program." National Academy of Sciences report by the advisory Board on the Built Environment, Washington, D.C.

O'Brien, J.S., 2004. Simulating Mudflow Guidelines. Guidelines provided with FLO-2D model.

O'Brien, J.S., and Lenzotti& Fullerton Consulting Engineers, Inc., 1989. Flood Hazard Delineation on Alluvial Fans and Urban Floodplains.

Simons, Li and Associates, Inc. and O'Brien, J.S., 1989. Flood Hazard Delineation for Cornet Creek, Telluride, Colorado. Submitted to the Federal Emergency Management Agency, Region VIII, March.

Tetra Tech, 2018. Lift One Lodge and Gorsuch Haus Mudflow Analysis. Prepared for Lift One Lodge Aspen LLC and Norway Island LLC. November, p37.

Wright Water Engineers, 2017. Aspen Mud and Debris Flow Assessment. Prepared for the City of Aspen.

HOLLAND & HART DRAFT
February 28, 2020

GORSUCH HAUS SUBDIVISION/PD
DEVELOPMENT AGREEMENT

THIS GORSUCH HAUS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into this _____ day of _____ by and between **THE CITY OF ASPEN, COLORADO**, a Colorado home rule municipal corporation (hereinafter referred to as "City"), and **NORWAY ISLAND, LLC** a Delaware limited liability company (hereinafter referred to as "Norway Island").

WITNESSETH:

WHEREAS, Norway Island has, with the consent of the Aspen Skiing Company, submitted to the City an application for Planned Development - Detailed Review approval (the "**Application**") for that certain property in the City of Aspen, Colorado, including Parcel ID Nos. 273513127001, 273513126001, and 273513400028 (4 parcels total, 3 Parcel ID numbers) more particularly described on **Exhibit A** attached hereto and a made a part hereof by this reference (all of which, together with a portion of the South Aspen Street and all of the Summit Street rights-of-way to be vacated by the City, are collectively referred to in this Agreement as the "**Property**"), which Application requests the approval and recordation of an Approved Plan Set documenting the design, layout and configuration of the proposed development (the "**Approved Plan Set**"); and the approval, execution and recordation of a Final Plat of the Gorsuch Haus Subdivision/Planned Development (the "**Final Plat**"), consisting of two (2) platted lots, identified on the Final Plat as Lot 1 ("Lot 1") and Lot 2 ("Lot 2"); and

WHEREAS, City has fully considered the Application, the Approved Plan Set, the Final Plat, the proposed development and improvement of the Property, and the effects of the proposed development and improvement of said Property on adjoining or neighboring properties and property owners; and

WHEREAS, City has approved the Application and in connection therewith has imposed certain conditions and requirements in connection with its approval and recordation of the Approved Plan Set and its approval, execution and recordation of the Final Plat, such matters being necessary to protect, promote and enhance the public safety, health and welfare; and

WHEREAS, Norway Island is willing to acknowledge, accept, abide by and faithfully perform the conditions and requirements imposed by City in approving the Application, the Approved Plan Set, and the Final Plat; and

WHEREAS, pursuant to Section 26.490.060.B., Site Protection Guarantee, and Section 26.490.060.C., *Site Enhancement Guarantee*, of Title 26, *Land Use Regulations*, of the Aspen

Municipal Code (the "Regulations"), City is entitled to certain financial guarantees to ensure recovery of the Property and surrounding grounds to a safe and visually acceptable condition, and the installation of public improvements on or adjacent to the Property in the event of a work stoppage, and Norway Island is prepared to provide such guarantees as hereinafter set forth; and

WHEREAS, pursuant to Section 26.490.070.A.1., *Landscape Guarantee*; Section 26.490.070.A.7., *Public Facilities and Public Infrastructure Guarantee*; and Section 26.490.070.8., *Storm Water and Drainage Improvements Guarantee*, of the Regulations, City is entitled to certain financial guarantees to ensure (i) that the required landscaping is implemented and maintained, (ii) that required public facilities are installed and (iii) the successful implementation of required storm water and drainage infrastructure, and Norway Island is prepared to provide such guarantees as hereinafter set forth; and

WHEREAS, contemporaneously with the execution and recording of this Agreement, City and Norway Island have recorded the Approved Plan Set as Reception No. _____ and City and Aspen Skiing Company have executed and recorded the Final Plat in Plat Book ____ at Page ____ as Reception No. _____, both in the Real Estate Records of the Clerk and Recorder of Pitkin County, Colorado (all recording information described in this Agreement refers to the Real Estate Records of the Clerk and Recorder of Pitkin County, Colorado); and

WHEREAS, contemporaneously with the execution and recording of this Agreement Aspen Skiing Company has conveyed to Norway Island all of Lot 1; and

WHEREAS, for the purpose of this Agreement, the following additional definitions shall apply:

"Gorsuch Haus Project" or the "Project"—the subject development to contain up to 81 lodge keys, four free-market residential units totaling up to 8000 sq. feet of net livable area, one 1-bedroom affordable housing unit, 7,730 sq. feet of net leasable commercial space (including restaurant and retail uses), and ski lift and facilities on Lot 1, together with ski area operations and associated ski and non-mechanized summer uses for the relocated Lift 1A, skier return, snow making infrastructure and event staging and viewing areas on Lot 2.

"Gorsuch Haus Lodge"—the main mixed-use building to be developed as part of the Gorsuch Haus Project upon Lot 1, with features to include 81 lodge units and a rooftop public amenity area.

"Current Lift 1A"—this term is used to describe the existing and functioning Lift 1A terminal and related skier services and ski patrol facilities

"Future Lift Terminal" – this term is used to describe the new lift terminal that will be located in Willoughby Park.

"Lift 1 Corridor"—this includes the Property and the property related to the adjacent Lift One Lodge project described in Ordinance No. 38, Series of 2018, together with adjacent future park lands that will eventually become a necessary part of the ski way and ski operations.

the "Lift One Lodge Project"—a separate development project approved by the City pursuant to Ordinance No. 38, Series of 2018 that will be developed in connection with the development of the Gorsuch Haus Project.

NOW, THEREFORE, for and in consideration of the forgoing provisions, the mutual covenants and agreements herein contained, the approval of the Application and approval and acceptance of the Approved Plan Set and the approval, execution and acceptance of the Final Plat for recordation by the City, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

ARTICLE I.
PURPOSE OF DEVELOPMENT AGREEMENT

1.1 **Purpose**. The purpose of this Agreement is to set forth the complete and comprehensive understanding and agreement of the parties hereto with respect to the development of the Gorsuch Haus Project, and to enumerate all terms and conditions under which such development may occur.

ARTICLE II.
LAND USE APPROVALS

2.1 **Approval Actions**. The following land use approvals (the "**Approvals**") have been granted to Norway Island for the development of the Property:

(a) Ordinance No. 39, Series of 2016, approved December 12, 2018 and recorded on April 8, 2019 as Reception No. 655085 ("**Ordinance 39**") granted the following land use approvals (i) Planned Development -Project Review; (ii) Rezoning; (iii) Growth Management Quota System Reviews; (iv) Conceptual Commercial Design Review; (v) 8040 Greenline Review; (vi) Mountain View Plane; (vii) Major Subdivision; (viii) Special Review for Lodge Density Standard; (ix) Special Review for affordable housing net unit livable standards; and (x) Vested Property Rights. Ordinance 39 also included approval of vacation by the City of approximately 8,206 sq. feet of public street right of way (a portion of the South Aspen Street right-of-way and the entire Summit Street right-of-way) adjacent to the Property for use in connection with the Project, which vacation is depicted on the Street and Easement Vacation Plat to be executed by the Aspen Skiing Company and the City and recorded immediately prior to recordation of the Final Plat.

(b) Planning and Zoning Commission Resolution No. ____ Series of _____ approved _____ and recorded _____ as Reception No. _____ granted Planned Development – Detailed Review approval and Final Commercial Design Review approval for the Project.

(c) The Development Order ("Development Order") for the above-described Approvals was issued by City of Aspen Community Development on _____, with an effective date of _____.

2.2 **Development Orders Control**. The provisions of the above-described Approvals, including the Development Order, are incorporated herein and made a part of this

Agreement. To the extent that matters addressed in such Approvals are also addressed in this Agreement, the provisions of the Approvals and the Development Order shall control.

2.3 **Dimensional Requirements**. Exhibit B to Ordinance 39 established and approved the following dimensional requirements for the Project:*

(a)	**Minimum Gross Lot Area**	**44,545 Sq. Ft. (lot 1)**
(b)	**Minimum Net Lot Area Per Dwelling Unit**	**N/A**
(c)	**Minimum Lot Width**	**+/- 60 Feet**
(d)	**Minimum Front Yard Setback**	**5 feet**
(e)	**Minimum Side Yard Setback**	**5 feet**
(f)	**Minimum Rear Yard Setback**	**5 feet**
(g)	**Maximum Height**	**40 feet (except as otherwise allowed by Section 7.A of Ordinance 39).**
(h)	**Allowable Floor Area**	**64,023 Sq. Ft.**
	Lodge	**42,077 Sq. Ft.**
	Commercial	**7,730 Sq. Ft.**
	Multi-family	**8,633 Sq. ft.**
	Affordable Housing	**730 Sq. Ft.**
(i)	**Maximum Multi-Family Size Cap**	**4 units with 1,500 Sq. Ft. per unit (up to 2,000 Sq. Ft. per unit via use of TDRs)**
(j)	**Minimum Off-Street Parking**	
	Lodge	**81 keys = 41 spaces**
	Residential	**4 units = 4 spaces**
	Commercial	**7,730 Sq. Ft. = 7.7 spaces**
(k)	**Public Amenity Space**	**Minimum of 11,136 Sq. Ft.**

DRAFT

***Note: The approved dimensions from the Project Approval pursuant to Ordinance 39 Series of 2016 remain in full effect. Minor adjustments to reflect programming changes as the project moves from planning to building permit shall be permitted, but in no instance shall any dimensions exceed what is outlined in said Ordinance. Minor changes to the Project's dimensional requirements may be approved by the City's Community Development Department provided that the resulting floor areas do not exceed that which is permitted in the Lodge zone district. Should the dimensions of the Final Building Permit issuance be lower than those outlined in the Ordinance 39, the Applicant shall have the right to add additional square footage to the project though an Insubstantial Amendment through the period of vesting. The governing Dimensional Standard in Section 1: General Approval, Section 7: Project Dimensions paragraphs A and B and Exhibit B Dimensional Standards complete approved standards. Norway Island shall also comply with the additional conditions regarding dimensional requirements set forth in sub-sections 7.A (exceptions to height limitation for rooftop elevators, 7.B and 7.C of Ordinance 39.**

2.4 **Vested Rights**. In accordance with the requirements of C.R.S. Section 24-68-103(b) (2019), a properly noticed public hearing concerning the establishment of such vested rights for the Property was conducted on January 7, 2019. The City has since determined that the Project and the Approvals related to the same constitute a new site-specific development plan pursuant to Land Use Code Section 26.308.010 and C.R.S. § 24-68-101 et seq. attaching to and running with the Property and conferring upon Norway Island the right to undertake and complete the site-specific development plan and use of the Property under the terms and conditions of the site-specific development plan, and any approved amendments thereto. As such, development of the Project and shall not be altered, impaired, diminished or delayed by any subsequent zoning or land use action that is prohibited by C.R.S. Section 24-68-105(1). However, any failure to abide by any of the terms and conditions attendant to the Approvals that is not cured by Norway Island after written notice from the City, a right to a public hearing in accordance with applicable provisions of the Land Use Code, and a reasonable opportunity to cure, will result in the forfeiture of said vested property rights.

The City and Norway Island further agree that, due to various factors, including but not limited to the significant scope of this Project, the City's request to pursue relocation of the base of Current Lift 1A, and the need to wait until all required City-owned property is available for this use, it is appropriate for vested rights to extend beyond three years. Consequently, the right to undertake and complete the development and use of the Property pursuant to the terms and conditions of the Approvals and the Approved Plan Set for the Property shall commence upon the effective date of the Development Order for the Project issued by the City pursuant to Section 26.304.080 of the Land Use Code and be vested thereafter for a period extending until five years following the effective date of the use rights conferred as part of the initial 40-year term of the Dolinsek License pursuant to Section 6.A.1 of Ordinance No. 38, Series of 2018. If the effective date of the use rights conferred as part of the initial 40-year term of the Dolinsek License has already occurred, the vested rights shall extend for a period of five (5) years from the effective date of the Development Order. However, the vesting period shall not extend longer than the validity of the Development Order issued for the Project pursuant to Section 26.304.080 of the Land Use Code, as amended from time to time (which Section 26.304.080 currently provides that a Development Order will not be valid for more than ten years). Additionally,

nothing herein shall be construed as limiting Norway Island's right to proceed with the Project prior to the commencement of the initial 40-year term of the Dolinsek License, provided that the Project has received the required Detailed/Final Review approvals described in Ordinance 39 and complied with the City's permit requirements.

As authorized by CRS § 24-68-102(4)(a), the City and Norway Island agree that the Site Specific Development Plan for the Property consists of and includes, but is not limited to, the number, permitted size, and configuration of the Project's lodge units, residential units, affordable housing unit, the size and configuration of associated commercial spaces, and other areas of the Project; all matters set forth in the Approvals referenced in Section 2.1 above; the Approved Plan Set recorded as Reception No. _____; the Final Plat recorded as Reception No._____; this Agreement; and all other documents recorded concurrent herewith. For purposes of this Section 2.4, this Agreement shall be considered a "development agreement" as that term is used in C.R.S. Section 24-68-104(2).

ARTICLE III.
DEVELOPMENT REQUIREMENTS AND RESTRICTIONS

3.1 **Project Components**. The Project approved pursuant to the Approvals referenced in Section 2.1 above consists of the following principal components:

(a) **Lodge**. The Project will contain eighty-one (81) lodge units with 81 keys. The Project's lodge units will contain maximum allowable floor area of approximately 42,077 square feet. Minor changes to the Project's allowable lodge floor area, and any resulting changes to its net livable area, may be administratively approved by the City's Community Development Department provided that the resulting floor area does not exceed that which is permitted in the Lodge (L) zone district.

(b) **Commercial Net Leasable Area**. The Project's commercial components will include a restaurant and retail uses, **[and others?]**. These components are limited to a total net leasable area of 7,730 square feet and to a maximum allowable floor area of approximately 7,730 square feet. Minor changes to the Project's allowable commercial floor area may be administratively approved by the City's Community Development Department provided that the resulting commercial floor area does not exceed that which is permitted in the Lodge zone district.

(c) **Affordable Housing Unit**. The Project will contain one onsite (1) one-bedroom affordable housing unit. The one-bedroom unit will contain a minimum of 730 square feet of net livable area. The Project's affordable housing component is limited to a maximum allowable floor area of approximately 730 square feet. Minor changes to the Project's allowable affordable housing floor, and any resulting changes to its net livable area, area may be administratively approved by the City's Community Development Department provided that the resulting lodge affordable housing floor area does not exceed that which is permitted in the Lodge zone district.

(d) **Parking**. The Project will contain fifty-six (56) off-street parking spaces in its Subgrade Garage which are permitted to be tandem spaces. All parking spaces in the

Subgrade Garage shall be limited to the use of lodge guests, residential unit owners, affordable housing unit tenants, and users of the Project on space available basis. Each residential unit and the affordable housing unit shall be assigned a standard, non-stacked parking space in the Subgrade Garage. Long-term car parking by any user of the Subgrade Garage shall be prohibited provided, however, that the parking of vehicles that are owned or used by the residential unit owners and the affordable housing tenants is permitted.

(e) **Public Amenity Spaces**. Norway Island shall provide a total of 11,136 sq. feet of public amenity space, a portion of which shall be on the rooftop of the Gorsuch Haus Lodge building. Minor changes in the distribution of the Project's public amenity space may be approved by the City's Community Development Department. These spaces shall remain permanently accessible to the general public via stairs and/or elevators. These spaces shall not be enclosed with temporary or permanent walls or windows, or otherwise enclosed as interior conditioned space, except to the extent that tents and similar soft-sided enclosures may be allowed pursuant to the land use code, and some portions for the public amenity spaces may need to be covered due to the proximity of the proposed ski lift. The public amenity space may be partially covered by overhangs due to the close proximity of this space to the future ski lift alignment. All public amenity space may be oriented to the ski slope east of the Project. The rooftop public amenity space shall be subject to a public access easement, said easement to be referenced on the Final Plat. The rooftop public access easement shall be subject to the reasonable additional rules and regulations governing its use by the public to be established and periodically updated by the Gorsuch Haus Lodge.

(f) **Other Ski-related Uses on Lot 2**. The Project approvals also contemplate the construction, operation, and maintenance of ski-related infrastructure on Lot 2, ownership of which shall be retained by Aspen Skiing Company. These improvements include a relocated ski lift alignment for the Future Lift Terminal, development of new lift towers, regrading for skier return, regrading for the Aspen Mountain service road, traditional ski and non-mechanized recreational operation maintenance activities, and a ski race finish/special event use viewing area. A special event permit shall be obtained for the viewing area to the extent required by City code at the time of development. Service gates may be placed at the entrance of the realigned Aspen Mountain service road on Lot 2, provided that the service gate locations, dimensions, materials and color shall be subject to future administrative review and approval by the City's Community Development Department.

(g) **Growth Management Allotments**. The following growth management allotments have been allocated to the Project:

(i) Four free market residential dwelling unit allotments (from 2016 GMQS calendar year).

(ii) One 1-bedroom affordable housing unit allotment (from 2016 GMQS calendar year).

(iii) 7,730 square feet of new commercial net leasable space (from 2016 GMQS calendar year).

DRAFT

(iv) 112 lodging pillows, which equals 56 lodging keys, from the 2016 calendar year, with approval for 50 lodging pillows, which equals 25 keys, to be granted from the 2017 GMQS calendar year.

3.2 **Affordable Housing**.

(a) **Mitigation Requirements**. The Community Development Department has determined that the Project will require the mitigation of 24.68 Full-Time Equivalent employees ("FTEs"). Upon request of APCHA two years after issuance of certificates of occupancy for the Project, Norway Island or its successors, at their own expense, shall complete an audit to evaluate actual employee generation by the Project—if the free market component is shown to generate FTEs in addition to those supplied by the lodging component, additional mitigation may be required by the City commensurate with the employees generated by the free market component, up to an additional 4.64 FTEs. As set forth in Section 3.1(c) above, the Project will contain one (1) one-bedroom unit which is credited with housing 1.95 FTEs. In addition to the provision of one on-site affordable housing unit, mitigation may be satisfied utilizing on-site units, off-site units, "buy-down" units, or City of Aspen Affordable Housing Credits. Off-site units may be provided at locations within the Aspen Urban Growth Boundary. Cash in lieu is not permitted to satisfy affordable housing requirements. All required affordable housing mitigation shall be satisfied prior to issuance of certificates of occupancy for the Project.

(b) **Special Review**. Special Review approval pursuant to Land Use Code Section 26.430.040 was granted pursuant to Ordinance 39 to allow a maximum of fifty (50) percent of the finished floor of the affordable housing unit to be located below finished grade.

(c) **Affordable Housing Conditions**. The Project's one affordable housing unit shall be deed restricted to the Aspen/Pitkin County Housing Authority's ("APCHA") Category 4 income and occupancy guidelines, and shall meet the following conditions:

(i) The affordable housing unit shall meet or exceed the minimum net livable area requirements for Category 4 units;

(ii) The deed restriction for the affordable housing unit shall be recorded prior to the issuance of a Certificate of Occupancy ("CO") for the unit. The CO for the affordable housing units shall be issued at the same time or prior to the CO for the Gorsuch Haus Lodge;

(iii) All tenants shall be approved by APCHA prior to occupancy;

(iv) Employees of the Project residing within the on-site affordable housing unit shall be exempt from APCHA's maximum asset and income limitations provided, however, that such tenants work full time and do not own any other property within APCHA's ownership exclusion zone, both as defined in the APCHA Guidelines;

(v) Minimum occupancy requirements shall be maintained for each unit as defined in the APCHA Guidelines;

DRAFT

(vi) The unit shall not remain vacant for more than forty-five (45) days unless APCHA is notified as to why the unit has been left vacant;

(vii) A washer and dryer shall be provided in the affordable housing unit;

(viii) The affordable housing unit shall be assigned one (1) parking space in the Subgrade Garage--this space shall not be a stacked or tandem space; and

(ix) The affordable housing unit shall be a rental unit. The Project's Condominium Declaration shall contain language, to be reviewed and approved by APCHA, that in the event the unit becomes an ownership unit:

- It will be sold through the lottery system;
- The dues for the unit will be pro-rated based on the assessed value of the deed restricted unit versus the free market residential units, as well as the relative square footage of the units; and
- No common expenses will be charged to the deed restricted unit owner unless approved by APCHA.

3.3 **Reimbursement Agreement for South Aspen Street Improvements**. Norway Island agrees to enter into a reimbursement agreement for purposes of cost-sharing, on a proportionate basis, the costs of reconstruction of South Aspen Street as depicted on the engineering drawings prepared by Schmueser, Gordon & Meyer, Inc., and recorded as part of the development approvals for Lift One Lodge in Plat Book 102 at Pages 11-19 (the "South Aspen Street Improvement Plans"). The proportionate share of such expenses allocated to Lot 1 shall be 20.45%. The reimbursement agreement shall also include cost recovery provisions regarding prior road surface and sidewalk improvements as well as certain infrastructure improvements (including water lines, sewer lines, and shallow utility lines) consistent with the development approvals for the One Aspen Townhome project. Any improvements to the cul-de-sac beyond the scope of the South Aspen Street Improvement Plans shall be allocated fully to Norway Island.

3.4 **Construction in Accordance with Building Codes and Plans**. Construction of the Project, and all its component parts, shall be accomplished in substantial compliance with adopted City building and accessibility codes in effect at the time a Building Permit application is submitted, and with the Approved Plan Set. The elevator access to the Project's rooftop amenities shall meet International Building Code accessibility requirements. The affordable housing unit shall be provided with an ADA compliant circulation path within the hotel interior that connects the unit to the Subgrade Garage and the public right-of-way.

(a) The Project shall be subject to the 2015 IECC Energy Code.

(b) Pursuant to Section 26.575.020 (F)(3)(c) of Title 26, Land Use Regulations, building/mechanical heights shall be measured to the first layer of exterior sheathing or weatherproofing membrane. Any additional insulation and associated material

requirements imposed by the 2015 IECC Energy Code shall constitute "other veneer treatments" for the purpose of calculating building/mechanical heights.

3.5 **Engineering Department Requirements**. The Project shall comply with all sections of Title 21, Streets, Sidewalks and Other Public Places, of the Aspen Municipal Code, and all construction and excavation standards published by the Engineering Department.

(a) **Drainage**. The Project shall meet the requirements of the City's Urban Runoff Management Plan. A compliant drainage plan, including a 100-year mudflow analysis, shall be submitted with the building permit application for the Project.

(b) **Sidewalk/Curb/Gutter**. All sidewalk curb and gutter shall meet the Engineering Standards set forth in Title 21 of the City of Aspen Municipal Code.

(c) **Excavation Stabilization**. Due to the scale of excavation and proximity of excavation to neighboring property, an excavation stabilization plan shall be submitted to the Engineering Department at building permit submittal. Soil stabilization shall be located within the property boundaries or follow Section 21.12.140 of the Municipal Code.

(d) **Ground Stability Monitoring**. In order to ensure that development of the Project does not exacerbate naturally occurring ground movement, an inclinometer shall be installed and maintained by Norway Island or its successors or assigns and bi-annual readings shall be taken through the time until issuance of certificates of occupancy for the Project.

3.6 **Fire Mitigation**. The Project shall comply with all codes adopted by the Aspen Fire Protection District. This includes, but is not limited to, access (International Fire Code, 2003 Edition, Section 503), approved fire sprinkler, and fire alarm systems (International Fire Code, as amended, Sections 903 and 907). The Subgrade Garage shall have adequate fire access which shall be reviewed and approved by the City's Fire Marshall.

3.7 **Parks Department Requirements**.

(a) Tree removal permits are required prior to issuance of a building permit for any demolition or significant site work. Mitigation for tree removal (after consideration of any appropriate credits) shall be met by a cash-in-lieu payment, by on-site plantings, or a combination of both as provided for in Title 13, Chapter 13.20, Tree Removal Permits, of the Aspen Municipal Code. Rooftop plantings shall not qualify as mitigation.

(b) A tree protection plan depicting the drip lines of each individual tree or group of trees which is to remain on the Property shall be included in the building permit submittal for any demolition or significant site work. The plan shall depict the location of tree protection zones which shall be approved by the City Forester. The plan shall prohibit excavation; the storage of building materials, construction and equipment; and access over or through the protection zones by foot or vehicles.

(c) Norway Island shall dedicate to the City on the Final Plat an easement for a public pedestrian and bicycle trail that provides access from Hill Street to the existing public

DRAFT

access and skiers easement recorded in Book 42 on Page 489 to the satisfaction of the Parks Department.

(d) The Final Plat shall also include a public access easement that permits access across Lot 2 and is commensurate with the Aspen Mountain Service Road to the satisfaction of the Parks Department. The City agrees, however, that public access may be managed to restrict access from time to time at the discretion of the Aspen Skiing Company for safety, maintenance, operations, loading, unloading, and staging purposes, as it determines. This easement may overlap with the trail easement referred to in the preceding sub-paragraph.

(e) The Final Plat shall also include dedication of a public access easement on the western stairway of the Gorsuch Haus Lodge to the satisfaction of the Parks Department.

3.8 **Aspen Consolidated Sanitation District Requirements**. Sanitary sewer service is contingent upon compliance with the Aspen Consolidated Sanitation District's ("ACSD") rules, regulations and specifications which are on file at the ACSD office. Prior to certificates of occupancy for the Project, Norway Island shall connect to the recently upgraded sanitary sewer line in the South Aspen Street right-of-way. Prior to construction of the connection, the connection shall be approved to the satisfaction of ACSD.

3.9 **Environmental Health Department Requirements**.

(a) **Environmental Health Codes**. Code requirements to be aware of when filing a building permit include (i) a prohibition against engine idling, (ii) regulation of fireplaces, (iii) fugitive dust requirements, (iv) noise abatement, and (v) pool design.

(b) **Trash Requirements**. The Project's trash enclosures shall meet the minimum requirements outlined in Title 12, Solid Waste, of the Aspen Municipal Code. Special Review approval from the Environmental Health Department may be required to satisfy dimensional requirements.

(c) **Ski Lift Operations**. The City and Norway Island understand and acknowledge that functional operation of the Lift 1 Corridor requires that the Aspen Skiing Company undertake certain operation and maintenance activities, including snowmaking, snow grooming, lift maintenance, load in and load out for special events and mountain operations, outside of operational hours, including during early morning, evening, and nighttime hours throughout the Lift 1 Corridor.

3.10 **Water / Utilities Department Requirements**. The Project shall comply with the City of Aspen Water System Standards, with Title 25, and with the applicable standards of Title 8 (Water Conservation and Plumbing Advisory Code) of the Aspen Municipal Code, as required by the City of Aspen Water Department. All water System Distribution Standards in place at the time of building permit submittal shall apply, and all tap fees will be assessed per applicable codes and standards.

3.11 **Outdoor Lighting and Signage**. All outdoor lighting and signage shall meet the requirements of Section 26.575.150, Outdoor Lighting, of the Regulations. Compliance with this condition shall be verified at building permit review.

3.12 **Colorado Passenger Tramway Safety Board Review.** The Colorado Passenger Tramway Safety Board will conduct a review of the lift and ski corridor for compliance with safety and design standards. If the review by the Tramway Board requires modification to any element of the design of this approved project to comply with standards, such modifications will be reviewed and may be approved administratively by the Community Development Director.

3.13 **Cost Sharing for Dean Street Improvements and Skiers' Chalet Relocation and Rehabilitation**. Pursuant to Ordinance No. 38, Series of 2018 and a separate development agreement between the City and Lift One Lodge, the City shall contribute a fixed amount of $4,360,000.00 to Lift One Lodge in support of the public facing elements of its project, including improvements to Dean Street and the relocation and rehabilitation of the Skiers' Chalet Lodge. Additionally, at the time of demolition of Aspen Skiing Company's existing Lift 1A ski operations space), Norway Island shall contribute $1,000.000.00 to the City toward the relocation, rehabilitation and repurposing of the ski operations-related elements of the Skiers' Chalet Building. Such funds shall then be held in escrow and released to Lift One Lodge upon its delivery of the relocated and rehabilitated Skiers' Chalet Building in a "white box" condition as provided in Ordinance No. 38, Series of 2018. However, if the delivery of the relocated and rehabilitated Skiers' Chalet Building in "white box" condition takes place prior to the demolition of the Current Lift 1A ski operations space, then Norway Island shall deliver the $1,000,000.00 contribution directly to Lift One Lodge at the time of delivery.

3.14 **Lot 2 Development Restriction**. The Property Owner shall include a plat note on the final subdivision plat that restricts Lot 2 against all future residential building and residential development and other land uses and activities that are not consistent with the intent and approved development contemplated by Ordinance 39. Any amendment to the condition relating to residential building and residential development shall require a successful majority vote of the public.

[NOTE: See also the dedications and reservations as well as the Plat Notes covering ski and non-mechanized recreational uses and operations set forth on the draft Final Plat.]

3.15 **South Aspen Street Winter Maintenance**. The City is not presently requiring the Gorsuch Haus Project or the Lift One Lodge Project to construct a snowmelt system in South Aspen Street. However, Norway Island hereby agrees to participate in the process outlined in Section 30 of Ordinance 39 to evaluate the feasibility and efficacy of installation of a snowmelt system, to include the pursuit of alternatives to a snowmelt system. After completion of all required elements and triggers pursuant to that process, if it nonetheless determined by the City that a snowmelt system is the only mechanism to adequately and reasonably respond to winter street conditions and actual post-development traffic impacts from this Project and the Lift One Lodge Project, the City may then proceed to require Norway Island and the developer of the Lift One Lodge Project to install a snowmelt system, in which case Norway Island shall only be required to pay 1/3 of the cost. As Aspen Street is a public street, any contemplated snowmelt system shall be exempt from applicable Renewable Energy Mitigation Program (REMP) fees.

3.16 **Construction Staging and Sequencing Plan**. A preliminary construction staging and sequencing plan of coordination between Norway Island, the developer of the Lift One Lodge Project, and Aspen Skiing Company is attached to this Agreement as **Exhibit ___**.

3.17 **Material Representations**. All material representations and commitments made by Norway Island in connection with the Project's development approvals contained or referenced herein, whether made in public hearings or in documentation presented before the Aspen Planning and Zoning Commission or the Aspen City Council, are hereby expressly incorporated in said Project's development approvals and such representations and commitments shall be complied with by Norway Island as if fully set forth herein, unless amended by an authorized entity.

3.18 **School Land Dedication Fee**. Before building permits are issued for the Project, Norway Island shall pay to City a cash payment in lieu of school land dedication for the Project's four free market residential units and one affordable housing unit in an amount to be determined at building permit issuance based on the regulations in effect at that time.

3.19 **Park Development Impact Fee**. Before building permits are issued for the Project, Norway Island shall pay to City a Park Development Impact Fee for the Project in an amount to be determined at building permit issuance based on the regulations in effect at that time.

3.20 **Air Quality Impact Fee**. Before building permits are issued for the Project, Norway Island shall pay to City an Air Quality Impact Fee in an amount to be determined at building permit issuance based on the regulations in effect at that time.

3.21 **Additional Licenses and Easements.** Pursuant to Section 5 of Ordinance 39, within 180 days following the City's issuance of a Development Order for the Project, and prior to issuance of a CO, Norway Island shall finalize and provide the following additional licenses and easements to the City, which agreements shall all contain commercially reasonable insurance and indemnity provisions (provided, however, that the City will not provide an indemnification to any party):

A. An easement agreement between Norway Island and the Aspen Skiing Company to allow ski-related activity and infrastructure on Lot 1 and to allow skiing and ski and lift related activities, equipment, improvements and infrastructure, including, without limitation, subgrade snowmaking infrastructure as well as above grade ski and lift related equipment, improvements and infrastructure to occur on, over and under the Hill Street right-of-way. The easement agreement will provide that Aspen Skiing Company will own and exclusively control all ski and lift related equipment, improvements and infrastructure construed on, over, and under the Hill Street right-of-way.

[NOTE: See dedications and reservations shown and described on the Final Plat as well as in the Ski Operations Agreement.]

B. A fee-free easement agreement between Norway Island and the City pursuant to which the City will grant to Norway Island an easement over, under and across and through all public rights-of-way and City-owned lands adjacent to the Project for the

purpose of allowing construction work and staging, crane swinging, over-digging, shoring, soil nails and other construction activities necessary or appropriate to undertake the construction of the Project and to establish and maintain a safe working environment during such construction. However, no such easements to be granted by the City with respect to the Dolinsek Property shall be legally effective until the City is permitted to grant such easements pursuant to the Dolinsek Deed, and no such easements on the Dolinsek Property shall violate the terms and restrictions of the Conservation Easement on the Dolinsek Property held by the Aspen Valley Land Trust.

[NOTE: See dedications and acceptances shown and described in the Vacation Plat as well as in the Final Plat.]

3.22 **City Vacation of Street Rights-of-Way and Acceptance of Private Property**. Pursuant to Section 4 of Ordinance 39, the City has approved vacation of public right-of-way comprising approximately 8,206 square feet of area, to be replaced with all necessary utility easements, all as shown on the Final Plat. The City has also agreed to accept the dedication of approximately 3,462 square feet of private property at the terminus of South Aspen Street for a public right-of-way for cul-de-sac improvements. To the extent that such dedications and acceptance of private property by the City are not effectuated by the Final Plat, the parties agree to exchange deeds no later than 45 days following the recordation of the Final Plat

3.23 **Encroachment Licenses**. Upon receipt by the City from Norway Island of completed revocable easement license applications, the City shall grant revocable encroachment licenses to Norway Island for all private improvements and infrastructure for the Project shown on the Approved Plan Set that will be located within City rights of way.

3.24 **Other Agreements**. Following completion of the construction of the building improvements on Lot 1, a Condominium Map and Condominium Declaration shall be submitted pursuant to Section 26.480.050(A) of the City of Aspen Municipal Code.

[See Section 16.C.2 of Ordinance 39 which refers to "Other Agreements as necessary --- between the stakeholders to the project including: the City of Aspen, Aspen Historical Society, Aspen Skiing Company, Lift One Lodge, and Gorsuch Haus." We should specifically identify any agreements to be signed by the City after the date of the Development Agreement and make sure the Development Agreement commits the City to approve/sign.]

ARTICLE IV.
PUBLIC IMPROVEMENTS

4.1 Prior to issuance of a final CO for the Project, Norway Island shall accomplish certain public improvements, all as depicted on the recorded Approved Plan Set, including the following:

(a) **Landscape Improvements**. See **Exhibit C** attached hereto and incorporated herein by this reference.

(b) **Public Infrastructure Improvements**. See **Exhibit D** attached hereto and incorporated herein by this reference.

(c) **Storm Water and Drainage Improvements**. See **Exhibit E** attached hereto and incorporated herein by this reference.

ARTICLE V.
FINANCIAL ASSURANCES

5.1 **Site Protection/Enhancements Requirements**.

(a) **Site Protection Guarantee**. Before the issuance of any building permits for the Project, Norway Island shall deposit with _____ ("Escrow Agent") the sum of _____ and 00/ U.S. Dollars ($_____) in the form of cash or wired funds (the "Escrow Funds") and will execute an Escrow Agreement and Instructions with the Escrow Agent which recites as follows:

> In the event construction work on the Project shall cease for 90 days or longer ("Work Stoppage") prior to a final inspection by the City of the work authorized by a foundation/structural frame permit and cessation of such construction work continues for a period of one hundred twenty (120) days after notice from the City to Norway Island specifying the subject work in reasonable detail, or if such Work Stoppage cannot reasonably be cured within such one hundred twenty (120) day period and Norway Island fails to commence and proceed diligently to cure such Work Stoppage within a reasonable time period, then the City, in its reasonable discretion, may draw upon the Escrow Funds from time to time as needed for the purposes of protecting and securing the Project site and improvements from damage by the elements and/or from trespass by unauthorized persons and for purposes of improving the Project site to a safe condition such that it does not become an attractive nuisance or otherwise pose a threat to neighbors or other persons. The City shall use commercially reasonable efforts to not adversely impact the operation of, or access to the Project by Norway Island. The Escrow Funds or any remaining balance thereof shall be returned to Norway Island upon completion by the City of a final inspection of the work authorized by the Foundation/Structural Frame Permit on the Project; provided, however, that the Community Development Director shall promptly authorize partial releases, in increments of no less than 25% of the original surety, of the Site Protection Guarantee as portions of the Project protection, security, and safety are reduced.

The City shall be a named party to the Escrow Agreement with the express right and authority to enforce the same from time to time.

(b) **Site Enhancement Guarantee**. Before the issuance of a Building Permit for the Project, Norway Island shall deposit with _____ ("Escrow Agent") the sum of _____ and 00/ U.S. Dollars ($_____) in the form of cash or wired funds (the "Escrow Funds") and will execute an Escrow Agreement and Instructions with the Escrow Agent which recites as follows:

DRAFT

In the event construction work on the Project shall cease for 90 days or longer ("Work Stoppage") prior to a final inspection by the City of the work authorized by any permit or phase of permit for the Project and cessation of such construction work continues for a period of one hundred twenty (120) days after notice from the City to Norway Island specifying the subject work in reasonable detail, or if such Work Stoppage cannot reasonably be cured within such one hundred twenty (120) day period and Norway Island fails to commence and proceed diligently to cure such Work Stoppage within a reasonable time period, then the City, in its reasonable discretion, may draw upon the Escrow Funds from time to time as needed for the purposes of improving the appearance of any construction work already completed on the Project site and for installing any public improvements on or adjacent to the Project site. The City shall use commercially reasonable discretion with respect to the manner or improving the appearance of construction work in progress as well as determining the public improvements to be installed. The City shall use commercially reasonable efforts to not adversely impact the operation of, or access to the Project by Norway Island. The Escrow Funds or any remaining balance thereof shall be returned to Norway Island upon completion by the City of a final inspection of the work authorized by the Foundation/Structural Frame Permit on the Project; provided, however, that the Community Development Director shall promptly authorize partial releases, in increments of no less than 25% of the original surety, of the Site Enhancement Guarantee as portions of the Project pertaining to its appearance, or the installing any public improvements on or adjacent to the Project are substantially performed.

The City shall be a named party to the Escrow Agreement with the express right and authority to enforce the same from time to time.

5.2 **Performance Guarantees**.

5.2.1 **Public Improvements**.

(a) **Public Improvements Itemized**.

(i) Landscape Improvements for landscaping to be placed on Lot 1 and Lot 2 are itemized on **Exhibit C** attached hereto and incorporated herein by this reference.

(ii) Public Infrastructure Improvements for Lots 1 and 2 are itemized on **Exhibit D** attached hereto and incorporated herein by this reference.

(iii) Storm Water and Drainage Improvements associated with Lot 1 and Lot 2 are itemized on **Exhibit E** attached hereto and incorporated herein by this reference.

(b) Security for Improvements. Prior to the issuance of a Building Permit for the Project, Norway Island shall provide a performance guarantee (the "Guarantee") in an amount (the "Guarantee Amount") equal to one hundred fifty percent (150%) of the estimated costs of the Public Improvements ("Improvements") itemized on **Exhibits C, D & E** attached hereto. The Guarantee may be in the form of a cash escrow held by a third-party escrow agent (an "Escrow Agent"), an irrevocable sight draft or letter of commitment from a financially

responsible lender, or any financial security acceptable to the City Attorney. It is further agreed that Guarantee Amount described above shall constitute the total of all security required for all the Improvements which Norway Island is required to perform. For purposes hereof "Substantially Complete" or "Substantial Completion" shall mean that the City has inspected the Improvements and has reasonably determined that they are Substantially Complete in compliance with applicable specifications and has issued a Certificate of Substantial Completion or similarly intended form of approval. Subject to provisions below in section 5.2.1 (c) including, without limitation, partial release provisions, the Guarantee Amount representing the cost of part or all of the Improvements (as itemized on **Exhibit C, D, or E**) which are Substantially Complete shall be immediately released to Norway Island. If there is any balance remaining in the Guarantee Amount after all partial releases and all Improvements are Substantially Complete, all such remaining amounts shall be immediately released to Norway Island upon delivery of written notice to any applicable Escrow Agent by Norway Island directing such delivery.

(c) Escrow Release Provisions.

Upon delivery by Norway Island of written notice that the Improvements or any part or parts thereof are complete and ready for inspection ("Request for Inspection") along with a showing of the value of the Improvements or part(s) thereof completed, the City will, within 14 days, inspect the Improvements identified in the Request for Inspection, to determine whether or not such Improvements are Substantially Complete. If the City finds that the Improvements identified in the Request for Inspection are Substantially Complete, the City shall, within 7 days, deliver a written Certificate of Substantial Completion to Norway Island and any applicable Escrow Agent. Upon receipt of a Certificate of Substantial Completion for Improvements identified in the Request for Inspection, the City or any applicable Escrow Agent shall immediately release to Norway Island the total itemized amount (per **Exhibit C, D, or E**) corresponding to all Improvements which the City has certified as Substantially Complete. Pursuant to Section 26.445.070(C)(4) of the Land Use Code, ten percent (10%) of the value of the Improvement(s) set forth in the City's Certification of Substantial Completion shall be retained by the City or any applicable Escrow Agent. If no Certificate of Substantial Completion is delivered within the said seven (7) day period, all Improvements identified in the Request for Inspection shall automatically be deemed Substantially Complete without requirement of any further action. Norway Island need only provide written notice to any applicable Escrow Agent, with a copy to the City that no Certificate of Substantial Completion was delivered. Such notice to any applicable Escrow Agent shall be deemed the equivalent of a Certificate of Substantial Completion from the City and upon receipt of such notice, the City or any applicable Escrow Agent is authorized to promptly release to Norway Island the total itemized amount (per **Exhibit C, D, or E**) corresponding to all Improvements which the City has certified as Substantially Complete minus the 10% withholding as per Section 26.445.070(C)(4) of the Land Use Code.

If the cost to Substantially Complete the Improvements, or part(s) thereof is less than the corresponding amount itemized in each of **Exhibits C, D & E** attached hereto, and the City certifies that such Improvements, or part (s) thereof are Substantially Complete, the City or any applicable Escrow Agent shall immediately release to Norway Island the total itemized amount (per **Exhibit C, D, or E**) corresponding to all Improvements which the City has certified as Substantially Complete minus the 10% required to be withheld pursuant to Section 26.445.070(C)(4) of the Land Use Code.

If the City finds that all or a portion of the Improvements identified in the Request for Inspection are not Substantially Complete, the City shall furnish a letter of potential deficiencies to Norway Island and any applicable Escrow Agent within fourteen (14) days of such finding. Any such letter of potential deficiencies shall specify which Improvements identified in the Request for Inspection are potentially deficient.

If a letter of potential deficiencies is issued which specifies a portion of the Improvements identified in the Request for Inspection as potentially deficient, then all Improvements identified in such Request for Inspection which are not specified as being potentially deficient shall automatically be deemed Substantially Complete without requirement of any further action. Norway Island need only provide written notice to any applicable Escrow Agent with a copy to the City that the Improvements not specified in the letter of potential deficiencies are Substantially Complete. Such notice to any applicable Escrow Agent shall be deemed the equivalent of a Certificate of Substantial Completion from the City and upon receipt of such notice, the City or any applicable Escrow Agent shall immediately release to Norway Island the total itemized amount (per **Exhibit C, D, or E**) corresponding to all Improvements which the City has certified as Substantially Complete minus the 10% withholding as per Section 26.445.070(C)(4) of the Land Use Code. If no letter of potential deficiency is furnished within the said fourteen (14) day period, all Improvements identified in the Request for Inspection shall automatically be deemed Substantially Complete without requirement of any further action. Norway Island need only provide written notice to any applicable Escrow Agent, with a copy to the City that no letter of potential deficiency was provided as required hereunder. Such notice to any applicable Escrow Agent shall be deemed the equivalent of a Certificate of Substantial Completion from the City and upon receipt of such notice, the City or any applicable Escrow Agent shall promptly release to Norway Island the total itemized amount (per **Exhibit C, D, or E**) corresponding to all Improvements which the City has certified as Substantially Complete minus the 10% withholding as per Section 26.445.070(C)(4) of the Land Use Code.

With respect to any Improvements identified in the Request for Inspection that are specified as potentially deficient in a letter of potential deficiencies as provided hereunder, Norway Island shall have a reasonable period of time to cure any such potential deficiencies. After performing cure measures, Norway Island shall submit to the City a Request for Inspection, along with a showing of the cost of the Improvements completed. The City will, within 14 days, inspect the Improvements previously identified as potentially deficient to determine whether or not such Improvements have been made Substantially Complete. If the City reasonably finds that the Improvements previously identified as potentially deficient have been made Substantially Complete, the City shall, within 7 days, deliver a Certificate of Substantial Completion to Norway Island and any applicable Escrow Agent. In such event, the City or any applicable Escrow Agent shall release to Norway Island within 5 days, the total itemized amount (per **Exhibit C, D, or E**) corresponding to all Improvements which the City has certified as Substantially Complete minus the 10% withholding as per Section 26.445.070(C)(4) of the Land Use Code. If the City fails to respond to Norway Island's Request for Inspection regarding cure measures taken as to previously identified potentially deficient Improvements within such 7-day period, all such Improvements identified in the Request for Inspection shall automatically be deemed Substantially Complete. Norway Island need only provide written notice to any applicable Escrow Agent, with a copy to the City that no letter of potential deficiency was provided as required hereunder. Such notice to any applicable Escrow Agent

shall be deemed the equivalent of a Certificate of Substantial Completion from the City and upon receipt of such notice, the City or any applicable Escrow Agent shall promptly release to Norway Island the total itemized amount (per **Exhibit C, D, or E**) corresponding to all Improvements which the City has certified as Substantially Complete minus the 10% withholding as per Section 26.445.070(C)(4) of the Land Use Code.

If the City reasonably finds that the Improvements previously identified as potentially deficient have not been made Substantially Complete then City and Norway Island shall have 14 days after the date of the City's finding, to reach written resolution regarding the Improvements determined by the City to be potentially deficient. If Norway Island and the City are not able to reach resolution within such 14 day period then the City and Norway Island agree to submit the dispute to the Board of Appeals and Examiners of the City of Aspen (hereinafter referred to as "Board"). The Board shall base its decision upon substantial evidence presented. The Board's finding would be subject to review pursuant to C.R.C.P. Rule 106(a)(4) in accordance with the laws of the State of Colorado.

If Norway Island has not applied to the District Court for review of the determination of the Board within that time set forth pursuant to C.R.C.P. 106(a)(4) and has not obtained a Certificate of Substantial Completion City regarding the potentially deficient Improvements within such time or such additional time as may be reasonably needed by Norway Island under the circumstances, the City may cause the potentially deficient Improvements to be Substantially Complete and the costs of making the potentially deficient Improvements Substantially Complete shall be paid from the Guarantee Amount; provided, however, that in so doing, the City's expenses shall be commercially reasonable. If the City's costs are less than the itemized amounts for such Improvements (per **Exhibit C, D or E**) the difference remaining shall be promptly paid to Norway Island.

If the Board finds that the City's determination was correct, then Norway Island, in addition to appeal rights, shall have the right to take such corrective action as may be reasonably necessary to correct the Improvements found by the Board to be potentially deficient. Upon completion of such corrective action, Norway Island will submit to the City a Request for Inspection. If the City determines that Improvements found by the Board to be potentially deficient have been made Substantially Complete then the City shall, within 7 days, deliver a Certificate of Substantial Completion to Norway Island and any applicable Escrow Agent. In such event, the City or any applicable Escrow Agent shall release to Norway Island within five (5) days, the total itemized amount (per **Exhibit C, D, or E**) corresponding to all Improvements which the City has certified as Substantially Complete minus the 10% withholding as per Section 26.445.070(C)(4) of the Land Use Code. If the City determines that Improvements found by the Board to be potentially deficient remain potentially deficient then the City may cause such potentially deficient Improvements to be Substantially Complete and the costs of making such potentially deficient Improvements Substantially Complete shall be paid from the Guarantee Amount; provided, however, that in so doing, the City's expenses shall be commercially reasonable. If the City's costs are less than the itemized amounts for such Improvements (per **Exhibit C, D or E**) the difference remaining shall be promptly paid to Norway Island.

In the event the Board finds in favor of Norway Island, then the Improvements in issue shall automatically be deemed Substantially Complete without requirement of any further action.

Norway Island need only provide written notice to any applicable Escrow Agent, with a copy to the City that the Board found in favor of Norway Island. Such notice to any applicable Escrow Agent shall be deemed the equivalent of a Certificate of Substantial Completion from the Board. Upon receipt of such notice, the City or any applicable Escrow Agent shall immediately release to Norway Island the total itemized amount (per **Exhibit C, D, or E**) corresponding to all Improvements which the City has certified as Substantially Complete minus the 10% withholding as per Section 26.445.070(C)(4) of the Land Use Code.

Notwithstanding anything to the contrary contained herein, after any and all partial releases, and once all Improvements are Substantially Complete, the 10% withheld pursuant to Section 26.445.070(C)(4) of the Land Use Code shall be immediately released by the City or any applicable Escrow Agent to Norway Island.

If there are delays in performance hereunder due to abnormal adverse weather conditions, acts of God, casualties or any causes beyond the control of Norway Island or the City, or by other causes which reasonably would justify delay, then the affected time period or deadline shall be extended for a reasonable period of time, as may be agreed upon by the parties. No agreement to extend may be unreasonably withheld or delayed.

It is the express understanding of the parties that compliance with the procedure set forth in Article VI below pertaining to the procedure for default and amendment of this Agreement shall be required with respect to the enforcement and implementation of the financial assurances and guarantees to be provided by Norway Island as set forth above; provided, however that all procedures and requirements of this Article V shall be exhausted by the City before any action under Article VI below is taken by the City with regard to matters pertaining to this Article V.

ARTICLE VI.
NON-COMPLIANCE AND REQUEST FOR AMENDMENTS OR EXTENSIONS

In the event that the City determines that Norway Island is not acting in substantial compliance with the terms of this Agreement, the City shall notify Norway Island in writing specifying the alleged non-compliance and asking that Norway Island remedy the alleged non-compliance within such reasonable time as the City may determine, but not less than 30 days. If the City determines that Norway Island has not complied within such time, the City may issue and serve upon Norway Island a written order specifying the alleged non-compliance and requiring Norway Island to remedy the same within thirty (30) days. Within twenty (20) days of the receipt of such order, Norway Island may file with the City Council either a notice advising the City that it is in compliance or a written request to determine any one or both of the following matters:

(a) Whether the alleged non-compliance exists or did exist, or

(b) Whether a variance, extension of time or amendment to this Agreement should be granted with respect to any such non-compliance which is determined to exist.

Upon the receipt of such request, the City shall promptly schedule a meeting of the parties to consider the matters set forth in the order of non-compliance. The meeting of the parties shall be convened and conducted pursuant to the procedures normally established by the

City. If the City determines that a non-compliance exists which has not been remedied, it may issue such orders as may be appropriate, including the imposition of daily fines until such non-compliance has been remedied, the withholding of permits and/or certificate of occupancy, as applicable; provided, however, no order shall terminate any land use approval. The City may also grant such variances, extensions of time or amendments to this Agreement as it may deem appropriate under the circumstances.

In addition to the foregoing, Norway Island may, on its own initiative, petition the City for a variance, an amendment to this Agreement or an extension of one or more of the time periods required for performance hereunder. The City may grant such variances, amendments to this Agreement, or extensions of time as it may deem appropriate under the circumstances. The parties expressly acknowledge and agree that the City shall not unreasonably refuse to extend the time periods for performance hereunder if Norway Island demonstrates that the reasons for the delay(s) which necessitate said extension(s) result from acts of God or other events beyond the reasonable control of Norway Island, despite good faith efforts on its part to perform in a timely manner.

ARTICLE VII.
PRIOR INSTRUMENTS AND APPROVALS

7.1 **Prior Instruments and Approvals**.

(a) Ordinance 39.

(b) Street and Easement Vacation Plat**.**

(c) Planning and Zoning Commission Resolution No. ____

(d) City of Aspen Community Development Order No. _____

(e) [Any others?]

(f) Any and all agreements, approvals, ordinances, resolutions, and similar instruments not specifically listed above (recorded or unrecorded) which could be construed to adversely affect, negate, or otherwise diminish the Approved Plan Set, Final Plat, this Agreement, any amendments to any of the foregoing, and any and all agreements or instruments made or given in connection with the Approved Plan Set, Final Plat, and this Agreement.

ARTICLE VIII.
GENERAL PROVISIONS

8.1 The provisions hereof shall be binding upon and inure to the benefit of Norway Island and City and their respective successors and assigns.

8.2 This Agreement shall be subject to and construed in accordance with the laws of the State of Colorado.

DRAFT

8.3 If any of the provisions of this Agreement or any paragraph, sentence, clause, phrase, word, or section or the application thereof in any circumstance is invalidated, such invalidity shall not affect the validity of the remainder of this Agreement, and the application of any such provision, paragraph, sentence, clause, phrase, word, or section in any other circumstance shall not be affected thereby.

8.4 This Agreement and the exhibits attached hereto contain the entire understanding between the parties hereto with respect to the transactions contemplated hereunder. Norway Island, its successors or assigns, may, on its own initiative, petition the City Council for an amendment to this Agreement or for an extension of one or more of the time periods required for performance hereunder. The City Council shall not unreasonably deny such petition for amendment or extension after considering all appropriate circumstances. Any such amendments or extensions of time shall only become effective upon the execution by all parties hereto that are affected by the proposed amendment.

8.5 Numerical and title headings contained in this Agreement are for convenience only, and shall not be deemed determinative of the substance contained herein. As used herein, where the context requires, the use of the singular shall include the plural and the use of any gender shall include all genders.

8.6 Upon execution of this Agreement by all parties hereto, City agrees to approve and execute the Final Plat and to approve the Approved Plan Set and to accept the same for recordation in the Office of the Clerk and Recorder of Pitkin County, Colorado, upon payment of the recordation fees by Norway Island.

8.7 Notices to be given to the parties to this Agreement shall be considered to be given if hand delivered or if deposited in the United States Mail to the parties by certified mail, return receipt requested, at the addresses indicated below, or such other addresses as may be substituted upon written notice by the parties or their successors or assigns

DRAFT

CITY:

City of Aspen
City Manager
130 South Galena Street
Aspen, CO 81611

(Email: _____)

NORWAY ISLAND:

Norway Island, LLC
c/o James DeFrancia
P.O. Box 12393
Aspen, CO 91612

(Email:jdefrancia@lowe-re.com)

With copies to:

_____

_____

8.8 This Agreement may be executed in counterparts, in which case all such counterparts together shall constitute one and the same instrument which is binding on all of the parties thereto, notwithstanding that all of the parties are not signatory to the original or the same counterpart. Facsimile and email signatures shall be treated as original signatures hereon.

8.9 The terms, conditions, provisions and obligations herein contained shall be deemed covenants that run with and burden the Property and any and all owners thereof or interests therein, their respective successors, grantees or assigns, and further shall inure to the benefit of and be specifically enforceable by or against the parties hereto, their respective successors, grantees or assigns.

DRAFT

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year first above written.

CITY: **THE CITY OF ASPEN, COLORADO, a Colorado home rule municipal corporation**

By: _____
_____, Mayor

Attest:

_____
City Clerk

APPROVED AS TO FORM:

_____
James True, City Attorney

STATE COLORADO)
) ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020__, by _____ as Mayor and _____ as City Clerk of the City of Aspen, Colorado, a Colorado home rule municipal corporation.

Witness my hand and official seal.

My commission expires: **_____**
Notary Public

DRAFT

NORWAY ISLAND:

NORWAY ISLAND, LLC
a Delaware limited liability company

By: Destination Lift One, LLC, a Delaware limited liability company, its Administrative Managing Member,

By: LDD Lift One Investor, LLC, a Delaware limited liability company, its Managing Member

By: _____
Name/Title

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____ as _____ of LDD Lift One Investor, LLC, a Delaware limited liability company, as Managing Member of Destination Lift One, LLC, a Delaware limited liability company, as Administrative Managing Member of Norway Island, LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires:

_____
Notary Public

DRAFT

DRAFT SKI OPERATIONS PLAN: Aspen Mountain Lift One Corridor

Aspen Skiing Company, L.L.C. (ASC) controls and operates Aspen Mountain pursuant to a Special Use Permit granted by the US Forest Service as well as property and use rights to numerous privately and publicly owned land parcels on Aspen Mountain. Norway Island LLC has submitted an application seeking to develop a hospitality project known as "Gorsuch Haus" together with related ski and hospitality operations infrastructure (the "Gorsuch Haus Application"). Lift One Lodge Aspen LLC has submitted an application seeking to develop a hospitality project known as "Lift One Lodge" together with related ski, hospitality, park and museum operations related infrastructure (the "Lift One Lodge Application"). The Gorsuch Haus Application and the Lift One Lodge Application, together are sometimes referred to as the "Lift One Corridor".

As part of preliminary approval of the Lift One Corridor, City of Aspen Ordinance No. 39, Series of 2016, recorded April 8, 2019 under Reception No. 655085 of the Pitkin County real property records ("Ordinance 39") and City of Aspen Ordinance No. 38, Series of 2018, recorded April 8, 2019 under Receptions No. 655084 of the Pitkin County real property records ("Ordinance 38" and Ordinance 39 and Ordinance 38, collectively, the "Lift One Corridor Ordinances") each require submission, as a part of the Planned Development – Detailed Review, of a "Draft Ski Operations Plan". This document is intended to be that Draft Ski Operations Plan. As such, it represents and shall serve as a working tool through which ASC will establish the operating plans and procedures for ski and ski lift related summer operations throughout the Lift One Corridor, together with preliminary descriptions for how ASC's operations will interface with the hospitality, museum and City Parks elements of the Lift One Corridor.

Among other elements contained in the Lift One Corridor applications, and all as more fully detailed and described in the Lift One Corridor applications and Lift One Corridor Ordinances, the Lift One Corridor includes:

- The Gorsuch Haus hotel, for sale condominiums and ancillary facilities ("Gorsuch Haus")
- Two Lift One Lodge buildings including fractional, for sale condominiums and ancillary facilities, and including a separate, third structure, the relocated Skiers' Chalet Steakhouse functioning as a restaurant ("Lift One Lodge")
- The ski lift running through the Lift One Corridor, and replacing the existing Lift 1A, including a bottom terminal located on the Lift One Lodge garage structure (the new "Lift One")
- The repurposed Skiers' Chalet building, used for skiers' services operated by ASC and a ski museum developed and operated by the Aspen Historical Society (the "Skiers' Chalet Building")
- Ski patrol facilities within the underground garage structure of the Lift One Lodge (the "Ski Patrol Area")
- Public land functioning as a park in summer, and ski facilities including skiing, ski circulation, milling and mazing and snow storage area in winter ("Dolinsek Gardens")
- A 60+ foot wide path along the east side of Gorsuch Haus and between the two Lift One Lodge buildings (the "Skiway")

DRAFT

- The primary front side access point to Aspen Mountain for mountain operations, deliveries, event load-in and load-out via truck to snowcat in winter and the relocated Mountain Access road in summer (the "ASC Staging and Delivery Area")

WINTER OPERATIONS

Through its winter operations plan, ASC and the US Forest Service agree upon the expected opening and closing dates for each season on an annual basis (the "Ski Season"). The Ski Season dates are subject to change based upon snow, temperature and other weather conditions, as determined by ASC in its discretion.

Season Preparation

- In advance of the Ski Season, ASC shall have the right to make snow, farm snow, pile snow, store snow, create snow whales, spread, compact, groom, move, adjust and otherwise develop a snow surface using snowmaking water lines, connections, snow guns, snowcats, snowmobiles and other mechanical equipment and otherwise prepare the Ski Way for the Ski Season.
- In advance of the Ski Season, ASC shall have the right to farm snow, pile snow, cause snow to be blown on to, store snow, create snow whales, spread, compact, groom, move, adjust and otherwise develop a snow surface using snowcats, snowmobiles and other mechanical equipment for and to adjust the snow surface on the Dolinsek Gardens.
- In advance of the Ski Season, ASC shall have the right to undertake such repair, maintenance and renovation of Lift One, the Skiers' Chalet and the Ski Patrol Area as it determines necessary, subject to all City of Aspen construction and permitting requirements.

Ski Season Operations

- During the Ski Season ASC shall have the right to make snow, farm snow, pile snow, store snow, create snow whales, spread, compact, groom, move, adjust and otherwise develop a snow surface using snowmaking water lines, connections, snow guns, snowcats, snowmobile and other mechanical equipment and otherwise prepare the Ski Way for the Ski Season.
- During the Ski Season ASC shall have the right to farm snow, pile snow, cause snow to be blown on to, store snow, create snow whales, spread, compact, groom, move adjust and otherwise develop a snow surface snow surface using snowcats, snowmobiles and other mechanical equipment for and to adjust the snow surface on and adjust the snow surface on the Dolinsek Gardens.
- Once snow making has ended for the Ski Season, as determined by ASC, ASC shall continue to have the right to farm, pile, store, groom, move, adjust and otherwise

DRAFT

manage the snow and snow surface snow surface using snowcats, snowmobiles and other mechanical equipment throughout the Ski Way and the Dolinsek Gardens.

- Throughout the Ski Season, ASC shall have the right, but not the obligation to operate Lift One and the right to use the Ski Way and Dolinsek Gardens for ski area operations and recreational activities generally.
- Throughout the Ski Season, ASC shall have the right, but not the obligation to operate the skier services portion of the Skiers' Chalet.
- ASC intends to operate Lift One as one of the primary, rather than secondary lifts on Aspen Mountain, provided that it will determine, in its good faith discretion when Lift One will be open.
- It is ASC's intent that the skier services portion of the Skiers' Chalet will be open to the public any time Lift One is operational during the Ski Season, except in unusual circumstances, such as special events or due to employee limitations.

MOUNTAIN OPERATIONS, INCLUDING FOOD AND BEVERAGE AND SPECIAL EVENTS

- There will be an ASC Staging and Delivery Area located adjacent to and extending from the cul-de-sac on the north side of the Gorsuch Haus. This area has been designed to accommodate ASC's access and staging for mountain operations, maintenance, food and beverage deliveries, special events and related activities.
- During the Ski Season, the ASC Staging and Delivery Area will enable transfer of materials from "on the road" to "on the snow", with transfer from wheeled vehicles to snowcats, snow mobiles or other over the snow mechanized vehicles.
- Outside of the Ski Season, the ASC Staging and Delivery Area will enable ASC to access the re-routed Mountain Operations Road using wheeled vehicles.
- ASC shall have the right, from time to time, as necessary for such mountain operations, maintenance, special events and related activities, to control all access to, on, and over the ASC Staging and Delivery Area.
- ASC shall undertake good faith efforts to keep idling of its vehicles in the ASC Staging and Delivery Area to a minimum taking in to consideration ASC's operational needs and in all events consistent with City of Aspen regulations.
- ASC shall undertake good faith efforts to keep non-essential parking and/or parking of vehicles or storage activities within the ASC Staging and Delivery Area to a minimum taking in to consideration ASC's operational needs.
- ASC shall undertake commercially reasonable efforts to avoid blocking vehicular access to Gorsuch Haus loading dock enclosure and Gorsuch Haus loading dock enclosure's driveway approach for any extended period of time. Additionally, ASC will undertake good faith efforts to communicate and coordinate with the Gorsuch Haus operator regarding any potential vehicular access blockages in advance, provided that the operator of Gorsuch Haus undertakes to do the same, so that both entities can work to ensure operational functionality of both.

DRAFT

- ASC shall have the right of vehicular and pedestrian access directly from South Aspen Street across the plaza located between the Lift One Lodge and the Skiers' Chalet Steakhouse to reach the lower lift terminal of the new Lift One for purposes of ski area operations, skier access, lift loading and material transport, and for lift maintenance, repair and replacement. Such access will include the ability to place ski access gates, gantries or other technological means of controlling access to the lift on such access corridor.
- ASC will undertake good faith efforts to provide the operators of Gorsuch Haus and Lift One Lodge, at the beginning of each Ski Season, with a list of special events scheduled for each upcoming Ski Season on Aspen Mountain, including, to the extent readily identifiable, which events will be hosted on the Lift One Corridor side of Aspen Mountains as well as which will have load-in and load-out impacts on the Lift One Corridor. The list of special events will include ASC contact information.

NON-WINTER AND OTHER YEAR ROUND OPERATIONS

- ASC shall have the right, but not the obligation to operate Lift One outside of the Ski Season for sightseeing, hiking, summer dining, and other recreational activities as it determines in its discretion, subject to any necessary City of Aspen and Pitkin County approvals.
- ASC shall have the right, but not the obligation to operate the skiers' services portion of the Skiers' Chalet outside of the Ski Season as it determines in its discretion.
- ASC shall have the right to access the Lift One Corridor outside of the Ski Season to undertake any necessary or appropriate maintenance, repair or replacement on and of Lift One.
- ASC shall have the right to access the Ski Patrol Area outside the Ski Season as it determines in its discretion.

CORRIDOR COORIDINATION

- ASC will undertake good faith efforts to provide a first-class on-mountain guest experience for all visitors to the Lift One Corridor, including Gorsuch Haus guests, Lift One Lodge Guests and ASC guests.
- ASC will undertake good faith efforts to communicate and coordinate with the operators of Gorsuch Haus and Lift One Lodge to attempt to minimize negative impacts on the hospitality operations, provided that the operators of Gorsuch Haus and Lift One Lodge undertake to do the same.
- ASC shall coordinate in good faith with the City, the Aspen Historical Society, Gorsuch Haus and Lift One Lodge to develop Lift One Corridor signage that enables guests to the Lift One Corridor to find their way to the various elements of the Lift One Corridor.
- Notwithstanding the foregoing, ASC shall have the right in its discretion to determine and control all elements of the ski area operations, including, without limitation, lift operations hours (summer and winter), snow grooming hours, year round delivery, maintenance, event

DRAFT

load-in and load-out planning, timing and operations etc. as it deems best and all Lift One Corridor participants, including the City of Aspen, understand and acknowledge that functional operation of the Lift One Corridor requires that ASC undertake certain maintenance and operational activities, including snow making, snow grooming, lift maintenance, load in and load out for special events and mountain operations, outside of operational hours, including during early morning, evening and night time hours throughout the Lift One Corridor as expressly noted in the Lift One Corridor Ordinances.

- ASC shall adhere to all laws and city ordinances in connection with the ski area operations of the Lift One Corridor.

DRAFT

DRAFT 2/18/20

REVOCABLE

ENCROACHMENT LICENSE AGREEMENT

THIS REVOCABLE ENCROACHMENT LICENSE AGREEMENT (the "Agreement") is made and entered into effective as of the ____ day of _____, 202___, by and between the **CITY OF ASPEN**, a Colorado home rule municipality (the "City") and **NORWAY ISLAND LLC**, a Delaware limited liability company ("Norway Island"), whose address is Post Office Box 12393, Aspen Colorado 81612.

R E C I T A L S:

A. The City owns and holds title to the Hill Street right of way (the "Hill Street Right of Way") shown and described in the Gorsuch Haus Subdivision/PD Final Plat, recorded on _____ in Plat Book _____ at Page ____ at Reception No. _____, in the real property records of Pitkin County, State of Colorado (the "Gorsuch Haus Plat").

B. Norway Island owns Lot 1, Gorsuch Haus Subdivision/PD according to the Gorsuch Haus Plat (the "Norway Island Property").

C. Aspen Skiing Company, a Delaware limited liability company ("ASC"), owns Lot 2 of the Gorsuch Haus Subdivision/PD according to the Gorsuch Haus Plat (the "ASC Property").

D. A ski access and ski operations easement (the "Ski Easement") burdens the Hill Street Right of Way and benefits ASC and the ASC Property. The terms and conditions of the Ski Easement are defined in the Ski Access Easement recorded at Reception No. _____ of the real property records of Pitkin County, State of Colorado.

E. Norway Island has requested from the City permission to encroach into portions of the Hill Street Right of Way for the purposes of constructing landscaping improvements, as generally depicted on Exhibit "A" attached hereto and made a part hereof.

F. Pursuant to Ordinance 39, Series of 2016, the City has agreed to permit the landscaping encroachments to exist within portions of the Hill Street Right of Way, subject to the terms and conditions of this Agreement.

NOW THEREFORE, in consideration of the mutual convenants herein contained, the parties agree as follows:

1. Encroachment Permission. The City hereby grants Norway Island a non-exclusive license to install, construct, maintain, repair and replace certain landscaping and building improvements (the "Landscaping Encroachments") that shall encroach no more than a maximum of ____ feet (___') into the westernmost portion of the twenty foot (20') width of the Hill Street Right of Way. The Landscaping Encroachments shall consist of a retaining wall, hardscaping, pedestrian lighting, pedestrian benches and landscaping as shown and depicted on Exhibit "A" attached hereto. The legal description of the area within which the Landscaping Encroachments are permitted to exist (the "Encroachment Area") is set forth on Exhibit "B" attached hereto. Norway Island, at Norway Island's sole cost and expense, shall maintain and care for the Landscaping Encroachments constructed within the Encroachment Area.

2. Maintenance and Upkeep of Landscaping Improvements. Norway Island, at Norway Islands' sole cost and expense shall be responsible for all watering, care and maintenance of the plantings in the Encroachment Area. Norway Island does hereby guaranty completion and the continued high-quality maintenance of all Landscaping Encroachments, including plantings within the Encroachment Area. Such maintenance activities shall be to standards commensurate with other similarly situated and constructed public amenities located within City of Aspen street rights of way that are licensed to and maintained by private parties under revocable encroachment licenses.

3. City's Reserved Right to Terminate License. The City reserves the right to terminate this Agreement, in whole or in part, if the Landscaping Encroachments are removed or relocated, or if Norway Island consistently fails to maintain the Landscaping Encroachments to the standards described in the preceding paragraph.

4. Covenants Running with the Land. This Agreement constitutes covenants which benefit and burden the Hill Street Right of Way and the Norway Island Property. These covenants shall be binding upon any party having any right, title, or interest in and to the properties benefited and burdened hereby, and shall be binding upon the City, Norway Island and their respective successors and assigns.

5. Enforcement. This Agreement shall be recorded in the real property records of Pitkin County, Colorado and shall be subject to and construed in accordance with the laws of the State of Colorado. In the event any litigation is brought to enforce the terms or provisions of this Agreement, the prevailing party shall be entitled to receive an award of its reasonable attorneys' fees and costs.

6. Amendment. This Agreement and the covenants herein may only be changed, modified, or amended by written instrument signed by the record owners of the Hill Street Right of Way and the Norway Island Property.

IN WITNESS WHEREOF, the parties have executed this Agreement effective as of the day and year first above written.

CITY OF ASPEN:

CITY OF ASPEN,
a Colorado home rule municipality

By:_____
City Manager

Approved as to Form:

_____
City Attorney

STATE OF COLORADO }
} ss.
COUNTY OF PITKIN }

The foregoing Revocable Encroachment License was executed before me this ____ day of _____, 20___, by _____ as City Manager on behalf of the City of Aspen.

WITNESS my hand and official seal
My commission expires: _____

_____
Notary Public

NORWAY ISLAND:

NORWAY ISLAND LLC, a Delaware limited liability company

By:_____
Manager

STATE OF COLORADO }
} ss.
COUNTY OF PITKIN____)

The foregoing Revocable License Agreement was executed before me this ____ day of _____, 20__, by _____ as Manager of Norway Island LLC.

WITNESS my hand and official seal
My commission expires: _____

_____
Notary Public

EXHBIT “A”

DESCRIPTION OF LANDSCAPING ENCROACHMENTS

EXHIBIT “B”

LEGAL DESCRIPTION OF ENCROACHMENT AREA

14194927_v1

DRAFT 2/26/2020

CITY OF ASPEN

UTLITY EASEMENT AGREEMENT

This Utility Easement Agreement is entered into this ___ day of _____, 2020, by and between **ASPEN SKING COMPANY LLC**, a Colorado limited liability company ("ASC") and **THE CITY OF ASPEN** ("City"), a Colorado municipal corporation and home rule city.

Recitals

WHEREAS, the City previously vacated the Summit Street right of way (the "Summit Street Vacated Right of Way") and a portion of the South Aspen Street right of way (the "South Aspen Street Vacated Right of Way") as shown and described in the Street and Easement Vacation Plat recorded on _____202__ at Reception No. of the real property records of Pitkin County, Colorado; and

WHEREAS, ASC owns that certain real property described as Lot 1 and Lot 2, Gorsuch Haus Subdivision/PD, according to the Final Plat of the Gorsuch Haus Subdivision/PD recorded on _____20___ at Reception No. _____ of the real property records of Pitkin County, Colorado (the "ASC Property"); and,

WHEREAS, pursuant to Section 15(J) of Ordinance 39, Series of 2016 ("Ordinance 39"), recorded on April 8, 2019 at Reception No. 655085 of the real property records of Pitkin County, Colorado ("Ordinance 39"), ASC agreed to dedicate and grant to the City a permanent utility easement corridor to allow for the re-routing of any existing utilities that may have been located within the South Aspen Street Vacated Right of Way or the Summit Street Vacated Right of Way, and to accommodate future utility installations to serve the ASC Property as well as the Aspen Mountain Ski Area; and,

WHEREAS, as provided in Paragraph 8 of the Certificate of Ownership, Dedication and Reservations on the Final Plat, and as shown and described on Sheet 4 of the Final Plat, and as separately described on **Exhibit "A"** attached hereto, ASC has dedicated a utility easement corridor for the use and benefit of utility companies ("Utility Companies") to install, maintain and replace in the easement corridor area (the "Utility Easement Area") certain existing and future utility lines and facilities (the "Utilities"); and,

NOW, THEREFORE, IN CONSIDERATION of the promises and agreements set forth below, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Grant of Easement. ASC does hereby grant and convey to the City, for the use and benefit of the Utility Companies, a perpetual non-exclusive easement and right of way (the "Easement") for the purposes of excavation, installation, operation, use, maintenance, repair, and replacement of existing and future Utilities within the Utility Easement Area. This grant of Easement shall run with the land of the ASC Property and burden the owner thereof and shall be binding upon and inure to the benefit of City, the Utility Companies, and their successors and assigns.

2. Use of Utility Easement Area by City. The Utility Easement Area is located within the area of ASC's Aspen Mountain Ski Area ski area operations (on Lot 2) and where future lodge and residential condominium building improvements will be constructed on Lot 1 in accordance with Ordinance 39. The City's and all Utility Companies' agents, employees, contractors and other designated persons may enter upon the Utility Easement Area at all reasonable times to undertake routine use, operation and maintenance of their respective easement rights. In the event the City or any Utility Company plans major repairs or replacement of Utilities within the Easement Area premises, they shall provide ASC with reasonable advance notice of the work to be undertaken, and the estimated time of completion. Notwithstanding the foregoing, the City or a Utility Company may enter upon the Utility Easement Area premises at any time in the event of any emergency situation or condition and undertake such repair or replacement activities as it deems necessary to properly resolve the emergency situation.

After the exercise of any of their rights hereunder, the City and/or the appropriate Utility Company shall grade, re-surface, re-seed or re-sod if necessary to restore the surface of the ground to its former condition and contour, and restore or replace any trees, bushes, brush, gardens or other vegetation on the Utility Easement Area premises and any structures or paving thereon.

3. Use of Utility Easement Area by ASC. In the event ASC discovers an emergency condition pertaining to the Utilities to be located on, over, in or through the Utility Easement Area premises, ASC shall make reasonable attempts to promptly notify the City of such condition.

4. Liability to Others. Each party shall be responsible for any and all claims, demands, actions, losses, liabilities, or expenses of whatever sort, including attorneys' fees, that are incurred by any person or entity arising out of or in connection with such party's use or occupation of the Easement Area premises, or the use or occupation the Easement Area premises by its agents, employees, contractors, invitees or licensees, *provided*, however, that nothing herein shall be construed to abrogate or diminish any protections and limitations afforded to the City by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101 *et seq*. as amended, or other law. In the event the City and ASC, or their respective officers, directors, members, employees, agents, contractors, representatives, heirs or assigns may be held jointly and severally liable under any statute, decision, or other law providing for such joint and several liability for their respective activities on the Easement Area premises, the obligations of each to respond in damages shall be apportioned, as between the City and ASC, in proportion to the contributions of each as measured by the acts and omissions of each which in fact caused such legal injury,

damage or harm and the City and ASC shall indemnify each other to the extent necessary to assure such apportionment.

5. Notices. All notices required to be given shall be deemed given upon deposit in the United States mail, first class postage prepaid, properly addressed to the person or entity to whom directed at its address shown herein, or at such other address as shall be given by notice pursuant to this paragraph. Copies of such notices shall also be sent in the same manner to the City Attorney, City of Aspen, 130 South Galena Street, Aspen, Colorado 81611.

6. Binding, Agreement - Recording. This Agreement is binding upon the parties hereto, their successors and assigns, and any sale of the ASC Property, or any portion thereof shall be subject to this Agreement. This Agreement shall be recorded with the Pitkin County Clerk and Recorder and shall impose an easement and covenants running with the land upon the ASC Property. Deeds to subsequent owners of the ASC Property shall provide notice of this Agreement and the obligations contained herein.

7. Governing Law; Venue; Attorneys' Fees. This Agreement and the rights and obligations of the parties hereunder shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for all actions arising under this Agreement shall be Pitkin County, Colorado. In the event legal remedies must be pursued to resolve any dispute or conflict regarding the terms of this Agreement or the rights and obligations of the parties hereto, the prevailing party shall be entitled to recover costs incurred in pursuing such remedies, including expert witness fees and reasonable attorneys' fees.

8. Authorization of Signatures. The parties acknowledge and represent to each other that all procedures necessary to validly contract and execute this Agreement have been performed and that the persons signing for each party have been duly authorized to do so.

9. Counterparts. This Agreement may be signed using counterpart signature pages, with the same force and effect as if all parties signed on the same signature page.

IN WITNESS WHEREOF, the parties have executed this Agreement the date and year first above written.

[Signature Pages on Following Pages.]

ASC:

ASPEN SKING COMPANY LLC, a Colorado limited liability company

By:_____
Manager

STATE OF _____)
) ss.
COUNTY OF _____)

SUBSCRIBED AND SWORN to before me this ___ day of _____, 2016, by_____ as Manager of Aspen Skiing Company LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

[SEAL]

_____
Notary Public

My commission expires: _____

THE CITY OF ASPEN, COLORADO
A Municipal Corporation and
Home Rule City

By _____

APPROVED AS TO FORM:

_____
Aspen City Attorney

COUNTY OF PITKIN)
) ss
STATE OF COLORADO)

SUBSCRIBED AND SWORN to before me this _____ day of 20___, by _____ as City Manager of the City of Aspen.

WITNESS MY HAND AND OFFICIAL SEAL

_____
Notary Public

My commission expires: _____

EXHBIT A

LEGAL DESCRIPTION OF EASEMENT AREA

14195490_v4

Trip Generation

Instructions:

IMPORTANT: Turn on Macros: In order for code to run correctly the security settings need to be altered. **C**lick "File" and then click "Excel Options." In the "Trust Center" category, click "Trust Center Settings", and then click the "Macro Settings" category. Beneath "Macro Settings" select "Enable all Macros."

Sheet 1. **Trip Generation**: Enter the project's square footage and/or unit counts under Proposed Land Use. The numbers should reflect the net change in land use between existing and proposed conditions. If a landuse is to be reduced put a negative number of units or square feet.

Sheet 2. MMLOS: Answer Yes, No, or Not Applicable under each of the Pedestrian, Bike and Transit sections. Points are only awarded for proposed (not existing) and confirmed aspects of the project.

Sheet 3. TDM: Choose the mitigation measures that are appropriate for your project.

Sheet 4. Summary and Narrative: Review the summary of the project's mitigated trips and provide a narrative which explains the measures selected for the project. Click on "Generate Narrative" and individually explain each measure that was chosen and how it enhances the site or mitigates vehicle traffic. Ensure each selected measure make sense

Helpful Hints:

1. Refer to the T[illegible] Transportation Impact Analysis [illegible]idelines for information on the use of this tool.
2. Refer to T[illegible] TIA Frequently Asked Questions [illegible] a quick overview.
2. Hover over red corner tags for additional information on individual measures.
3. Proposed TDM or MMLOS measures should be new and/or an improvement of existing conditions. A project will not receive credit for measures already in place. Proposed TDM or MMLOS measures should also make sense in the context of project location and future use.

= input
= calculation

DATE:	2/1/2020
PROJECT NAME:	Gorsuch Haus
PROJECT ADDRESS:	Parcel ID 2735-131-26-001, Block 10 Eames Addition; Parcel ID 2735-131-27, BLOCK 12 Eames Addition; and portions of Government Lot 31
APPLICANT CONTACT INFORMATION: NAME, COMPANY, ADDRESS, PHONE, EMAIL	*Norway Island, LLC* *c/o Lowe Enterprises, Suite 230-8* *East Cooper Avenue* *Aspen, CO 81611* *970-544-6900, jdefrancia@loweenterprises.com*

Is this a major or minor project?	Minor

Minor Development - Inside the Roundabout
Major Development - Outside the Roundabout

Proposed Land Use	Net New Units/Square Feet of the Proposed Project	Trips Generated					
		AM Peak-Hour			PM Peak-Hour		
		Entering	Exiting	Total	Entering	Exiting	Total
Commercial (sf)	7730.0 sf	12.11	5.44	17.55	12.80	19.20	32.00
Free-Market Housing (Units)	4 Units	0.78	1.90	2.68	1.84	1.44	3.28
Affordable Housing (Units)	1 Units	0.36	0.39	0.75	0.49	0.40	0.89
Lodging (Units)	81 Units	11.54	8.71	20.25	13.06	12.05	25.11
Essential Public Facility (sf)	0.0 sf	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL NEW TRIPS		**24.79**	**16.44**	**39.58**	**28.18**	**33.10**	**52.70**

*For mixed-use (at least two of the established land uses) sites, a 4% reduction for AM Peak-Hour and a 14% reduction for PM Peak-Hour is applied to the trip generation.

	ASSUMPTIONS					
	ASPEN TRIP GENERATION					
	AM Peak Average			PM Peak Average		
Land Use	Trip Rate	%Entering	%Exiting	Trip Rate	%Entering	%Exiting
Commercial	2.27	0.69	0.31	4.14	0.4	0.6
Free-Market Housing	0.67	0.29	0.71	0.82	0.56	0.44
Affordable Housing	0.75	0.48	0.52	0.89	0.55	0.45
Lodging	0.25	0.57	0.43	0.31	0.52	0.48
Essential Public Facility	0.86	0.62	0.38	1.66	0.4	0.6

MMLOS Input Page

Instructions: Answer Yes, No, or Not Applicable to each measure under the Pedestrian, Bike and Transit sections.

= input
= calculation

TOTAL NUMBER OF TRIPS MITIGATED:	48

Category	Sub.	Measure Number	Question	Answer	Points
Pedestrians	Sidewalk Condition on Project Frontage	1	Does the project propose a detached sidewalk where an attached sidewalk currently exists? Does the proposed sidewalk and buffer meet standard minimum widths?	No	0
		2	Is the proposed effective sidewalk width greater than the standard minimum width?	No	0
		3	Does the project propose a landscape buffer greater than the standard minimum width?	No	0
	Subtotal				0
	Sidewalk Condition on Adjacent Blocks	4	Does the project propose a detached sidewalk on an **adjacent block**? Does the proposed sidewalk and buffer meet standard minimum widths?	Yes	5
		5	Is the proposed effective sidewalk width on an **adjacent block** greater than the standard minimum width?	No	0
		6	Is the proposed landscape buffer on an **adjacent block** greater than the standard minimum width?	No	0
	Subtotal				5
	Pedestrian Routes	7	Are slopes between back of curb and sidewalk equal to or less than 5%?	Yes	0
		8	Are curbs equal to (or less than) 6 inches?	Yes	0
		9	Is new large-scale landscaping proposed that improves the pedestrian experience? Properties within the Core do not have ample area to provide the level of landscaping required to receive credit in this category.	No	0
		10	Does the project propose an improved crosswalk? This measure must get City approval before receiving credit.	Yes	5
	Subtotal				5
	Driveways, Parking, and Access Considerations	11	Are existing driveways removed from the street?	Yes	5
		12	Is pedestrian and/or vehicle visibility unchanged by new structure or column?	Yes	0
		13	Is the grade (where pedestrians cross) on cross-slope of driveway 2% or less?	Yes	0
		14	Does the project propose enhanced pedestrian access points from the ROW? This includes improvements to ADA ramps or creating new access points which prevent pedestrians from crossing a street.	Yes	5
		15	Does the project propose enhanced pedestrian or bicyclist interaction with vehicles at driveway areas?	Yes	5
	Subtotal				15
	Traffic Calming and Pedestrian Network	16	Is the project's pedestrian directness factor less than 1.5?	Yes	0
		17	Does the project propose new improvements which reduce the pedestrian directness factor to less than 1.2? A site which has an existing pedestrian directness factor less than 1.2 cannot receive credit in this category.	Yes	5
		18	Is the project proposing an **off site improvement** that results in a pedestrian directness factor below 1.2?*	Yes	5
		19	Are traffic calming features proposed that are part of an approved plan (speed humps, rapid flash)?*	No	0
	Subtotal				10
	Additional Proposed Improvements	20	Are additional **minor** improvements proposed which benefit the pedestrian experience and have been agreed upon with City of Aspen staff?	yes	3
		21	Are additional **major** improvements proposed which benefit the pedestrian experience and have been agreed upon with City of Aspen staff?	Yes	5
	Subtotal				8
Pedestrian Total*					**43**

Category	Sub.	Measure Number	Question	Answer	Points
Bicycles	Modifications to Existing Bicycle Paths	22	Is a new bicycle path being implemented with City approved design?	NA	0
		23	Do new bike paths allow access without crossing a street or driveway?	NA	0
		24	Is there proposed landscaping, striping, or signage improvements to an existing bicycle path?	NA	0
		25	Does the project propose additional **minor** bicycle improvements which have been agreed upon with City of Aspen staff?	No	0
		26	Does the project propose additional **major** bicycle improvements which have been agreed upon with City of Aspen staff?	No	0
	Subtotal				0
	Bicycle Parking	27	Is the project providing bicycle parking?	Yes	5
	Subtotal				5
Bicycles Total*					**5**

Category	Sub.	Measure Number	Question	Answer	Points
Transit	Basic Amenities	28	Is seating/bench proposed?	No	0
		29	Is a trash receptacle proposed?	No	0
		30	Is transit system information (signage) proposed?	No	0
		31	Is shelter/shade proposed?	No	0
		32	Is enhanced pedestrian-scale lighting proposed?	No	0
		33	Is real-time transit information proposed?	No	0
		34	Is bicycle parking/storage proposed specifically for bus stop use?	No	0
		35	Are ADA improvements proposed?	No	0
	Subtotal				0
	Enhanced Amenities	36	Is a bus pull-out proposed at an existing stop?	NA	0
		37	Is relocation of a bus stop to improve transit accessibility or roadway operations proposed?	NA	0
		38	Is a new bus stop proposed (with minimum of two basic amenities)?	NA	0
	Subtotal				0
Transit Total*					**0**

TDM Input Page

Instructions TDM: Choose the mitigation measures that are appropriate for your project. Proposed TDM or MMLOS measures should be new and/or an improvement of existing conditions. A project will not receive credit for measures already in place. Proposed TDM or MMLOS measures should also make sense in the context of project location and future use.

Category	Measure Number	Sub.	Question	Answer	Strategy VMT Reductions
Neighborhood/Site Enhancements Strategies	1	Onsite Servicing	Will an onsite ammenities strategy be implemented?	Yes	10.00%
			Which onsite ammenities will be implemented?	Hotel with Retail Servicing	
	2	Shared Shuttle Service	Will a shared shuttle service strategy be implemented?	No	0.00%
			What is the degree of implementation?		
			What is the company size?		
			What percentage of customers are eligible?		
	3	Nonmotorized Zones	Will a nonmotorized zones strategy be implemented?	No	0.00%
	Maximum Reduction Allowed in Category				10.00%

Category	Measure Number	Sub.	Question	Answer	Strategy VMT Reductions
Transit System Improvements Strategies	4	Network Expansion	Will a network expansion stragtegy be implemented?	No	0.00%
			What is the percentage increase of transit network coverage?		
			What is the existing transit mode share as a % of total daily trips?		
	5	Service Frequency/Speed	Will a service frequency/speed strategy be implemented?	No	0.00%
			What is the percentage reduction in headways (increase in frequency)?		
			What is the existing transit mode share as a % of total daily trips?		
			What is the level of implementation?		
	6	Transit Access Improvement	Will a transit access improvement strategy be implemented?	Yes	2.00%
			What is the extent of access improvements?	Within Project and Connecting Off-site	
	7	Intercept Lot	Will an intercept lot strategy be implemented?	No	0.00%
	Maximum Reduction Allowed in Category				2.00%

Category	Measure Number	Sub.	Question	Answer	Strategy VMT Reductions
Commute Trip Reduction Programs Strategies	8	Participation in TOP	Will there be participation in TOP?	No	0.00%
			What percentage of employees are eligible?	0%	
	9	Transit Fare Subsidy	Is a transit fare subsidy strategy implemented?	Yes	1.07%
			What percentage of employees are eligible?	25%	
			What is the amount of transit subsidy per passenger (daily equivalent)?	25%	
	10	Employee Parking Cash-Out	Is an employee parking cash-out strategy being implemented?	No	0.00%
			What percentage of employees are eligible?		
	11	Workplace Parking Pricing	Is a workplace parking pricing strategy implemented?	No	0.00%
			What is the daily parking charge?		
			What percentage of employees are subject to priced parking?		
	12	Compressed Work Weeks	Is a compressed work weeks strategy implemented?	No	0.00%
			What percentage of employees are participating?		
			What is the workweek schedule?		
	13	Employer Sponsored Vanpool	Is an employer sponsered shuttle program implemented?	No	0.00%
			What is the employer size?		
			What percentage of employees are eligible?		
	14	Carpool Matching	Is a carpool matching strategy implemented?	No	0.00%
			What percentage of employees are eligble?	0%	
	15	Carshare Program	Is carshare participation being implemented?	No	0.00%
			How many employee memberships have been purchased?		
			What percentage of employees are eligble?		
	16	Bikeshare Program	Is participation in the bikeshare program WE-cycle being implemented?	No	0.00%
			How many memberships have been purchased?		
			What percentage of employees/guests are eligble?		
	17	End of Trip Facilities	Is an end of trip facilities strategy being implemented?	Yes	1.00%
			What is the degree of implementation?	Low	
			What is the employer size?	Small	
	18	Self-funded Emergency Ride Home	Is a self-funded emergency ride home strategy being implemented?	No	0.00%
			What percentage of employees are eligible?		
	19	Carpool/Vanpool Priority Parking	Is a carpool/vanpool priority parking strategy being implemented?	No	0.00%
			What is the employer size?		
			What number of parking spots are available for the program?		
	20	Private Employer Shuttle	Is a private employer shuttle strategy being implemented?	No	0.00%
			What is the employer size?		
			What percentage of employees are eligible?		
	21	Trip Reduction Marketing/Incentive Program	Is a trip reduction marketing/incentive program implemented?	No	0.00%
			What percentage of employees/guests are eligible?	0%	
	Maximum Reduction Allowed in Category				**0.45%**
Cross Category Maximum Reduction, Neighborhood and Transit					**11.80%**
Global Maximum VMT Reductions					**12.20%**

1. 22% work trips represents a mixed-used site (SF Bay Area Travel Survey). See Assumptions Tab for more detail.

Summary and Narrative:

DATE:	2/1/2020
PROJECT NAME:	Gorsuch Haus
PROJECT ADDRESS:	Parcel ID 2735-131-26-001, Block 10 Eames Addition; Parcel ID 2735-131-27, BLOCK 12 Eames Addition; and portions of Government Lot 31
APPLICANT CONTACT INFORMATION: NAME, COMPANY, ADDRESS, PHONE, EMAIL	*Norway Island, LLC* *c/o Lowe Enterprises, Suite 230-8* *East Cooper Avenue* *Aspen, CO 81611* *970-544-6900, jdefrancia@loweenterprises.com*

SUMMARY					
Trip Generation		**Trip Mitigation**			**NET TRIPS TO BE MITIGATED**
Peak Hour	***Max Trips Generated***	***MMLOS***	***TDM***	***Total Trips Mitigated***	
PM	52.7	48	6.43	54.43	**0.00**

Narrative:

Click on the "Generate Narrative" Button to the right.
Respond to each of the prompts in the space provided.
Each response should cover the following:

1. Explain the selected measure.
2. Call out where the measure is located.
3. Demonstrate how the selected measure is appropriate to enhance the project site and reduce traffic impacts.
4. Explain the Enforcement and Financing Plan for the selected measure.
5. Explain the scheduling and implementation responsibility of the mitigation measure.
6. Attach any additional information and a site map to the narrative report.

Project Description

In the space below provide a description of the proposed project.

The Gorsuch Haus is a mixed-use lodge at the western portal to Aspen Mountain. The project includes an 81-key lodge, four free-market residential units, one affordable housing unit, a restaurant and bar and underground parking. The proposed commercial net-leasable square footage totals 7,730 square feet (sf). The lift terminal currently located on site will be replaced at a lower Dean Street location in closer proximity to the Town Core. The Project will accommodate a ski run, for skiers returning to the lift, and access points to Aspen Mountain for the neighborhood. Additional site improvements include an enhanced pedestrian cul-de-sac and terraces serving skiers, guests of the lodge, and the general public. The project has been designed and planned to incorporate the following Multi Modal Level of Service and Transportation Demand Management strategies to mitigate for the 52.7 additional peak hour trips that will be generated. It is the Applicant's intent to ensure that multi-modal transportation to the site is accommodated. The Applicant will work with the Transportation Department and adjacent landowners, including the Aspen Skiing Company, to improve transit access to the lower lift replacement location.

MMLOS

A detached sidewalk is proposed on an adjacent block. Explain below how this improvement ties into the proposed project.

The existing pedestrian approach to the Project Site and Aspen Mountain's western portal, Lift 1A, is an unwelcoming and often dangerous experience, especially when winter conditions create icy slopes. Approaching the site from the north on the east and west sides of South Aspen Street, detached and attached sidewalks have recently been completed. This has addressed visibility issues between cars and pedestrians and improved the previous condition where pedestrians had to navigate within the roadway adjacent to traffic and behind the angled parking along the eastern side of the street. These improvements, however, do not extend to the proposed terminus at the top of South Aspen Street. Improvements on an adjacent block are proposed as a part of the Gorsuch Haus project to improve the pedestrian experience at the terminus of South Aspen Street. Adjacent to the north end of the Gorsuch Haus parcel is the block containing the planned Lift One Lodge development. Between this block and the Gorsuch Haus is the Hill Street ROW. A detached, ramped sidewalk is proposed in this ROW to accommodate accessible access from the point the current improvements end – where South Aspen Street meets Hill Street ROW. The existing grade of South Aspen Street at this point exceeds 15%, making the transition from steep grade to the relatively flat terminus of the street difficult to accommodate. The Applicant has worked together with Engineering Department to devise a detached, ramped pedestrian sidewalk solution. This solution eliminates the need for stairs to accommodate the grade transition of this adjacent property. The 6ft wide ramped sidewalk is detached from the drive lanes of the terminus by 6ft.

Explain the proposed improved crosswalk and how this improvement benefits the pedestian experience and the site as a whole. An improved crosswalk includes measures such as incorporating a corner bulb out or defining a crosswalk path with colored concrete. Simply re-striping a crosswalk will not recieve credit. This measure must be pre-approved by City staff.

Two improved pedestrian crossings are planned as part of the Gorsuch Haus improvements to South Aspen Street. The first crossing provides pedestrian access east to west from Shadow Mountain Condominiums to the Hill Street ROW and skier access point. The proposed crosswalk will include ADA ramps on either side. This crosswalk will connect to the Hill Street Right-Of-Way improvements that extend the pedestrian experience to the mountain slope and skiway during the winter season. This east-west pedestrian promenade will be enhanced with benches, lighting, landscape planters and direct access to snow level.

The second crossing at the terminus of South Aspen Street provides a north-south crossing at the driveway to the Shadow Mountain Condominiums. The cross slope of this pedestrian crossing achieves 2% while also accommodating the elevation difference between the terminus of the street and the Shadow Mountain parking area. This crossing is also supported by ADA ramps on either side.

Explain what driveways are removed and how this benefits the pedestrian experience.

Approximately 265 liner feet of driveway is proposed to be removed and replaced with the improved terminus of South Aspen Street – a fully dimensioned cul-de-sac with a minimum 50ft turning radius. Along most of its length, the current driveway provides access to a lower 4,671 sf dirt surface parking lot and an upper 15,785 sf dirt surface maintenance lot before it connects with the Mountain Access Road. The driveway also provides access to the Shadow Mountain Condominiums parking lot. There is no organization of access to any of these parking areas. The proposed terminus effectively organizes vehicular traffic on South Aspen Street for the benefit of the pedestrian experience. This reorganization reduces the vehicle-pedestrian conflict points from 4 to 2, emphasizing the pedestrian experience at the two remaining points. The driveway providing access to both the upper and lower dirt parking lots is proposed to be removed. Both dirt surfaced parking/maintenance lots are also proposed to be removed. The effective 60 ft driveway width, providing access to Shadow Mountain Condominiums parking lot, is proposed to be reduced to a 24 ft two-way drive lane. This will be accomplished by providing bulb-outs for a pedestrian crossing across the driveway. Access to the Mountain Access Road is maintained but reoriented to begin from the ASC plaza/staging area. The plaza/staging area hardscape improvements have been designed to minimize the grade change and improve the comfort of pedestrians at the top of South Aspen Street. Vehicular traffic accessing the Mountain Access Road will be limited to ASC vehicles and the road will be gated to prevent public access. During events when the plaza is used to stage oversize vehicles, or during non-operational hours for the mountain, the plaza area is sized to accommodate the flow of pedestrian traffic.

Describe the enhanced pedestrian access point(s). This measure is to improve pedestrian access to the site from the ROW. It includes adding additional access points which prevent pedestrians and bicyclists from crossing a street, improvements to the project's ADA ramps in the ROW, and improvements to existing access points.

With the unique location of the site at the edge of the city's grid, there are four existing or proposed points for pedestrian access to be enhanced from City ROWs: the east and west sidewalks from South Aspen Street, Hill Street ROW, the proposed pedestrian path through Lift One Park (approved site plan for Lift One Lodge Planned Development), and a Public Access Easement to the north of Mountain Queen Condominiums that connects to a proposed path from Monarch Street to Gorsuch Haus. Each of these access points, as they interface with the immediate Right-Of-Way and the project site, will improve pedestrian access to the site.
Improvements to the South Aspen Street sidewalks connecting to the terminus of the street and the Hill Street ROW includes a pedestrian sidewalk going from east to west that will provide the pedestrian with options to access the site and surroundings. These access points will efficiently lead pedestrians to the Lift One Corridor skiway or to the hotel amenities, limiting the need for pedestrians or bicyclists to cross the terminus of South Aspen Street to reach their destination. This east-west neighborhood connection to the proposed skiway is a great improvement over the current walk through a dirt surfaced parking lot and up a steep, narrow set of stairs to access the current skiway.
The project site will be accessible from, or provide access to, the proposed relocation of Lift 1A at Dean Street through the planned Lift One Park pedestrian path. In the summer months, this path will connect hikers and bikers to the site through a maintained path. In the winter months, a groomed skiway will ensure skier return to the new Western Portal of Aspen Mountain. Both the path and the skiway will connect to the proposed Hill Street Improvements. The Monarch Street connection trail will exist in a similar manner in the summer and winter months – a maintained path or a crossing of a groomed skiway.
All access points will lead pedestrians to the amenities of the project site. Landscape improvements leading up a stairway from the Right-Of-Way will take pedestrians through a series of hardscape public terraces and landscaped planter boxes to elevation 8021. At this location, outdoor dining and seating is available and there is a walk up another short stairway to World Cup Terrace with secondary access to the snow level. ADA access to these upper landscaped areas will be provided using the elevators in the hotel’s lower lobby. Additional improvements will include repaving, curb and gutter, and ADA compliant curb cuts. Site improvements have looked to preserve the majority of the trees at the current terminus of South Aspen Street.

Explain the enhanced pedestrian interaction at driveway areas or alley crossings. There must be an existing deficiency on the proposed site to select this mesaure. If the project will increase interaction between pedestrians and vehicles at a driveway this should be mitigated by implementing improvements to that area. New signage, striping, mirrors, and other approved devices are examples to address pedestrian-vehicle conflicts at driveways.
At the existing terminus South Aspen Street Right-Of-Way, the paved surface of the road extends to provide access to the Shadow Mountain Condominiums on the west but this surface is discontinued to the east where a leveled gravel lot used for the Aspen Skiing Company is located. The dirt surfaced Mountain Access Road, used by Aspen Skiing Company, bisects the east and west lots heading South. This existing condition results in unwelcoming pedestrian experience and deficient interaction where three driveways with varying surface intersect to access South Aspen Street. This Project proposes an improved cul-de-sac at the South Aspen Street terminus, designed to City of Aspen Engineering Standards. This cul-de-sac will not only remedy the varied surface conditions of the current terminus of the Street, but it will also result in safe vehicle circulation and pedestrian crossings. The cul-de-sac will maintain access to Shadow Mountain to the west, accommodate access to an underground parking garage and service area for the Project, provide a separated drop-off area for guests and visitors, and redirect Aspen Skiing Company vehicles to a realigned Mountain Access road. The reorganization of the terminus of the street and the improved cul-de-sac has been designed to enhance pedestrian circulation and provide safe interactions with driveway crossings. A striped crosswalk is proposed on the northwest corner of the cul-de-sac to encourage pedestrians to cross from the west side of South Aspen Street to the east and avoid crossing at the driveway accessing Shadow Mountain Condominiums. Pedestrians would then circulate around the cul-de-sac using the 8 ft sidewalk, separated from the road with a 5 ft buffer. At the intersection of the Mountain Access Road and the Project service area with the cul-de-sac a mountable curb and the same sidewalk surface materials will be used to emphasize the pedestrian nature of the space. To mitigate conflicts, pedestrian and vehicle interactions at the service area would be limited to early morning or evening hours and the Mountain Access Road would primarily be used in summer months for maintenance with some snowcat use outside of Mountain operating hours in the winter.

Explain offsite improvements which will result in a pedestrian directness factor below 1.2.

The site in its current state has a pedestrian directness factor of 1.5, assuming an access point at the end of the South Aspen Street improvements to the current location of Lift 1A. The proposed new improvements reduce the pedestrian directness factor, encouraging people to walk, bike, and utilize transit options instead of relying on a single-occupancy vehicle.
First and foremost, the proposed off-site improvements result in a drastic reduction in the pedestrian directness factor when viewed comprehensively in the context of the Town Core. The Applicant has been an engaged stakeholder in the process to replace the existing Lift 1A in a location closer to the Town Core. Currently, the site offers a pedestrian directness factor of 1.52 for those departing from Rubey Park and accessing Lift 1A a. The impetus for the relocation of Lift 1A began with the Gorsuch Haus PD application. When originally submitted, the Applicant proposed replacing Lift 1A in its current location seeing no other possible location without the involvement of many other parties. City Council tabled the Gorsuch Haus Land Use Review process to explore the possibility of collaboration with neighboring landowners to bring the lift downslope. Gorsuch Haus was the catalyst for the process that resulted in the relocation of Lift 1A at the lower Dean Street location. This location yields an improved pedestrian directness factor of 1.19 and decreases the walk by approximately 700 ft.
Additionally, the Project proposes new onsite improvements with an extension of the Monarch Street pedestrian easement, currently located north of the Mountain Queen Condominiums, with a permanent easement connecting to the improved South Aspen Street cul-de-sac. This improvement will establish a pedestrian connection between these areas of the neighborhood that doesn't currently exist. Currently, pedestrians would need to walk north on Monarch Street, head west on Dean Street, then climb south on South Aspen Street to reach the Project site as there is no improved pedestrian connection across the steep, vegetated slope of Aspen Mountain. This walk time is approximately 7 minutes and provides a pedestrian directness factor of 4.5. The proposed connection would reduce that walk time to less than 1 minute and yield a pedestrian directness factor of 1.1.

Explain any additional minor improvements which benefit the pedestrian experience and have been agreed upon with City of Aspen staff.
At the Project Review, the Project included a set of stairs connecting the existing South Aspen Street sidewalk improvements to the improvements proposed as part of the new terminus to South Aspen Street. These stairs were located the corner where South Aspen Street meets the Hill Street ROW. Discussions and coordination with CITY Engineering produced a more favorable ramped sidewalk to accommodate ADA access to the site. The ramps meets ADA requirements and provides access to the proposed terminus of the South Aspen Street and the Project.

Explain any additional major improvements which benefit the pedestrian experience and have been agreed upon with City of Aspen staff.
The City of Aspen organized a one-year process to determine the location of the replacement for Lift 1A and the alignment of a return skiway. The lower lift to a terminal site at Dean Street was determined by City Council as the location preferred. The Site Plan proposed by this Project supports the selected option that brings the lift to Dean Street. However, to accommodate the lower replacement lift terminal and accommodate the lift corridor and skiway on the Project site, major design programming and architectural design has been reorganized. This Project has utilized information from a study prepared by an outside consultant to locate the lift centerline, setbacks and the ski way boundary to ensure the Project will provide for these major improvements that will benefit the public and skier experience.

Include any additional information that pertains to the MMLOS plan in the space provided below.
The public right-of-way improvements within the South Aspen Street cul-de-sac and publicly accessible pedestrian promenade and terraces facilitate improved multi-modal access to the Project Site, the Aspen Skiing Company replacement lift terminal at the lower Dean Street location for the general public, and for the anticipated residents and guests staying within the South Aspen Street Neighborhood. Resolving the transportation/access challenges to the site is an important element of the proposed project and the Applicant will work with the City of Aspen Transportation Department as well as neighboring property owners to implement a solution that can benefit all of those who live and visit this part of town.

TDM

The project proposes onsite amenities. Describe the combination of amenities below. Providing a combination of creative onsite amenities reduces the need for SOV trips throughout the day. Services within the development that will reduce the need for auto trips include grocery, restaurant, recreation rental, dry cleaning, child care, bicycle repair stations, etc. A combination of amenities is required.
The project proposes a combination of onsite amenities to mitigate single occupancy vehicle trips for both residents of the affordable housing, free-market units, hotel guests, skiers and employees. Guests of the hotel will benefit in the wintertime from being only steps away from the skiway and the western portal to Aspen Mountain. The amenities serving lodge guests and residents include a guest retail shop which will include healthy snacks and a limited supply of personal care products and a rental shop/ski concierge where guests can take of both summer and winter equipment rentals (skiing in the winter, bicycling, hiking etc. in other seasons). A ski tuning service and storage will also be available. A full-service, three meal restaurant and bar will serve both residents, guests and the general public and will accommodate room service for hotel guests as well as après ski festivities. Provisions for the day can also be purchased at the grab n' go station within the lobby so that guests have everything they need from gear to lunch at their fingertips. Other guest amenities include the pool area, fitness room and spa facilities. Laundry service for guests will be provided. The on-site conference and event spaces will help serve groups with the convenience of providing everything on-site.

A transit access improvement strategy will be implemented. Provision of safe and comfortable access to transit service is important for generating and maintaining transit ridership, thus reducing SOV trips. The successful project will improve pedestrian access to a transit stop via formalization of trails, addition and/or improvement of sidewalk, installation of lighting and/or way finding or other measures.Explain the proposed transit access improvement strategy below.

The proposed improvements to the South Aspen Street cul-de-sac will provide safe and comfortable pedestrian access for neighboring properties to transit services located with the replacement lift terminal at Dean Street and Ruby Park. With the replacement of the lift at Dean Street, skiers in the winter season will be brought closer to both transit service locations through the planned skiway. When the ski area is not in operation, formalized connections are planned from the Project site through Lift One Park and Willoughby Park to the north. The proposed permanent easement extending the existing Monarch Street Pedestrian Easement will be connected to this formalized connection to Dean Street. Signage and wayfinding improvements will be implemented cohesively in the neighborhood, including the Project Site, to direct people to transit locations and physical enhancements including access to Aspen Mountain, lodge projects, and bicycle parking.

Explain below the transit fare subsidy strategy. The successful project will provide subsidized/discounted daily or monthly public transit passes for the RFTA valley system. These passes can be partially or wholly subsidized by the project, with additional points being provided for larger subsidies. Many entities use revenue from parking to offset the cost of such a project.

The lodge operator will be responsible for subsidizing of the cost of punch passes, monthly and season passes for 50 percent of its employees who utilize RFTA busses to and from work. The subsidy will be a minimum of 25 percent of the price of the transit pass.

Explain the proposed end of trip facilities strategy below. The provision of convenient facilities for pedestrians and cyclists encourages these types of alternative modes, thus reducing SOV trips. Non-residential projects may provide facilities such as showers, secure bicycle lockers, personal lockers, changing spaces, etc.

The non-residential elements of the mixed-use development will include the hotel/lodge and the restaurant/bar - all employees will have access to the employee locker room with showers, changing spaces and personal lockers. Protected bike parking will be provided for employees and residents.

Include any additional information that pertains to the TDM plan in the space provided below.

All of the strategies above were discussed and are believed to be feasible with hotel operations. The strategies selected are believed to be the most effective and practical strategies to reduce vehicle trips and encourage/support alternative commuting for employees of the proposed development based on the operator's experience with other resort properties including some within Aspen.

MMLOS Site Plan Requirements

Include the following on a site plan. Clearly call out and label each measure. Attach the site plan to the TIA submittal.

Detached Sidewalk on Adjacent Property
Slopes Between Back of Curb and Sidewalk
Crosswalk Improvement(s)
Removed Driveway(s)
2% Slope at Pedestrian Driveway Crossings
Enhanced Pedestrian Access Point
Enhanced Pedestrian Interaction at Driveway Areas
Pedestrian Directness Factor (See callout number 9 on the MMLOS sheet for an example)
Offsite Pedestrian Directness Factor (See callout number 9 on the MMLOS sheet for an example)
Additional Minor Pedestrian Improvement
Additional Major Pedestrian Improvement
Bicycle Parking

Enforcement and Financing

Provide an overview of the Enforcement and Financing plan for the proposed transportation mitigation measures.

The MMLOS measures within the South Aspen Street Right-Of-Way adjacent to the Gorsuch Haus project that are above and beyond the improvements that are planned in the neighborhood today, including the roadway improvements to the cul-de-sac, sidewalks, will be paid for by the Applicant. The lodge and restaurant operator will be responsible for implementing the TDM strategies outlined above including covering the costs of subsidized bus passes and ensuring access to the "end of trip" facilities such as locker rooms and showers within the building. To ensure that the initiatives are sustained and implemented for the life of the project, the TDM strategies outlined above will be incorporated into the operator’s contract including strategies such as ensuring an employee is appointed who will be responsible for implementing each of the strategies targeted toward guests, employees and residents of the development.

Scheduling and Implementation Responsibility of Mitigation Measures

Provide an overview of the scheduling and implementation responsibility for the proposed transportation mitigation measures.

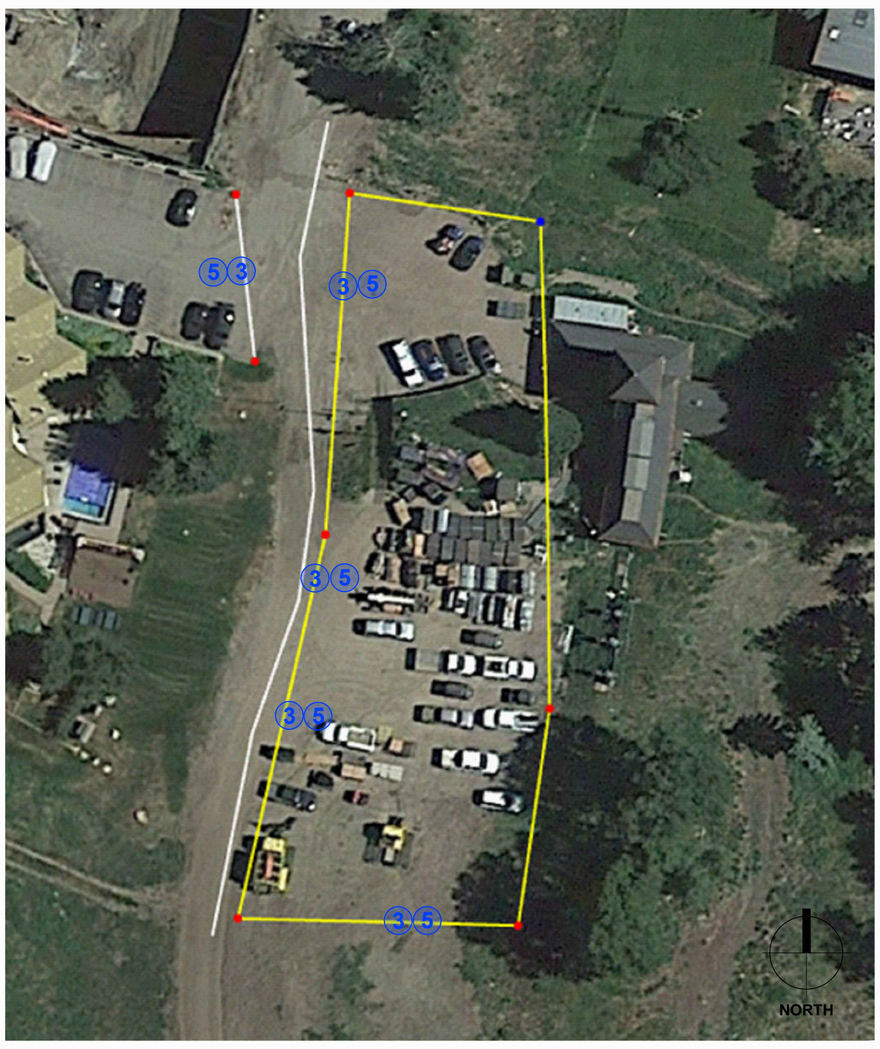
All of the MMLOS strategies, as well as the building related TDM strategies, will be completed during the construction phase of the proposed project. They will be included as a part of the final design submitted for a building permit. The operational and ongoing TDM strategies will be implemented when the operations agreement is signed and will become the responsibility of operator to implement.

Monitoring and Reporting

Provide a monitoring and reporting plan. Refer to page 17 in the Transportation Analysis Guidelines for a list of monitoring plan requirements. Components of a Monitoring and Reporting Plan should include (1) Assessment of compliance with guidelines, (2) Results and effectiveness of implemented measures, (3) Identification of additional strategies, and (4) Surveys and other supporting data.

The Applicant agrees to the requirements for monitoring the implementation of the TDM strategies including a survey of employees, owners and hotel guests annually during the reporting period. The survey will seek to determine the level of use of different TDM strategies and how many trips have been reduced through the efforts of the developer and operator to incorporate MMLOS and TDM strategies. The survey will be implemented by the lodge operator and summarized in an annual report submitted to the Transportation Department for the first three years of operation. Should there be opportunities for improvement identified in the monitoring process, changes will be made to capture greater participation in alternative commuting and transportation modes.

EXISTING VEHICULAR ACCESS AND PEDESTRIAN CONTEXT



SITE PLAN NOTES

1. Detached Sidewalk Improvement on an Adjacent Block
2. Improved Crosswalk
3. Approximate Location of Driveway to be Removed or Improved (See inset Graphic)
4. Enhanced Pedestrian Access Point
5. Existing Pedestrian and Vehicular Conflict Point
6. Enhanced Pedestrian and Vehicular Interaction Point
7. Realigned and Simplified Access to Mountain Access Road
8. Improved Pedestrian Experience to Lift Access to Dean Street
9. Extended Ski Run to Dean Street Lift Location
10. Improved access to Transit Services
11. Public Stairway Access to/from Mountain
12. Pedestrian Landscape Improvements

For detailed spot grades, see Appendix B. Sheet C.2.00 Cul-de-sac Plan, Profile and Grading

CONNECTION POINT TO EXISTING MOUNTAIN ACCESS ROAD

MOUNTAIN ACCESS ROAD

PROPOSED EXTENDED SKI RUN TO DEAN STREET

PROPOSED GORSUCH HAUS

APPROXIMATE LOAD LOCATION OF LIFT 1A

ONSITE IMPROVEMENT
PROPOSED PEDESTRIAN DIRECTNESS FACTOR FROM SITE TO MONARCH ST 1.1
EXISTING CONDITION 4.5

HILL STREET ROW

PROPOSED LIFT ONE LODGE

PROPOSED LIFT ONE LODGE

PROPOSED LIFT ONE LODGE

APPROX. END POINT OF SAS IMPROVEMENTS

GILBERT STREET ROW

DOLINSEK PROPERTY

PROPOSED DEAN ST LIFT TERMINAL

RELOCATED STEAK HOUSE

HISTORIC LIFT 1

PROPOSED SKI MUSEUM

PARKING GARAGE ENTRY

ONE WAY DEAN STREET

SKIER & SHUTTLE DROPOFF

OFFSITE IMPROVEMENT
PROPOSED PEDESTRIAN DIRECTNESS FACTOR FROM RUBEY PARK TO LIFT 1.2
EXISTING CONDITION 1.6

Gorsuch Haus

MMLOS SITE PLAN

Aspen, Colorado

NORTH

0 INT1 INT2 INT3

ORIGINAL SCALE: SCALEVALUE

DESIGNWORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
120 East Main Street • Aspen, Colorado 81611 • 970-925-8354 Facsimile 970-920-1387

January 15, 2020

R.A.NELSON
BUILDING MOUNTAIN COMMUNITIES

Gorsuch Haus
Aspen, CO

CONSTRUCTION MANAGEMENT PLAN
TABLE OF CONTENTS

1.0 GENERAL
- 1.1 PURPOSE
- 1.2 APPLICABILITY
- 1.3 DEFINITIONS AND TERMS
- 1.4 REFERENCES

2.0 PROJECT INTRODUCTION
- 2.1 DISTURBANCE AREA
- 2.2 LOCATION
- 2.3 DESCRIPTION

3.0 PROJECT DOCUMENTATION
- 3.1 PERMITS / OTHER DOCUMENTS
- 3.2 PUBLIC NOTIFICATION
- 3.3 PROJECT SIGN
- 3.4 CONTACT DESIGNATION

4.0 PROJECT IMPLEMENATION
- 4.1 DATES OF CONSTRUCTION
- 4.2 HOURS OF CONSTRUCTION
- 4.3 SEQUENCE (PHASING) OF CONSTRUCTION
- 4.4 ADJOINING PROPERTY OWNERS
- 4.5 PROJECT FENCING
- 4.6 PUBLIC HEALTH AND WELFARE
- 4.7 NATURAL ENVIRONMENT

5.0 PARKING MANAGEMENT
- 5.1 PARKING MANGEMENT FORM
- 5.2 EMERGENCY VEHICLE ACCESS AND ORDINANCE 35
- 5.3 CONSTRUCTION PARKING DETAILS
- 5.4 STAGING AREAS
- 5.5 CONSTRUCTION TRAILER, MATERIALS STORAGE, AND WASTE MANAGEMENT

6.0 TRAFFIC CONTROL
- 6.1 GENERAL
- 6.2 HAUL ROUTES
- 6.3 ONSITE VEHICLE LIMITATIONS
- 6.4 DELIVERY REQUIREMENTS
- 6.5 TRAFFIC CONTROL PLAN

7.0 PEDESTRIAN PROTECTION

Draft Print
02/25/2020 5:18:56 PM

7.1 GENERAL

8.0 SEDIMENT AND EROSION CONTROL
8.1 REQUIREMENTS
8.2 SMUGGLER MOUNTIAN RESTRICTIONS

9.0 FUGITIVE DUST CONTROL
9.1 FUGITIVE DUST CONTROL PLAN
9.2 REQUIREMENTS

10.0 EMISSIONS
10.1 GENERAL
10.2 EMISSIONS FROM DIESEL POWERED ENGINES

11.0 NOISE SUPRESSION
11.1 GENERAL
11.2 NOISE SUPPRESSION PLAN
11.3 REQUIREMENTS
11.4 SPECIFIC RESTRICTIONS RELATED TO MANUFACTURING ON SITE

12.0 ENFORCEMENT
12.1 CONSTRUCTION MITIGATION OFFICER
12.2 CORRECTIVE ACTION
12.3 INSPECTION REPORTS

APPENDICES
A – Required Project Sign
B – Site Management Plan
C – Erosion Control Plan
D – Noise Suppression Plan, Techniques and Equipment
E – Project Schedule
F – Stormwater Management Plan
G – City of Aspen Ordinance 35
H – Filler Hydrant Permit
Exhibit 1 CMP Plan Certification

1.0 GENERAL

1.1 PURPOSE

The purpose of this Construction Management Plan Manual is to provide a consistent policy under which certain physical aspects of construction management will be implemented on the Gorsuch Haus Project. The approved Construction Management Plan will be kept onsite.

1.2 APPLICABILITY

This construction Management Plan shall govern the construction of Gorsuch Haus.

1.3 DEFINITIONS AND TERMS

Construction Management Plan – A Construction Management Plan is a combination of diagrams, documents, drawings, and specifications that clearly define the steps that will be taken to demonstrate how the impacts to the community will be minimized. How the impacts associated with any construction project will be managed. Herein described as “Plan” throughout the remainder of this policy.

Construction Mitigation Officer – An appointed employee of the City of Aspen whose charge is to ensure that all aspects of a Construction Management Plan are followed, and to further ensure that the impacts associated with construction activities within the City of Aspen are effectively managed and impacts associated with those projects are the least necessary to accomplish the project.

Disturbance Area – A portion of land where topsoil or native soils have been removed for purposes of construction (development).

Best Management Practices (BMP’s) – Schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the state. BMP’s also include treatment requirements, operating procedures, and practices to control site runoff, spillage or leaks, waste disposal, or drainage from material storage.

Tree Dripline and Protection Zone - Use the longest branch of the tree as a radius from the center of the tree and make a circle. The circle is then defined as the dripline and thus is the tree protection zone.

Final Stabilization – Uniform vegetative cover has been established with a density of at least 70 percent of pre-disturbed levels.

1.4 CMP Submission Certification

Submission Certification is included as Exhibit 1.

1.5 REFERENCES

A. City of Aspen Construction and Mitigation Standards for Work in the Public Rights-of-Way
B. City of Aspen Municipal Code Titles 8.56,13,21,26,28 and 29
C. City of Aspen Ordinance 35
D. Manual on Uniform Traffic Control Devices for Streets and Highways – Most Recent Addition
E. Colorado Department of Public Safety General Permit Part IB
F. Colorado Department of Transportation M&S construction standards
G. Colorado Department of Public Health and Environment – Air Pollution Control Division

2.0 PROJECT LOCATION

2.1 DISTURBANCE AREA

The total SF of soil disturbance is 126,000 sf or 2.9 acres. RA Nelson will not operate outside of the limits of disturbance without the prior consent of the property owner involved. RA Nelson will be responsible for protecting existing conditions outside the limit of disturbance from damage. Any damage to the existing areas outside the limit of disturbance will, at a minimum, be restored to a state equal to its pre-construction state.

2.2 LOCATION

The Project is located along the top of South Aspen Street and at the intersection with Aspen Mtn Operation Road. The project map is shown on the Site Management Plan Appendix B.

2.3 DESCRIPTION

The overall project footprint is 26,000 sf. and is generally four stories above adjacent grade located on sloping terrain. The project will include, 81 hotel lodging rooms, 4 free-market multi-family units, 1 affordable housing unit, undergrounded structured parking with 56 spaces, outdoor restaurant/après ski deck with direct ski-in/ski-out access, indoor restaurant and bar & hotel amenity space. Project scope includes terminating and removing existing utilities that run through the building footprint, permanent and temporary shoring systems, earthwork, new utilities, grading, multi-story hotel/condo building, underground parking areas, Exterior Pool/Spa & Waterfeatures, sidewalks, Hardscaping, Irrigation, Landscaping, Lighting and various site improvements.

3.0 PROJECT DOCUMENTATION

3.1 PERMITS / OTHER DOCUMENTS

RA Nelson will maintain all applicable local, state and federal licenses and permits that apply to this project. The following permits will be attached: Temporary Sign permit, Filler Hydrant permit.

3.2 PUBLIC NOTIFICATION

A project update will be provided to the public on a monthly basis. Specific information may be forwarded to the Gorsuch Hotel website administrator, this update will also be emailed to all HOA's adjacent to the property. This notification will provide an update to the overall project schedule and describe any major activities that will be happening in the forthcoming month.
The first public notification will occur no later than 10 days prior to the start of construction. In addition to being sent out via the project website, this notification will be emailed to all Residents within 300 ft. of the property prior to the start of the ROW work and also before starting the on-site work.
The notification will include the following items:

1. Description of the current project phase
2. Overall Project Schedule
3. Traffic and /or pedestrian control measures and how they will be utilized during the construction of the project to protect the adjacent properties and pedestrians.
4. Summarize the Construction Management Plan
5. Describe Hauling / Staging Operations
6. Date and Location of Preconstruction Meeting indicated below

A preconstruction meeting will be scheduled on (TBD). The meeting time is (TBD), located at (TBD). The purpose of this meeting will be to discuss the project and summarize the project specific Construction Management Plan. RA Nelson will require all subcontractors to attend. Utility personnel, applicable City departments, the Roaring Fork Transit Authority, local residents and the Aspen School District shall also be notified.
In order to proactively address any concerns during the construction phases, RA Nelson will provide a designated representative that local residents can contact if a concern arises. A phone number and email address will be made available to contact this representative. The RA Nelson representative will then contact the concerned individual within 24 hours to address the concern. These concerns will be logged and tracked on a monthly basis. RA Nelson will provide an update of these concerns during the Monthly Meeting.
If a construction operation will affect the current residents within 300 ft.,
RA Nelson will provide prior notification via email of the operation to the current residents. These notifications will be related to construction activity that may affect them outside the normal everyday construction activities (i.e. noise related activities, etc.) These notices will be emailed out 48 hours prior to the start of any of these operations.

3.3 PROJECT SIGN

A project sign will be posted that includes items shown in Appendix A - Required Construction Sign. The sign will be posted in a location where it is readable from the street and will meet the City Municipal Code 26.510.030B4. RA Nelson will obtain all permits as required by the City of Aspen for project signage.

3.4 CONTACT DESIGNATION

Owner Representative- Jean Coulter- (303-882-0702) jeanncoulter@gmail.com
RA Nelson Project Manager– Kris Myers (970) 309-4749 kmyers@ranelson.com

RA Nelson Site Superintendent- Paul Burbidge (970) 471-9157
pburbidge@ranelson.com
State Certified Safety Officer- Jeff Beacom
State Certified Traffic Control Officer- A1 Traffic Control (970) 876 - 0738
Erosion Control Representative- Paul Burbidge (970) 471-9157
Aspen Fire Department – (970) 925-2690 (non emergency)
Aspen Police Department – (970) 920-5400 (non emergency)
Roaring Fork Transit Authority – (970) 920-1905
Aspen Valley School District – (970) 925-3760
CoA Consolidated Sanitation District – (970) 925 - 3601
CoA Water Department – (970) 920 – 5110
Aspen Ski Company - Mountain Manager- JT Welden – 970-319-0934
Aspen Valley Hospital - (970) 925-1120
Emergency Contact Info – 911
Holy Cross Energy – (970) 945-5491

4.0 PROJECT IMPLEMENTATION

4.1 DATES OF CONSTRUCTION

Phase I of the project is scheduled to begin on April 2021 depending on weather and scheduled to complete in May 2023. See Appendix E.

4.2 HOURS OF CONSTRUCTION

Hours of construction will be adhered to per the City of Aspen regulations listed in the following and any other applicable City of Aspen websites:

https://www.cityofaspen.com/DocumentCenter/View/507/Construction-Mitigation-Plan-Manual-PDF

Construction hours shall be limited to 7:30am – 5:30pm Monday through Friday and 9am – 5pm on Saturday. No construction is permitted on Sundays, 4th of July day and/or weekend if it falls on a Friday or Monday, Memorial Day and Labor Day weekends, Thanksgiving Day, Christmas Day, New Year's Day.

During Presidents Day:

- Projects located in the Central Resort Area (CRA) are not permitted to work on any exterior elements, however interior work may be permitted with prior approval.
- Projects outside the CRA will be permitted to work.

During the Christmas week (12/26-12/31):

- Projects located in the Central Resort Area (CRA) are not permitted to work on any exterior elements, however interior work may be permitted with prior approval.
- Projects outside the CRA will be permitted to work.

During Holiday Season:

- Holiday Season is defined as the days of the week leading up to Christmas until New Year's Day. Refer to Appendix I for Holiday Season dates.
- Projects located in the Core are not permitted to work on any exterior elements, however interior work will be permitted.

During the Food & Wine Festival in June (Friday through Saturday):

- Projects located in the Central Resort Area (CRA) are not permitted to work, projects outside the CRA will be permitted to work.

The CRA and Core areas are defined in Appendix E.

Specific indoor activities during restricted periods may be permitted with approval from the City of Aspen Engineering Department; specific conditions will be applied to each project separately. During the off-season 24 hour a day interior work may be permitted within the CRA, the applicant must present a work plan to the City of Aspen Engineering Department and the plan must be approved prior to working outside of the normal construction hours.

Additional restrictions on construction hours and encroachments will be applied for Aspen Special Events. Examples of events that will require additional restrictions include the USA Pro Cycling Challenge and the Farmer's Market.

Additional restrictions on construction hours will also be applied based on the project's specific impacts on adjoining properties. This includes limiting work during sales events (for a maximum of two sales events per year), maintaining site lines to these businesses, and providing signage on the construction site advertising the adjacent business. For example, if an adjoining business has an event (such as a semiannual sale) the project will accommodate this adjoining business to ensure the construction activities do no adversely affect that business's event.

4.3 SEQUENCE (PHASING) OF CONSTRUCTION

Please refer to the attached Appendix B for sequencing and phasing of construction. R.A. Nelson also acknowledges the Holiday Schedules for the City of Aspen. R.A. Nelson will adhere to the job-site closures enforced by the City of Aspen. The project is aware that certain Shadow Mountain Townhomes ("SMTH") improvements extend partially into the South Aspen St. ROW. At the time of this draft, the Project is optimistic that the mobilization, excavation, laydown, shoring, and vertical construction activities of the Project can avoid these improvements, including activities related to installation of newly routed secondary electrical service to SMTH.

It is generally acknowledged that the (1) Aspen Ski Company Lift tower will be integrated (or close too) the Gorsuch House building foundations and that ASC will need access / staging in order to efficiently install this tower.

4.5 PROJECT FENCING

Please refer to the attached Site Management Plan for site fencing locations. 14' Tall Sound Fencing will be utilized as located in Appendix B. 6' Tall Construction Fencing with RA Nelson Green Screen will be utilized as located in Appendix B. Horizontal braces will be placed at the mid-point of the vertical poles and top of the vertical poles. Acousti Blok sound barrier will be utilized for the sound fencing material similar to the below pictures. Lockable gates will be utilized at all job-site entries.

4.6 PUBLIC HEALTH AND WELFARE

RA Nelson requires all subcontractors to conform with the site specific Safety Health and Management Plan.

4.7 NATURAL ENVIRONMENT

Environmental procedures will be implemented on this project to ensure compliance with federal, state and local requirements for construction site stormwater run-off. Site clearing and excavation will be conducted in a manner to reduce the impact on local ecosystems. RA Nelson will work closely with the City of Aspen Parks Department to facilitate the construction of the adjacent community parks areas.

5.0 PARKING MANAGEMENT

5.1 PARKING MANAGEMENT FORM

RA Nelson requires use of car-pooling and careful staging of subcontractors as a means to eliminate impacts upon the site and due to the limited parking opportunities at the jobsite. A Vanpool program will be encouraged from the Intercept Lot to the project location.

5.2 EMERGENCY VEHICLE ACCESS AND ORDINANCE 35

RA Nelson will maintain continuous emergency vehicle access, on and around the site, including but not limited to police, fire, and ambulance services in locations as

shown in Appendix B. Emergency access will be followed per City of Aspen Ordinance 35, See Appendix G.

5.4 STAGING AREAS

Please refer to the attached Appendix B for construction management plan for staging. The staging areas will be located within the project fencing boundaries and are identified on the Site Management plan. Staging of trucks will not be allowed on public ROW, except Hill Street and Cul de Sac ROW, and will not block access to neighboring properties.

All snow storage will remain within the staging areas as shown in Appendix B. There will be no pushing / dumping snow onto the ski hill.

5.5 RIGHT OF WAY LIMITATIONS

ROW work areas are identified in Appendix B.

5.6 SITE PAN

Site Plans are identified in Appendix B.

5.7 WASTE MANAGEMENT

All Construction trailers, job material storage areas, portable restrooms, waste management are identified on the Site Management Plan and will be located with the project fenced boundaries. R.A. Nelson will adhere to the City of Aspen waste management requirements. Site will have a bear proof trash container for food waste. See Appendix B for locations.

6.0 TRAFFIC CONTROL

6.1 GENERAL

RA Nelson will have certified traffic control workers during the project, as needed. There will be a drive thru lane established for the project within the Cul de Sac as indicated in the site management plan. All entry gates will be locked during non-working hours. Certified traffic control personnel shall be used by RA Nelson if necessary. All traffic control personnel shall be equipped with a radio and appropriate flagging/signage equipment.

6.2 HAUL ROUTES

Construction related traffic to the Jobsite will flow as shown in Appendix B.

6.3 ONSITE VEHICLE LIMITATIONS

Maximum vehicle weights and sizes will follow the City of Aspen management plan requirements.

6.4 DELIVERY REQUIREMENTS

Traffic control required for deliveries must be fully coordinated with the City of Aspen Engineering Department. All deliveries must be scheduled through RA Nelson Superintendent, Paul Burbidge, with a (48) hour notice. Any unscheduled deliveries may be turned away. Deliveries will only be allowed through the Main Access Gate during COA working hours. If trucks arrive early, they will be required to park and wait down valley at a future designated location until their designated delivery time. Delivery vehicles and all other onsite vehicles are not allowed to idle for more than five (5) minutes, with the exception of generators or PTO type operations and will be required to comply with City of Aspen Municipal Code (13.08.110).

6.5 TRAFFIC CONTROL PLAN

The contractor and its subcontractors shall follow the guidelines set forth in the Colorado Manual of Uniform Traffic Control Devices for Streets and Highways (MUTCD), specifically Chapter 6C (Temporary Traffic Control Elements). The site access gate does not interfere with a school bus stop or school walk route. Aspen Ski Company Mountain Operations will be allowed 24hr access from South Aspen Street, directly to the new mountain access road as identified in the Appendix B.

7.0 PEDESTRIAN PROTECTION

7.1 GENERAL

There should be no pedestrian traffic through the construction site during the duration and times of construction. The access gates will be locked during non-construction hours. The site will have construction fencing placed adjacent to active roads, sidewalks, trails, or existing buildings to provide a separation barrier between construction activities and the pedestrian traffic. The fence will be relocated as required to protect the public from the construction area. Temporary signage, traffic cones and orange fencing will be used to direct both pedestrian and vehicle traffic. Pedestrian Safety devices shall follow the requirements of city code 21.04.060, MUTCD chapter 6D, the Americans with Disability Act, and IBC Chapter 33.
RA Nelson will install warning signs informing the public of construction activity at the Main Gates and at interval locations around the perimeter of the jobsite fence.
The site will be secured and locked during non-working hours and trespassers will be subject to prosecution for trespassing. All visitors to the jobsite must check in at the construction office trailer located at the main entrance prior to entering the site. This site will not be open to the public.

8.0 SEDIMENT AND EROSION CONTROL

8.1 REQUIREMENTS

Due to the size of the project being more than 1 acre a State of Colorado Stormwater Management Plan (SWMP) for the project is required and will be permitted through the State of Colorado prior to start of excavation. A Project Specific Erosion Control Plan(SWPPP) will be designed by the Civil Engineer of Record and included in the

Permit Documents and included in Appendix C of this document. All hazardous materials will be disposed of or treated as required per the manufacturer's recommendations.
Concrete wash areas will be provided for concrete trucks and pumps, and masonry operations inside of the construction fencing area.
Vehicle Tracking Control Pads (VTC) will be utilized at the main construction entrance.
Dewatering activities, if required, will require a permit from the
State of Colorado Discharge Permit System (CDPS). This permit will be applied for 30 days prior to anticipated discharge.

9.0 FUGITIVE DUST CONTROL

9.1 FUGITIVE DUST CONTROL PLAN

RA Nelson will follow the dust control measures as outlined below. The scope of work will meet the requirements set for in the State of Colorado Fugitive Dust Control (APEN) permit as needed.

9.2 REQUIREMENTS

The following processes will be implemented to help minimize the impact of dust and debris during the construction process:
A Filler Hydrant permit will be obtained from the City of Aspen Water Department and water will be obtained from one of the approved filler hydrant locations as shown in Appendix B & H of this document.
Trucks entering and exiting the site will be required to cover loads onsite to help mitigate dust and debris migration
Vehicle speeds on site will be restricted to 10 MPH on construction access roads to help minimize dust pollution.

Construction equipment and vehicles will be restricted to temporary access roads and staging areas unless required to be off of these roads for construction related activity.
Shuttling and Carpooling plans will be will be utilized to eliminate unnecessary travel on temporary roads within the jobsite.
Access roads will include a gravel base to minimize dust from construction equipment traffic on these roads. These roads will be maintained with watering truck as required, to mitigate dust a result of these temp roads. See attached Site Management Plan located in Appendix B.
Ground cover measures shall be installed in staging and entrances to prevent dust and soil tracking. This will include temporary gravel material that will be removed at the end of the construction phase as needed or when a temporary staging area is no longer required.
Material stockpiles heights will be kept to a minimum practicable heights and managable slopes.
Material stockpiles will use water misting/sprays as appropriate

Stockpiling of materials will be located away from the project boundary when feasible and downwind of sensitive areas to help minimize dust pollution.
A wheel washing station and/or anti-tracking material (Yellow Poly Pad or Gravel) will be laid at the entrance/exit from the construction site as necessary.
The tracking pad will construction will be reviewed with the engineering department for approval. Laborers and pressure washers will be utilized to clean truck and equipment tires when leaving the site when needed..
A street sweeper will be utilized to keep the existing roads, up to and outside of the construction fence, clean from construction debris, mud or other undesirable materials, resulting from the project construction activities. Cleaning of existing roads inside the site boundary will be carried out daily; however frequency will increase if necessary. It is important to recognize that this needs to be monitored consistently throughout the day, in light of site operations and weather conditions. All trucks will exit through the provided wheel washing station and/or anti-tracking material (gravel), which is located at the exit of the site. The street sweeping operation will include all of the pavement areas as necessary.

10.0 EMISSIONS

10.1 GENERAL

All subcontractors will be required to verify that all vehicles meet the City of Aspen Emissions requirements. Any vehicle that does not meet the requirements will be asked to leave until verification that they have improved the vehicles emissions to standards.

10.2 EMISSIONS FROM DIESEL POWERED ENGINES

RA Nelson will enforce that emissions from diesel engines operated within the City of Aspen shall be of a shade or density no darker than 40% opacity, except for starting motion no longer than 10 seconds or for stationary operation not exceeding 10 seconds.

11.0 NOISE SUPRESSION

11.1 GENERAL

Every reasonable effort will be made to minimize the noise impact of construction activities. Noise limits for construction activities is 70 decibels during the summer on season (6/1-Labor Day), 80 decibels all other times. All construction equipment shall be adequately muffled and maintained to minimize project noise.

11.2 NOISE SUPPRESSION PLAN

See Appendix D for the Noise Suppression Plan. The plan includes information on noise blocking methods, techniques, and common equipment and activities that require noise suppression.

11.3 REQUIREMENTS FOR ACTIVITIES EXCEEDING 80 DECIBELS

1. Any work producing noise levels over 70-80 decibels is not permitted to commence until after 9:00 am and is not permitted on Saturdays. That includes but not limited to the use of compressors, generators, jackhammers, power equipment, nail guns, drilling machinery, earth moving equipment and similar loud construction activities. This does not restrict quiet work inside and outside that does not require a power source, including a battery, on Saturday.
2. RA Nelson will notify neighbors within two hundred fifty (300) feet of the project informing them of the kinds of equipment, expected noise levels and durations of loud work. Including the variation of noise levels during a typical construction days may be helpful. Such notification must be in writing and be done seven (7) days prior to the starting time of the project. Communication with neighbors can prevent complaints from arising, and resolve concerns before there is a problem. RA Nelson will provide a phone number where the foreman can be reached prior to the start of the job.
3. Equipment will be operated in accordance with manufacturer's specifications and with all standard manufacturers' mufflers and noise-reducing equipment in use and in properly operating condition.
4. Notices will be posted to inform workers, including sub-contractors, about the basic noise requirements, as well as specific noise restrictions, to the project.
5. Noise barriers will be installed around all equipment/activities specified in Table 1 of Appendix D. Noise barriers not only significantly reduce construction noise, but they also provide an extra benefit of "hiding" the noise producing sources, thus increasing a neighbor's tolerance.

Additional equipment requiring Noise Suppression that will be used on site , to be added to the City of Aspen Table 1, include a rock crusher and soil screener.

6. Portable loud equipment including generators, compressors, and cement mixers will be moved to different sides of the property to reduce impacts on individual neighbors.
7. The use of music radios on the site are not allowed.

11.4 SPECIFIC RESTRICTIONS RELATED TO MANUFACTURING ON SITE

We do not anticipate any manufacturing on-site at this time.

12.0 ENFORCEMENT

12.1 CITY CONSTRUCTION MITIGATION OFFICER

The City Construction Mitigation Officer shall be assigned to the construction project. The City Construction Mitigation Officer will complete random site visits to determine if the project is following approved Plan and City requirements. The officer is not intended to take the place of a City of Aspen building inspector.

12.2 CORRECTIVE ACTION

The City of Aspen will enforce construction mitigation corrections as follows:

1. The first corrective action is a verbal warning and explanation of the violation with a timeframe for completion.
2. The second corrective action is a written warning or correction notice with timeframe for compliance.
3. Third and final notice is a “Stop Work Order” (red tag). If a stop work order is issued, no more work can be completed until the violation is corrected.
Failure to correct violations and/or any threat to public safety could subject the owner, contractor or both to a fine of $1000 a day as determined by the municipal court.

12.3 INSPECTION REPORTS

The Construction Mitigation Officer will complete construction inspection reports. All reports are public and will be kept in the City Engineering Asset Management Department.

Gorsuch Haus
Aspen, CO

CONSTRUCTION MANAGEMENT PLAN

Appendix A

Project Sign

Gorsuch Haus

Building Permit

General Contractor: R. A. Nelson LLC
General Contractor Contact: Paul Burbidge (Site General Superintendent)
Contact Phone #: (970) 471-9157
Emergency Phone #: (970) 471-9157
24 Hour Emergency Contact #: (970) 471-9157

Hotel & Free Market Condos
Owner: Norway Island, LLC
Architect: 4240 Architecture, INC
Real Estate Agent:_____
Real Estate Contact Info: _____

R.A.NELSON
BUILDING MOUNTAIN COMMUNITIES

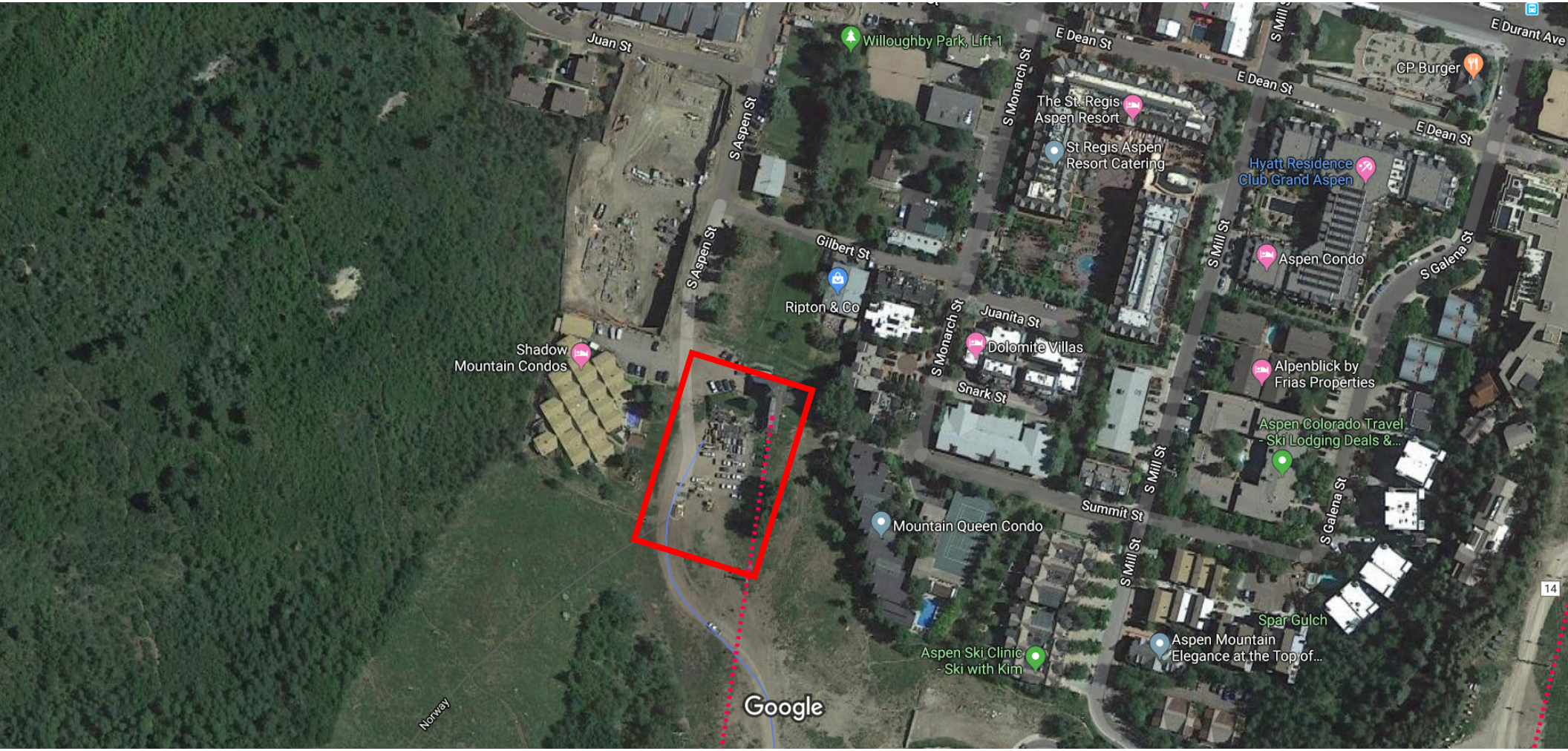
Gorsuch Haus
Aspen, CO

CONSTRUCTION MANAGEMENT PLAN

Appendix B

Site Management Plan

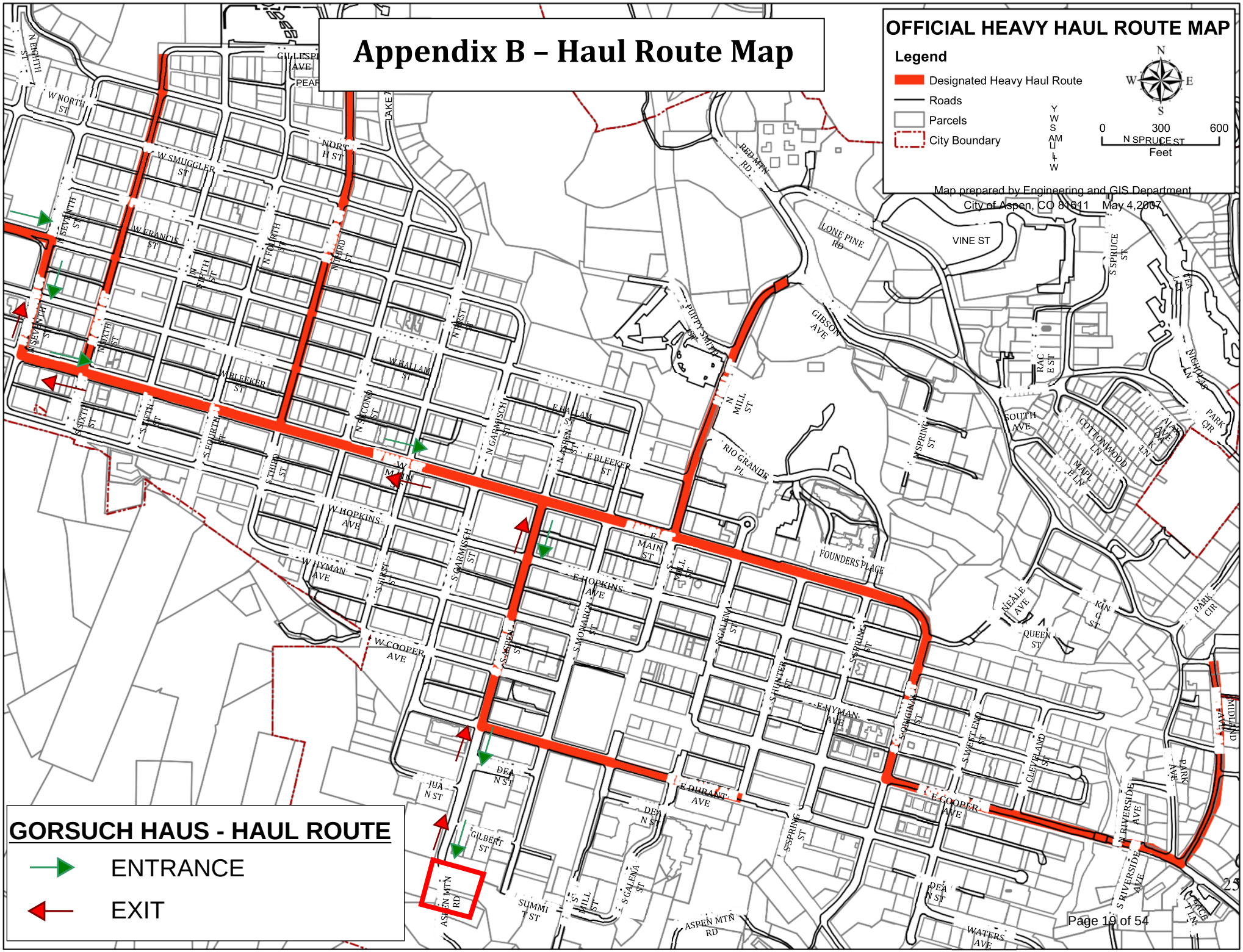
-Vicinity Map
-Haul Route
-Crane Logistics
-Shoring Layout
-Site Logistics: Phase 1 of 3
-Site Logistics: Phase 2 of 3
-Site Logistics: Phase 3 of 3
-ROW Impacts

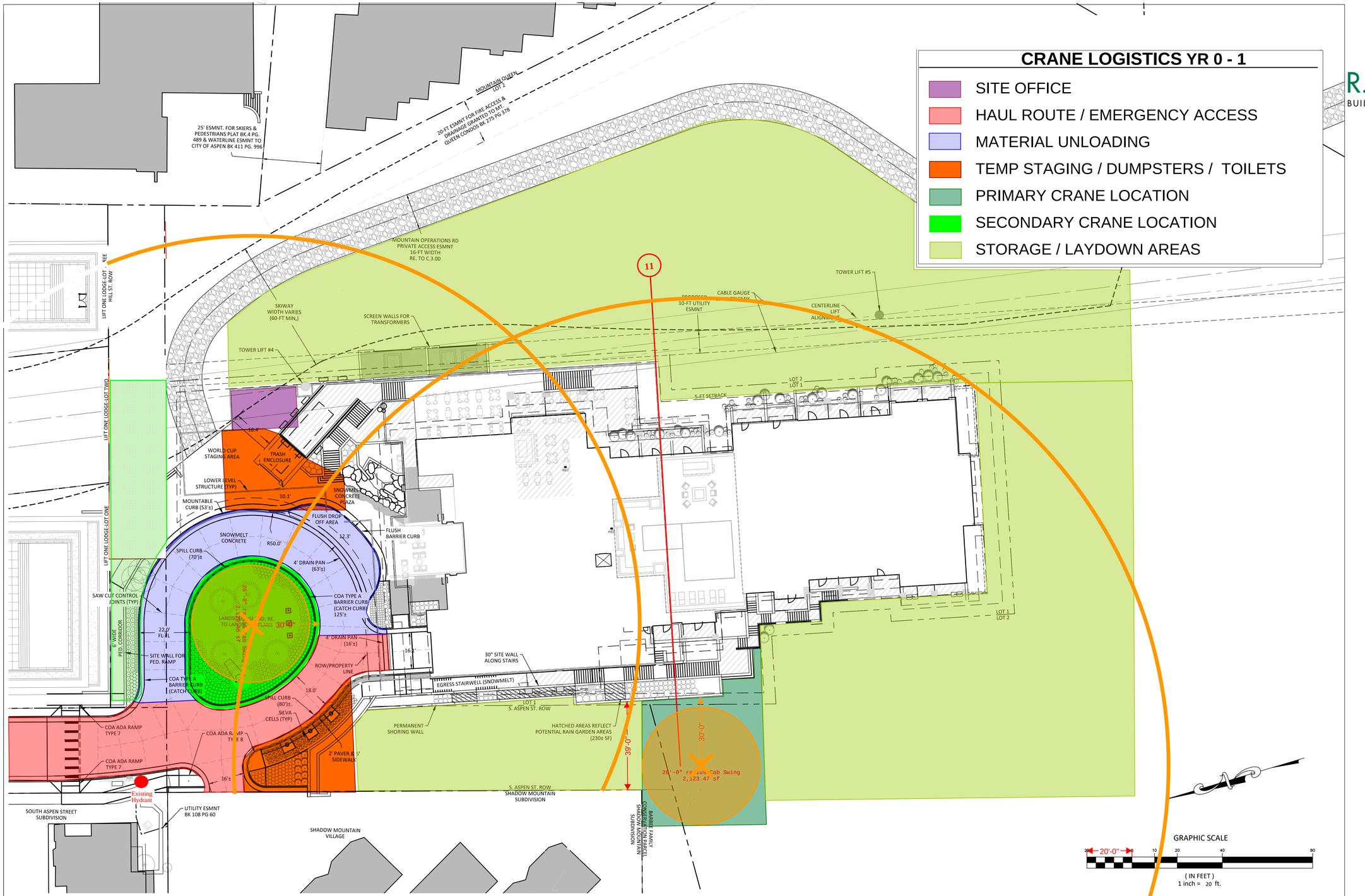


Imagery ©2019 Maxar Technologies, USDA Farm Service Agency, Map data ©2019 100 ft

Project is located in downtown Aspen,Colorado. Together with the Lift One Corridor, the Gorsuch Haus and infrastructure, skiing, and public amenity improvements comprise significant development at the western portal to Aspen Mountain.

Appendix B – Haul Route Map





R.A.NELSON
BUILDING MOUNTAIN COMMUNITIES

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	2019-10-10	SD PRICING SET

DRAWN: CJB REVIEWED: JKS

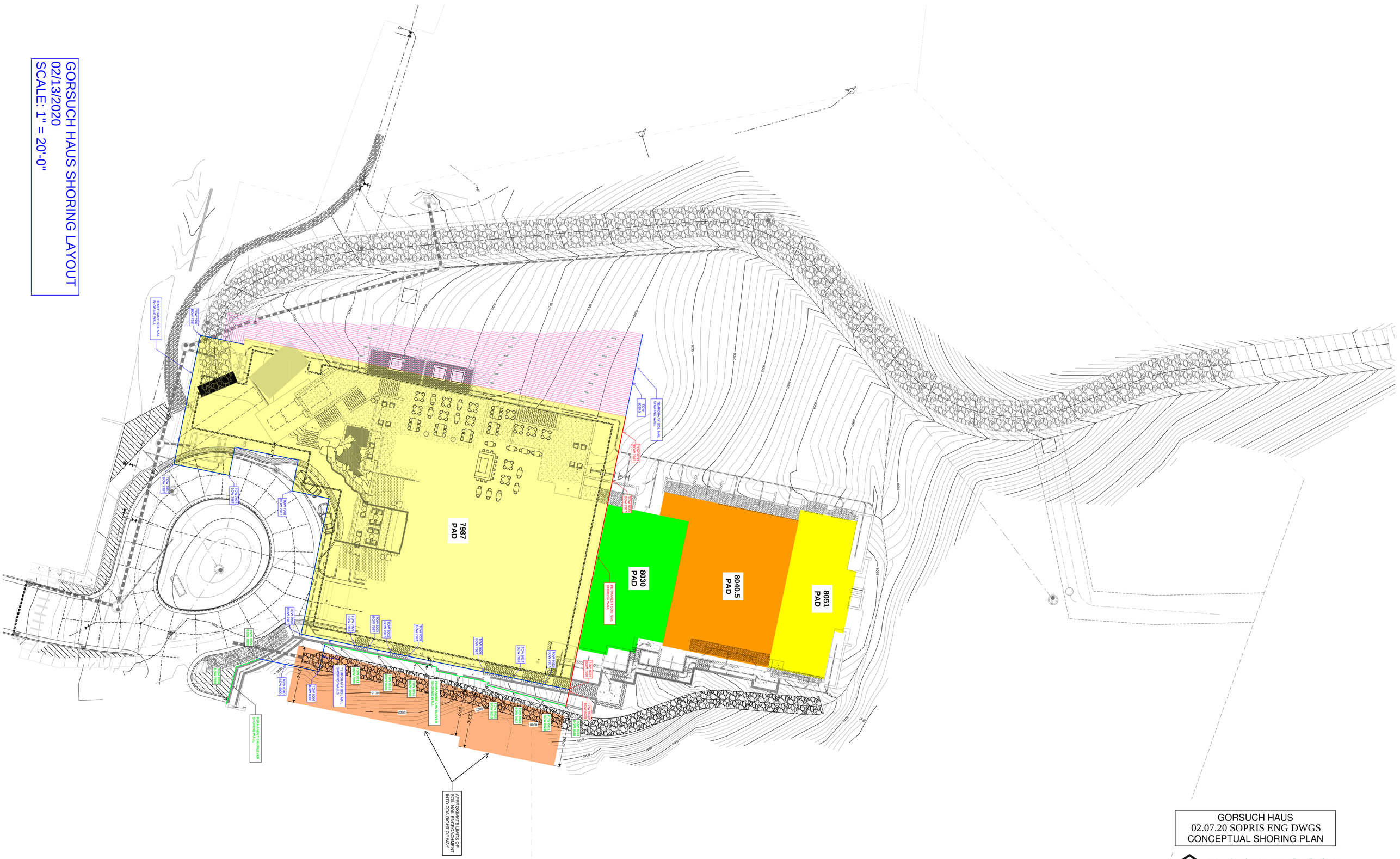
SCHEMATIC DESIGN

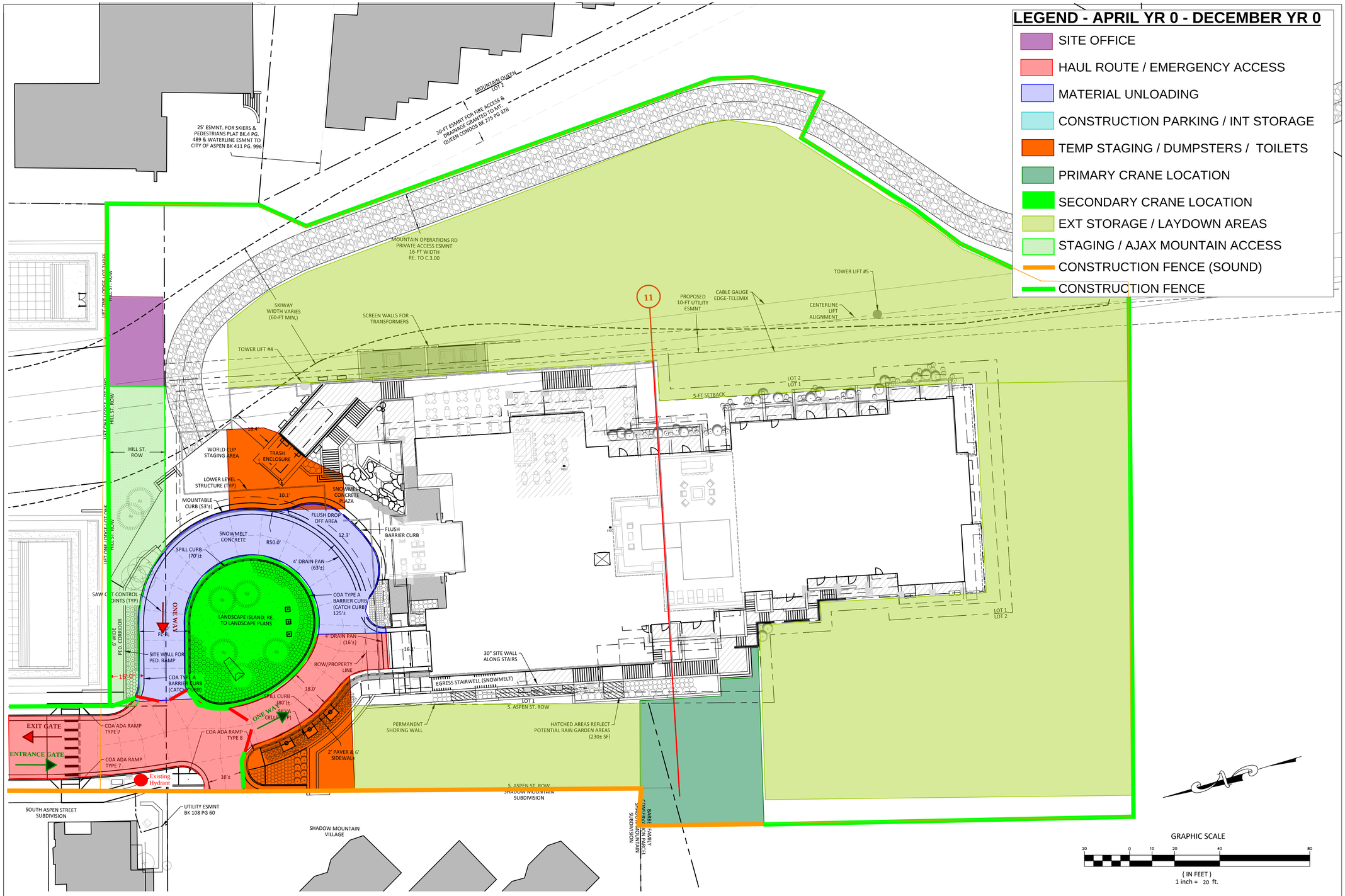
OVERALL SITE PLAN

SHEET NUMBER

Oct 10, 2019 - 8:48am
G:\2019\19101.06-Gorsuch \ Haus\CIVIL\Civil 3\DWG\PLOT\19101.06-C

GORSUCH HAUS SHORING LAYOUT
02/13/2020
SCALE: 1" = 20'-0"





R.A.NELSON
BUILDING MOUNTAIN COMMUNITIES

GORSUCH HAUS

NORWAY ISLAND, LLC.

ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	2019-10-10	SD PRICING SET

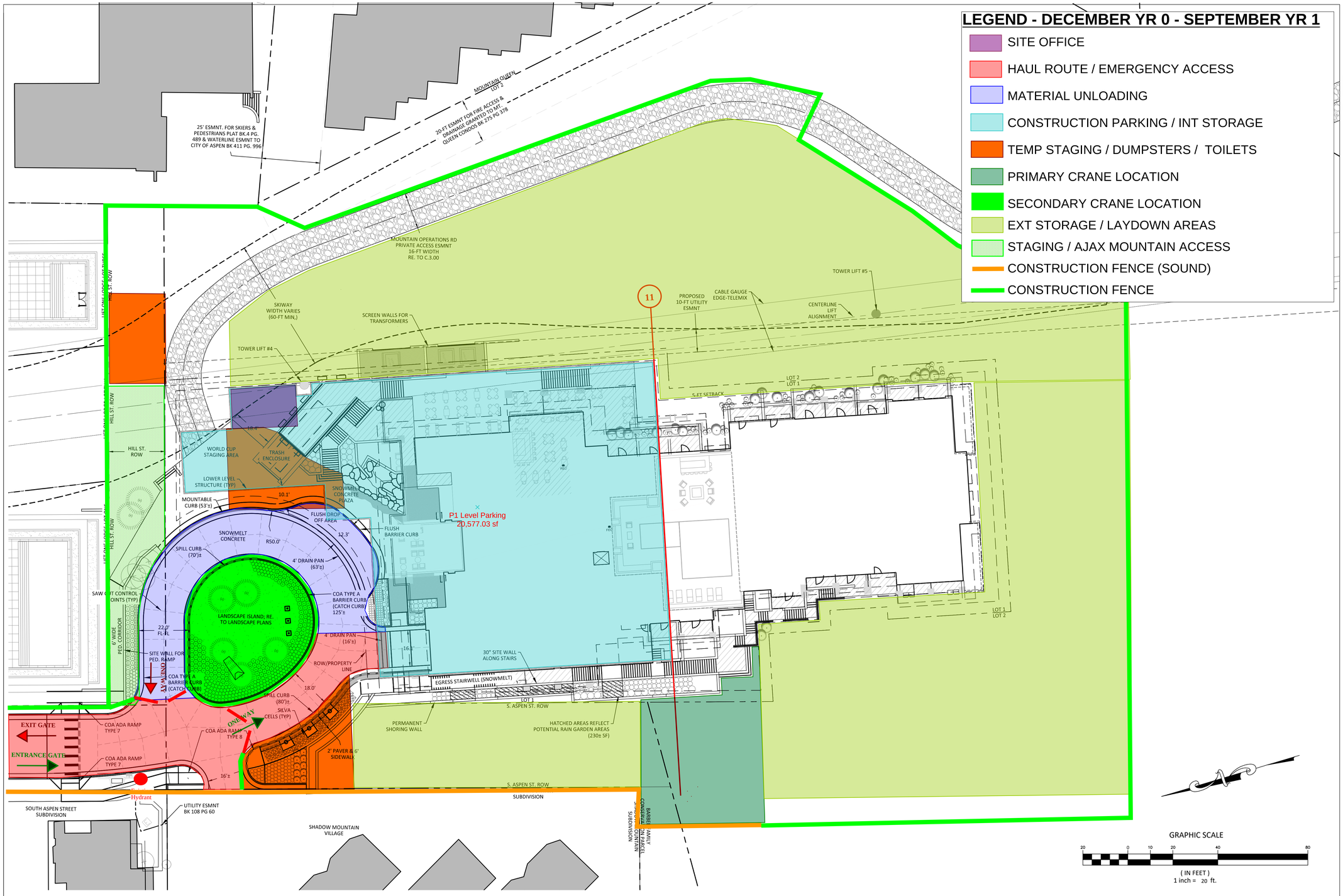
DRAWN: CJB REVIEWED: JKS

SCHEMATIC DESIGN

OVERALL SITE PLAN

SHEET NUMBER

Oct 10, 2019 - 8:48am
G:\2015\15101\04-Gorsuch Haus\CIVIL\Cad DWGs\PLOT\15101-04-C1001 SITE PLAN.dwg



R.A.NELSON
BUILDING MOUNTAIN COMMUNITIES

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	2019-10-10	SD PRICING SET

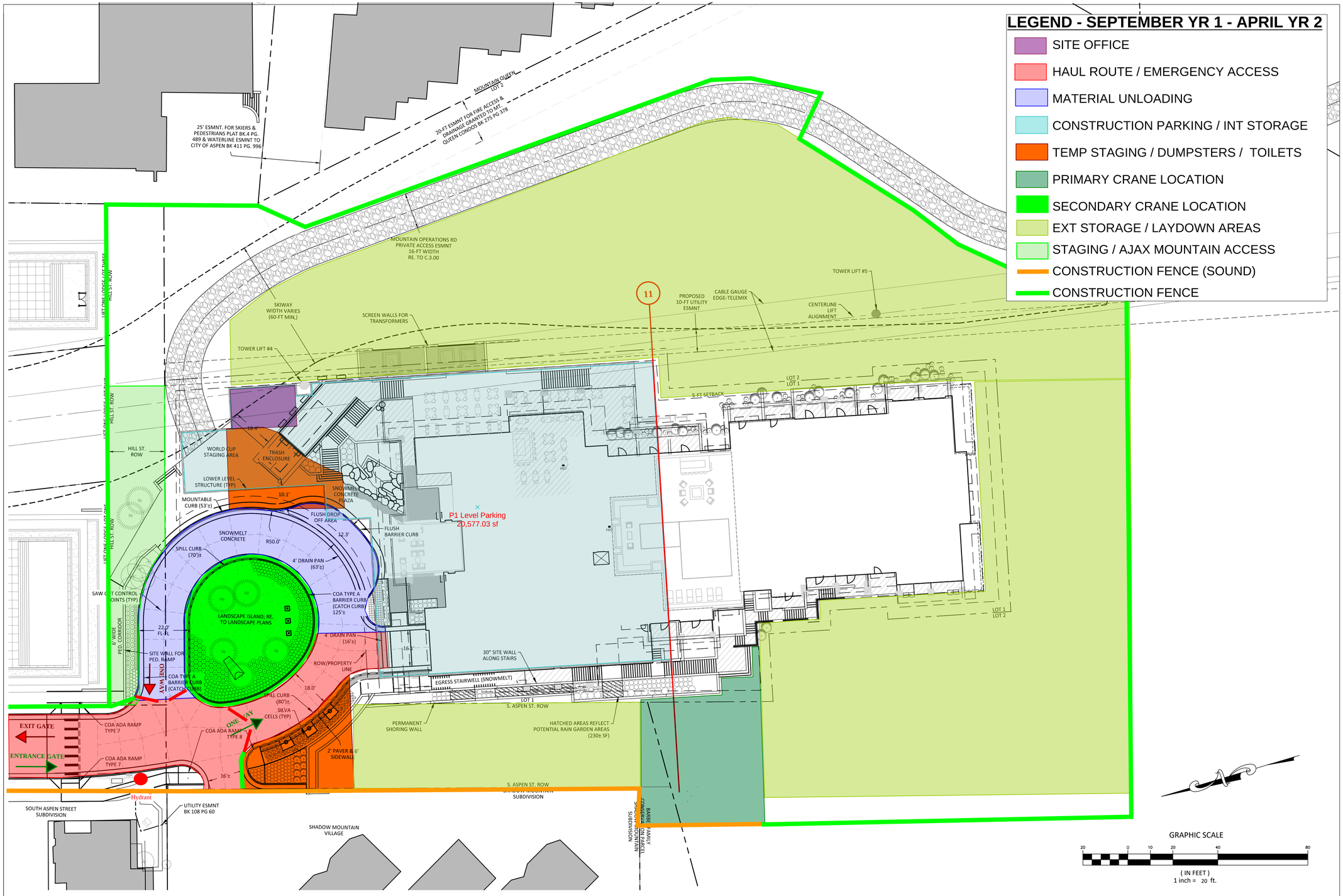
DRAWN: CJB REVIEWED: JKS

SCHEMATIC DESIGN

OVERALL SITE PLAN

SHEET NUMBER

Oct 10, 2019 - 8:48am
G:\2015\1501\04-Gorsuch Haus\CIVIL\Cad DWGs\PLOT\1501-04-C1001 SITE PLAN.dwg



Know what's **below.** **Call** before you dig.

CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

GORSUCH HAUS

NORWAY ISLAND, LLC.

ASPEN, COLORADO

ISSUE DATE: _____

REVISIONS

#	DATE	DESCRIPTION
1	2019-10-10	SD PRICING SET

DRAWN: CJB REVIEWED: JKS

SCHEMATIC DESIGN

PROJECT NUMBER: 4735

OVERALL SITE PLAN

SHEET NUMBER

C.1.01

Oct 10, 2019 - 8:48am
G:\2015\1501\06-Gorsuch House\CIVIL\Civil DWGs\PLOT\1501-06-C1001 SITE PLAN.dwg

LEGEND - ROW IMPACTS

- TEMP ASC MTN ACCESS / PARKING
- STORAGE / LAYDOWN AREAS
- HAUL ROUTE / EMERGENCY / MAT UNL
  TEMP STAGING / DUMPSTERS / TOILETS
  STORAGE / LAYDOWN AREAS
  SECONDARY CRANE LOCATION
- TEMP SITE OFFICE / TEMP LAYDOWN

12 MO
1,000.44 sf

24 MO
800.28 sf

24 MO
11,102.38 sf

24 MO
3,150.18 sf

12 MO
1,650.3 sf

25'-0"

37'-7 1/4"

EXIT GATE

ENTRANCE GATE

ONE WAY

ONE WAY

Existing Hydrant

GRAPHIC SCALE

20'-0"

(IN FEET)
1 inch = 20 ft.

GORSUCH HAUS

NORWAY ISLAND, LLC.

ASPEN, COLORADO

ISSUE DATE:

REVISIONS

#	DATE	DESCRIPTION
1	2019-10-10	SD PRICING SET

DRAWN: CJB REVIEWED: JKS

SCHEMATIC DESIGN

PROJECT NUMBER: 4735

OVERALL SITE PLAN

SHEET NUMBER

C.1.01

02.18.20 Page 2 of 14

Oct 10, 2019 - 8:48am
G:\2015\15101\04-Gorsuch Haus\CIVIL\Cwt DWGs\PLOT\15101-04-C1001 SITE PLAN.dwg

R.A.NELSON
BUILDING MOUNTAIN COMMUNITIES

Gorsuch Haus
Aspen, CO

CONSTRUCTION MANAGEMENT PLAN

Appendix C

Erosion Control Plan

1. **Silt fencing will be placed on the downward side of the slope of the job-site.**
2. **Site clearing and excavation will be conducted in a manner to reduce the impact on the local ecosystem.**
3. **All storm sewer inlets will be protected from sediment migration.**
4. **Dust impact mitigation and street cleaning procedures will be followed to minimize their impacts.**
5. **Landscaping will be placed throughout the project as soon as schedule allows.**

R.A.NELSON
BUILDING MOUNTAIN COMMUNITIES

Gorsuch Haus
Aspen, CO

CONSTRUCTION MANAGEMENT PLAN

Appendix D

Noise Suppression Plan

City of Aspen
Construction Noise Suppression Plan

As the General Contractor for this construction project, I _____ hereby agree to the following restrictions and will provide the necessary noise suppression (outlined below), such that it will lesson the impact to the properties within 300 feet of the project located at _____. I understand that if any construction activities exceed 80 decibels and are not covered by this document I will contact the City of Aspen Environmental Health Department to design a specific noise suppression plan for those activities.

_____ _____

Signature Print name

On-site Contact Phone # _____

Many activities on construction sites are noisy. Although some noise may be unavoidable, it can often be controlled using improved work practices. Builders should make all reasonable efforts to minimize noise. Noise Suppression plans are required for <u>all construction projects</u> where activities will generate noise that exceeds 80 decibels. *Section 18.04.050(A)(2)(d)*

Hours of operation

All construction activity is limited to the following days and times:

Monday thru Friday	***Saturday***	*Sunday*
7:30 am to 5:30 pm	9:00 am to 5:00 pm	No construction work is allowed

Constructions activities producing noise greater than 80 decibels are limited to the following days and times:

Monday thru Friday
9:00 am to 5:00 pm

Work that is over 80 decibels which by law requires a noise suppression plan will <u>not be allowed for Saturday work</u> that includes but not limited to the use of compressors, generators, jackhammers, power equipment, nail guns, drilling machinery, earth moving equipment and similar loud construction activities. <u>This does not restrict quiet work inside and outside that does not require a power source, including a battery, on Saturday.</u>

Construction activity is not allowed during all **federal holidays**.

Due to the congestion in Aspen when town is completely full, noise suppression plans will not be approved for the following dates: **Christmas Week (December 25 through Jan. 1), Food and Wine Week in June (Friday thru Sunday), 4th of July day and/or weekend if it falls on a Friday or Monday, and Labor Day weekend.**

Specific noise suppression requirements for all activities exceeding 80 decibels at a construction site include:

1. Notify neighbors within two hundred fifty (300) feet of the project informing them of the kinds of equipment, expected noise levels and durations of loud work. Including the variation of noise levels during a typical construction days may be helpful. Such notification must be in writing and be done seven (7) days prior to the starting time of the project. Communication with neighbors can prevent complaints from arising, and resolve concerns before there is a problem. Provide a phone number where the foreman can be reached prior to the start of the job.

2. Operate equipment in accordance with manufacturer's specifications and with all standard manufacturers' mufflers and noise-reducing equipment in use and in properly operating condition.

3. Post notices to inform workers, including sub-contractors, about the basic noise requirements, as well as specific noise restrictions, to the project.

4. Install noise barriers around all equipment/activities specified in Table 1: TYPICAL CONSTRUCTION EQUIPMENT REQUIRING NOISE SUPPRESSION. Noise barriers not only significantly reduce construction noise, but they also provide an extra benefit of "hiding" the noise producing sources, thus increasing a neighbor's tolerance. **(See also the attached list of noise blocking methods for details on approved noise barriers.)**

5. Move portable loud equipment including generators, compressors, and cement mixers to different sides of the property to reduce impacts on individual neighbors.

What can you do about construction noise?

- The use of radios on the site before 8:00 am are not allowed: remind laborers and sub-contractors.
- Noise suppression plans will not allow noisy machines such as brick cutters or jackhammers to be operated before 9.00 am.
- Noisy equipment such as cement mixers should be placed on the site to maximize the distance from neighboring houses and/or rotate location so as to not impact just one neighbor. Noise levels drop quickly with distance from the source.
- All equipment should be properly maintained, with special attention to mufflers and other noise control devices.
- Between work periods, builders are required by city ordinance to shut down machines such as backhoes, bobcats, loaders and generators.
- When dropping materials from a height—for example, into or out of a truck, or when loading or unloading scaffolding, noise suppression plans require a chute or side baffles.
- All vehicular movements to and from the site must only be made during the scheduled normal working hours. This includes off-site noise that is associated with a specific project such as staging of concrete trucks.

TABLE 1: NOISE CONSTRUCTION EQUIPMENT REQUIRING NOISE SUPPRESSION PLANS

Equipment Category
Auger Drill Rig
Backhoe
Chain Saw
Clam Shovel
Compressor (air)
Concrete Mixer
Concrete Pump
Concrete Saw
Crane (mobile or stationary)
Dozer
Drill Rig
Excavator
Front End Loader
Generator (more than 25 KVA)
Gradall
Grader
Horizontal Hydraulic Boring Jack
Impact Pile Driver (diesel or drop)
Impact Wrench
Jackhammer*
Mounted Impact Hammer (hoe ram)
Paver
Pneumatic Tools
Rock Drill
Scraper
Scarifier
Slurry Machine
Vibratory Pile Driver

Noise Blocking Methods

Contractors shall require all subcontractors and vendors to use:

- Quieter vs. Louder equipment
- "Residential" grade combustion engine exhaust silencers
- Electrical vs. pneumatic hand power tools: **All pneumatic tools operated in the City of Aspen must be fitted with an effective silencer on their air exhaust port.**
- Hydraulic vs. air powered rock drills
- "Silenced" pile drivers vs. Diesel pile drivers

In general, noise reduction equipment and materials may include, but not be limited to:

1. Shields, shrouds, or intake and exhaust mufflers.
2. Noise-deadening material to line hoppers, conveyor transfer points, storage bins, or chutes.
3. Noise barriers using materials consistent with the Temporary Noise Barrier Materials Section.
4. Noise curtains
5. Plywood with concrete blankets at the height of the equipment and that it surrounds the activity such that it directs noise up more than out from the property.
6. Portable three sided enclosures made out of plywood to move with the activity such as jack hammering.
7. Internal combustion engines are to be fitted with a suitable muffler in good repair.

Specific Equipment:

Generators: The local power grid shall be used wherever feasible to limit generator noise. No generators larger than 25 KVA shall be used and, where a generator is necessary, it shall have maximum noise muffling capability.

Backup Alarms: All equipment with backup alarms operated by the Contractor, vendors, suppliers, and subcontractors on the construction site shall be equipped with either audible self-adjusting ambient-sensitive backup alarms or manually-adjustable alarms. The ambient-sensitive alarms shall automatically adjust to a maximum of 5 dBA over the surrounding background noise levels. The manually-adjustable alarms shall be set at the lowest setting required to be audible above the surrounding noise. Installation and use of the alarms shall be consistent with the performance requirements of the current revisions of Society of Automotive Engineering (SAE) J994, J1446, and OSHA regulations.

Compressors: The unit with the lowest noise rating which meets the requirements of the job should be used where work is conducted in the City of Aspen, installed with mufflers and/or enclosed in a noise barrier.

Jackhammer: All jackhammers and pavement breakers used on the construction site shall have exhaust systems and mufflers that have been recommended by the manufacturer as having the lowest associated noise and shall be enclosed with shields or acoustical barrier enclosures.

Concrete crushers or pavement saws: Pre-augur pile holes to reduce the duration of impact or vibratory pile driving and tie to local power grid to reduce the use of generators and shall be enclosed with shields or acoustical barrier enclosures.

Pneumatic hand power tools: All pneumatic tools operated in the City of Aspen must be fitted with an effective silencer on their air exhaust port.

Temporary Noise Barrier Materials:

Temporary barriers shall be constructed of 3/4-inch Medium Density Overlay (MDO) plywood sheeting, or other material of equivalent utility and appearance having a surface weight of 2 pounds per square foot or greater. The temporary barriers shall be lined on one side with glass fiber, mineral wool, or other similar noise curtain type noise-absorbing material at least 2-inches. The materials used for temporary barriers shall be sufficient to last through the duration of the construction project, and shall be maintained in good repair. Prefabricated acoustic barriers are available from various vendors. An equivalent barrier design can be submitted in lieu of the plywood barrier described above.

Impact Equipment:

Impact noise is noise produced from impact or devices with discernible separation in sound pressure maxima. Examples for impact equipment include, but are not limited to; blasting, chisel drops, mounted impact hammers (hoe ram), and impact pile drivers.

Impact equipment is the loudest and most intrusive to the neighboring property. **The City of Aspen requires that this type activity have the strictest mitigation requirements and requires a customized noise suppression plan specific to the site.** General contractors must contact the City of Aspen Environmental Health Department for an application at 970-920-5039.

Noise Control

- Replace worn, loose, or unbalanced machine parts that cause vibration.
- Keep machine parts well lubricated to reduce friction.
- Acoustical enclosures and barriers around generators
- Sound absorbing material and vibration isolation systems on hand tools
- Quiet work practices - use rubber mallets to erect and dismantle formwork.

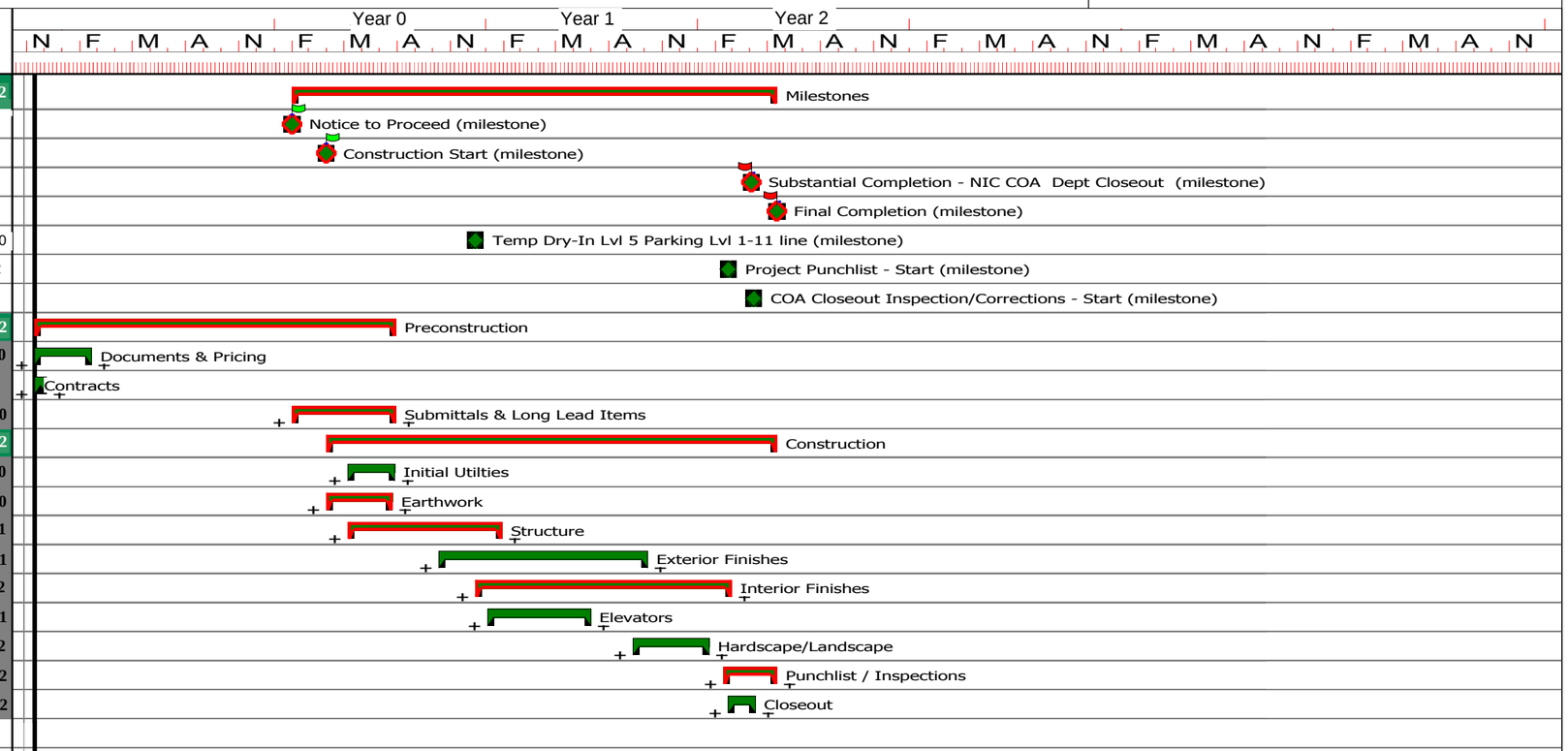
Noise Controls for Construction Equipment (Schneider et al., 1995)

Equipment	**Noise Controls**
Pile Driver	Enclosure, muffler
Stone saw cutting	Noise control pad with water
Handheld impact drills	Reduction of reflected sound
Circular saw blades	15º tooth angle, new tooth configuration, slotted saw blades, viscoelastic damping
Pneumatic tools	Muffler
Pavement breaker/ Rock drill	Muffler, enclosure of cylinder case and front head, moil damping
Portable air compressor	Muffler, acoustic enclosures
Bulldozer	Bulldozer Cab-liner material, enclosure, sound absorption in canopy, sealing of all openings
Wheeled loader	Absorption of sound cooling air route
Vibratory roller	Flexible mounting for pump compartment
Joint Cutter	Anti-vibration mounting fixtures

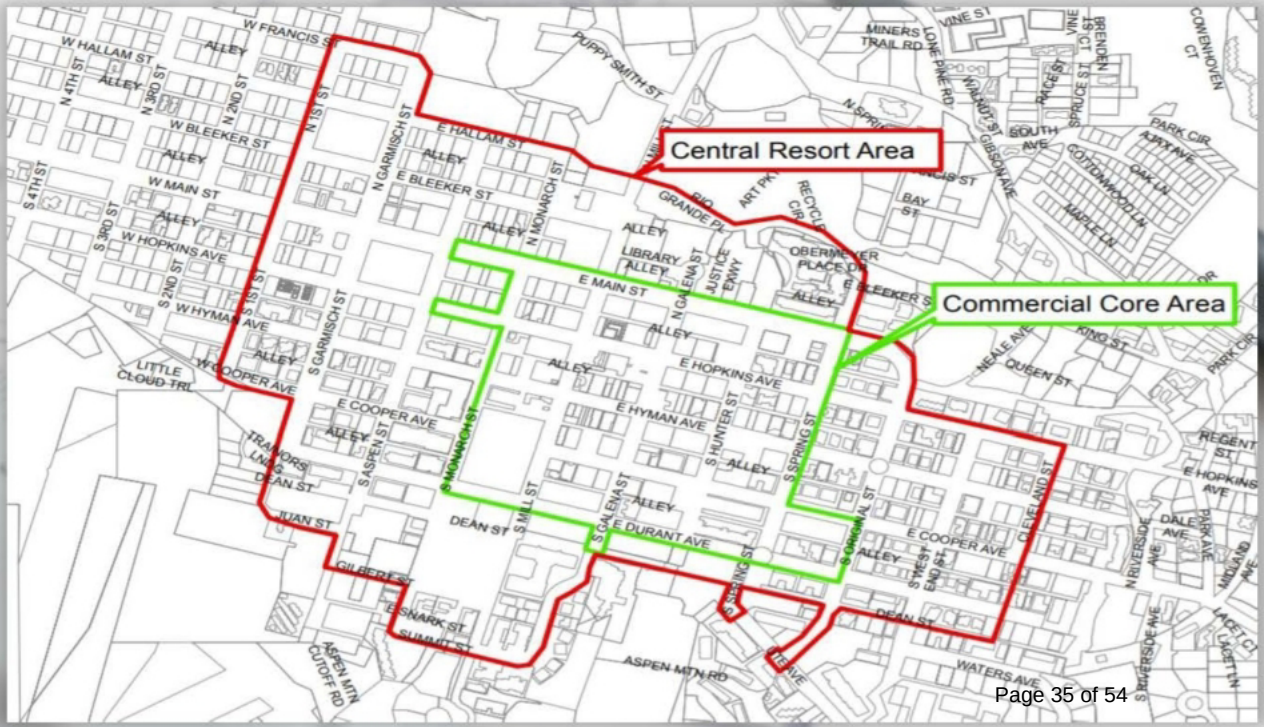
RA NELSON
BUILDING MOUNTAIN COMMUNITIES

Gorsuch Haus - SD Schedule 11-16-19

Line	Name	Working Days	Start	Finish
	Milestones	**543d**	**2/1/ Year 0**	**5/17/ Year 2**
2	Notice to Proceed (milestone)		2/1/ Year 0	2/1/ Year 0
3	Construction Start (milestone)		4/1/ Year 0	4/1/ Year 0
4	Substantial Completion - NIC COA Dept Closeout (milestone)		4/3/ Year 2	4/3/ Year 2
5	Final Completion (milestone)		5/17/ Year 2	5/17/ Year 2
6	Temp Dry-In Lvl 5 Parking Lvl 1-11 line (milestone)		12/13/ Year 0	12/13/ Year 0
7	Project Punchlist - Start (milestone)		2/22/ Year 2	2/22/ Year 2
8	COA Closeout Inspection/Corrections - Start (milestone)		4/7/ Year 2	4/7/ Year 2
	Preconstruction	**403d**	**11/15/**	**7/29/ Year 2**
10	**Documents & Pricing**	**59d**	**11/15/**	**2/20/ Year 0**
11	**Contracts**	**1d**	**11/15/**	**11/15/**
12	**Submittals & Long Lead Items**	**120d**	**2/1/ Year 0**	**7/29/ Year 0**
	Construction	**504d**	**4/1/ Year 0**	**5/17/ Year 2**
14	**Initial Utilties**	**55d**	**5/7/ Year 0**	**7/27/ Year 0**
15	**Earthwork**	**77d**	**4/1/ Year 0**	**7/23/ Year 0**
16	**Structure**	**173d 1h**	**5/7/ Year 0**	**1/28/ Year 1**
17	**Exterior Finishes**	**234d**	**10/12/ Year 0**	**10/6/ Year 1**
18	**Interior Finishes**	**286d**	**12/14/ Year 0**	**2/28/ Year 2**
19	**Elevators**	**118d**	**1/4/ Year 1**	**6/30/ Year 1**
20	**Hardscape/Landscape**	**82d**	**9/12/ Year 1**	**1/20/ Year 2**
21	**Punchlist / Inspections**	**61d**	**2/15/ Year 2**	**5/17/ Year 2**
22	**Closeout**	**30d**	**2/23/ Year 2**	**4/10/ Year 2**



Client	Job #: 00001	Data Date: 11/15/2019	Owner View	Filter: None	Page 1 of 1


Central Resort Area
Commercial Core Area
E HALLAM ST
E BLEEKER ST
W MAIN ST
E MAIN ST
E HOPKINS AVE
E HYMAN AVE
E COOPER AVE
E DURANT AVE
DEAN ST
N MONARCH ST
S MONARCH ST
N GALENA ST
S GALENA ST
S MILL ST
S HUNTER ST
S SPRING ST
N GARMISCH ST
S GARMISCH ST
ASPEN MTN RD
ASPEN MTN CUTOFF RD
W FRANCIS ST
PUPPY SMITH ST
MINERS TRAIL RD
LONE PINE RD
GIBSON AVE
SOUTH AVE
BAY ST
QUEEN ST
KING ST
NEALE AVE
CLEVELAND ST
WATERS AVE
DALE AVE
PARK AVE
REGENT ST
N RIVERSIDE AVE
S RIVERSIDE AVE
W HALLAM ST
W BLEEKER ST
W HOPKINS AVE
W HYMAN AVE
W COOPER AVE
LITTLE CLOUD TRL
TRAVORS LN
JUAN ST
GILBERT ST
SNARK ST
SUMMIT ST
ALLEY
LIBRARY ALLEY
N 1ST ST
S 1ST ST
N 2ND ST
S 2ND ST
N 3RD ST
S 3RD ST
N 4TH ST
S 4TH ST

R.A.NELSON
BUILDING MOUNTAIN COMMUNITIES

Gorsuch Haus
Aspen, CO

CONSTRUCTION MANAGEMENT PLAN

Appendix F

Stormwater Management Plan

Refer to Section 8 of the CMP plan

R.A.NELSON
BUILDING MOUNTAIN COMMUNITIES

Gorsuch Haus
Aspen, CO

CONSTRUCTION MANAGEMENT PLAN

Appendix G

City of Aspen Ordinance 35

R.A.NELSON
BUILDING MOUNTAIN COMMUNITIES

Gorsuch Haus
Aspen, CO

CONSTRUCTION MANAGEMENT PLAN

Filler Hydrant Permit

To be permitted by excavation subcontractor

ORDINANCE NO. 35
(SERIES OF 2002)

AN EMERGENCY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ASPEN, COLORADO, TO AMEND SECTION 11.04 OF THE MUNICIPAL CODE OF THE CITY OF ASPEN – FIRE PREVENTION AND PROTECTION AND TO AMEND SECTION 24.16 OF THE MUNICIPAL CODE OF THE CITY OF ASPEN – RESIDENTIAL PARKING PERMIT SYSTEM FOR THE PURPOSE OF IMPLEMENTING NEW REGULATIONS ENSURING THE SAFETY OF CONSTRUCTION SITES.

WHEREAS, the City Council of the City of Aspen directed the Community Development Director and the Chief Building Official of the Community Development Department to propose amendments to the Municipal Code to improve fire protection for construction sites and improve emergency access and parking for construction sites; and,

WHEREAS, the amendments requested relate to Section 11.04.030, Fire Prevention and Protection - Amendments, and to Section 24.16, Residential Parking Permit System, of the Aspen Municipal Code; and,

WHEREAS, pursuant to Section 1.04.060, amendments to the Municipal Code may be approved by City Council by adoption of an Ordinance; and,

WHEREAS, the Chief Building Official, the Community Development Director, and the Aspen Fire Marshal recommend adoption of the amendments, as described herein, to the afore mentioned sections for the purpose of protecting the public health, welfare, and safety; and,

WHEREAS, City Council reviewed and considered the recommendations of the Chief Building Official, the Community Development Director, the Aspen Fire Marshal, and members of the public during a duly noticed public hearing; and,

WHEREAS, the City Council finds that the amendments, as hereinafter described, meet or exceed all applicable standards and that the approval is consistent with the goals and elements of the Aspen Area Community Plan; and,

WHEREAS, the City Council finds that this Ordinance furthers and is necessary for the promotion of public health, safety, and welfare and should be adopted as an Emergency Ordinance pursuant to Section 4.11 of the City Charter.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ASPEN, COLORADO, THAT:

Section 1:
Section 24.16 of the Municipal Code of the City of Aspen, Colorado, which section defines, describes, authorizes, and regulates the on-street parking permit program within the City of Aspen shall hereby be amended by adding a section related to requirements for construction staging areas, construction parking areas, and emergency access areas for construction sites within the City of Aspen which said section shall read as follows:

24.16.240 Construction Staging Area, Parking, and Emergency Vehicle Access Management Plan

To ensure proper public health, welfare, and safety, the City of Aspen requires approval of job site plans describing construction staging area(s), location and number of construction-related vehicles, and ensuring proper emergency vehicle access for construction projects within the City of Aspen. These plans are required for all residential construction or remodeling of 1,500 square feet, or more, for any construction or remodeling involving multi-family buildings (three or more units), or for any construction or remodeling involving commercial buildings. All other construction activity shall be considered exempt from these provisions.

The construction project shall be issued street parking permits for the expected duration of the project for a fee. Parking permits issued, pursuant to an approved Construction Staging Area, Parking, and Emergency Vehicle Access Management Plan, shall permit the all-day on-street parking of construction related vehicles within the specified construction parking area for the duration of the construction project. Construction vehicles parked outside of the approved area or after the specified construction duration shall be considered in violation.

The Chief Building Official shall require submission of a Construction Staging Area, Parking, and Emergency Vehicle Access Management Plan with submission of building permit documents. A building permit shall not be issued until such plan has been reviewed and approved by the Chief Building Official.

All construction staging and construction parking shall be confined to the areas defined in the approved plan for the job site. Workers shall be encouraged to carpool. Emergency access, as described in the approved plan for the job site, shall at no time be blocked. A stop work order may be issued upon non-compliance.

Section 2:

Section 11.04.030 of the Municipal Code of the City of Aspen, Colorado, which Section defines, describes, and authorizes the regulations for fire prevention and protection within the City of Aspen shall hereby be amended by adding a section related to requirements for construction projects within the City of Aspen and the use of temporary heating systems which said section shall read as follows:

(ii) The following shall be added to Section 8203.2.1.2:

To ensure proper public health, welfare, and safety, the City of Aspen requires any construction site using fuels to generate temporary heat for the purpose of conditioning space during the process of construction shall be equipped with:

1. Signaling devices capable of detecting dangerous levels of heat and/or smoke and capable of notifying a qualified party with responsibility to monitor the site and respond to the alarm and take appropriate actions;

2. As an alternate, an approved fire watch plan and schedule may be substituted for the alarm requirement;
3. Associated supply lines shall be protected from flame or heat impingement resulting in failure of the appliance or supply hoses resulting in free flow of volatile fuel into the atmosphere and/or fire situation;
4. A free flow shut-off value shall be required on all propane tanks supplying temporary heat systems; or,
5. Any other plan acceptable to the Fire Marshal.

Prior to the installation of any temporary heating device(s), the system equipment check list, prepared and maintained by the Fire Marshal, shall be submitted and approved by the Fire Marshal's Office. It shall be the responsibility of the contractor to notify the Fire Marshal prior to the activation of any temporary heating device.

The principal contractor or home owner-builder shall submit a statement acknowledging and agreeing to the terms of this section with submission of building permit documents. A stop work order may be issued upon non-compliance with provisions of this section.

(jj) Section 16 of the Appendix II-A of the Uniform Fire Code is amended as follows:

Section 3:

This Ordinance is adopted as an emergency ordinance, pursuant to Section 4.11 of the City Charter, and shall be effective November 1, 2002 and apply to all currently permitted and active construction projects within the City of Aspen thereafter.

Section 4:

This Ordinance shall not affect any existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided, and the same shall be conducted and concluded under such prior ordinances.

Section 5:

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional in a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions thereof.

Section 6:

A public hearing on the Ordinance shall be held on the 15th day of October, 2002, at 5:00 p.m. in the City Council Chambers, Aspen City Hall, Aspen Colorado, fifteen (15) days prior to which hearing a public notice of the same was published in a newspaper of general circulation within the City of Aspen.

INTRODUCED, READ AND ORDERED PUBLISHED as provided by law, by the City Council of the City of Aspen on the 23rd day of September , 2002.

Attest:

Kathryn S. Koch, City Clerk

Helen K. Klanderud, Mayor

FINALLY, adopted, passed and approved this 15th day of October 2002.

Attest:

Kathryn S. Koch, City Clerk

Helen K. Klanderud, Mayor

Approved as to form:

City Attorney

EXHIBIT 1- CMP Submission Certification 1.4

- Overview
- Introduction
- Paperwork
- Site and ROW
- Noise Suppression
- Additional Requirements
- Course Review
- Final Exam

Print and Summary

City of Aspen Engineering Construction Management Plan
#0000000161 | On May 6, 2019 6:22 pm

First Name	Kris Myers
Last Name	R.A. Nelson
Email	kmyers@ranelson.com
Phone	970-309-4749
IP Address	50.198.209.134
Score Obtained	105.0 out of 105.0 (100.0%)
Designation	Passed
	You passed! Your Certificate is attached. Please print and submit with your CMP.
Completion Time	7 minutes, 20 seconds
Administrator Remarks	Processing
User Account	Guest
Link	http://cmpaspen.com/submission-confirmed/?id=51fd1738e74856c8d2fd591d5780027d

Section 1/4

- Overview
- Introduction
- Paperwork
- Site and ROW
- Noise Suppression
- Additional Requirements
- Course Review
- Final Exam

Correct answers are worth 5 points.

Once a CMP is approved, the site is exempt from any new or changed regulations added to the CMP	○	True (Score 0)
	◉	**False** (Score 5)
	☑	Score Obtained/Total 5/5
The City requires a CMP in order to:	○	a. Make contractors jump through hoops (Score 0)
	◉	**b. Have a document stating how the construction site will mitigate its effect on the neighborhood** (Score 5)
	○	c. Make it more difficult to do construction (Score 0)
	○	d. Have a document that allows the contractor do whatever it takes to complete the construction (Score 0)
	☑	Score Obtained/Total 5/5
The best description of the City's enforcement policy for CMP issues is:	○	a. The contractor must do what the City tells him, no matter what (Score 0)
	○	b. The City will always give a verbal warning and a correction notice before issuing a red

- Overview
- Introduction
- Paperwork
- Site and ROW
- Noise Suppression
- Additional Requirements
- Course Review
- Final Exam

		tag (Score 0)	
	◉	**c. The City will work with the contractor to fix any issues, but may issue a verbal warning, correction notice, or red tag when appropriate.** (Score 5)	
	○	d. The City will automatically side with neighbors in any dispute (Score 0)	
		Score Obtained/Total	5/5
Section 2/4			
To Calculate disturbance area, you must:	◉	**Add all square footage, interior and exterior, that will be physically disturbed by construction activities, even if it is to be revegetated after construction** (Score 5)	
	○	Add all square footage, interior and exterior, that will be finished with impervious materials (Score 0)	
	○	Add all square footage within the footprint of the house (Score 0)	
	○	Add all square footage of the neighborhood that will be disturbed by any parking, noise, or fumes from the construction site (Score 0)	

- Overview
- Introduction
- Paperwork
- Site and ROW
- Noise Suppression
- Additional Requirements
- Course Review
- Final Exam

	☑	Score Obtained/Total	5/5
The Project Description should be:	○	Be as short as possible (Score 0)	
	◉	**Provide an overview of the construction project including background information, proposed development type and general information, the proposed effect on public utilities and the extent of excavation and method of stabilization employed.** (Score 5)	
	○	Include the contact information (Score 0)	
	○	Be at least 600 words and detail the structural engineering of the building (Score 0)	
	☑	Score Obtained/Total	5/5
Public Notification includes:	○	Notifying all neighbors within 300' of the construction site no less than 10 days prior to the start of construction with a project description and schedule (Score 0)	
	○	Updating the neighborhood on a monthly basis (Score 0)	
	○	Posting a project sign in a visible location	

- Overview
- Introduction
- Paperwork
- Site and ROW
- Noise Suppression
- Additional Requirements
- Course Review
- Final Exam

	(Score 0)	
	All of the above (Score 5)	
	Score Obtained/Total	5/5
The Allowable Construction hours are:	7 AM – 5 PM Mon-Sat (Score 0)	
	7 AM – 5 PM Mon-Fri, 9-5 Sat (Score 0)	
	9-5 Mon-Sun (Score 0)	
	7:30 AM-5:30 PM Mon-Fri, 9-5 Sat (Score 5)	
	Score Obtained/Total	5/5
The work hours are completely non-flexible	True (Score 0)	
	False (Score 5)	
	Score Obtained/Total	5/5
Some holiday no work days are in effect throughout the entire City, while some depend on where the construction site is located	**True** (Score 5)	
	False (Score 0)	
	Score Obtained/Total	5/5
When working near other businesses, a construction site:	**Must maintain site lines or provide signage showing that neighboring**	

- Overview
- Introduction
- Paperwork
- Site and ROW
- Noise Suppression
- Additional Requirements
- Course Review
- Final Exam

		businesses are still open (Score 5)
	○	Is allowed to completely block access to neighboring businesses as long as access is open from the other side (Score 0)
	○	Can work 24 hrs/day without City approval if neighboring businesses are closed for offseason (Score 0)
	○	Should schedule large deliveries during the neighboring businesses' large sale events (Score 0)
		Score Obtained/Total 5/5
Which sentence best describes construction fencing as required by the CMP?	○	Construction fence must be at least 6' high chain link with a mesh windscreen. (Score 0)
	○	An approved sound fence can be used in lieu of chain link fence (Score 0)
	○	Depending on construction activities, a fence may not have to fully enclose the entire property (Score 0)
	◉	**All of the above** (Score 5)
		Score 5/5

- Overview
- Introduction
- Paperwork
- Site and ROW
- Noise Suppression
- Additional Requirements
- Course Review
- Final Exam

	Obtained/Total	

Section 3/4		
You must provide a copy of all necessary drawings with the CMP submittal even if the drawings are already in the main permit set.	◉ **True** (Score 5)	
	○ False (Score 0)	
	Score Obtained/Total	5/5
Which of these items is not necessary on a general site plan:	○ Clearly marked property line (Score 0)	
	○ Construction and/or sound fence line with access points (Score 0)	
	◉ **All neighbors within 300' names and addresses** (Score 5)	
	○ Delivery, material storage, and parking areas (Score 0)	
	Score Obtained/Total	5/5
If you have a site where the location of key elements such as access points, storage areas, and site offices will change throughout the construction process you should:	○ Turn in one site plan that shows the first stage of the construction (Score 0)	
	○ Turn in a site plan for each week of the construction (Score 0)	
	◉ **Turn in a site plan to cover each general phase of the**	

- Overview
- Introduction
- Paperwork
- Site and ROW
- Noise Suppression
- Additional Requirements
- Course Review
- Final Exam

		construction (Score 5)
	○	Don't turn in a site plan because it will always be changing (Score 0)
	☑	Score Obtained/Total 5/5
When is a Temporary Right of Way Encroachment needed?	○	Any time construction activity will block any part of a street, sidewalk, or alley (Score 0)
	○	Any time materials will be stored in City ROW (Score 0)
	○	Any time traffic flow, vehicular or pedestrian, will be effected by construction activity (Score 0)
	◉	**All of the above** (Score 5)
	☑	Score Obtained/Total 5/5
When must you depict the extent of excavation and detail any method of stabilization to be employed in your CMP?	◉	**Any time you will have any soil stabilization (e.g. micropiles, soil nails, layback etc...) as part of your construction process** (Score 5)
	○	Any time you will have large piles of dirt onsite for more than 2 weeks (Score 0)
	○	Any time you will be re-vegetating over ½

- Overview
- Introduction
- Paperwork
- Site and ROW
- Noise Suppression
- Additional Requirements
- Course Review
- Final Exam

	an acre (Score 0)	
	Any time you will be storing dirt in the Right of Way (Score 0)	
	Score Obtained/Total	5/5

Section 4/4

All construction sites are required to have 24 hr noise monitoring.	True (Score 0)	
	False (Score 5)	
	Score Obtained/Total	5/5
Which statement best describes the noise limits for construction in Aspen?	65 db all year long (Score 0)	
	70 db in the summer throughout the city, 70 db in the winter on the Mall, 80 db all other times (Score 5)	
	70 db in the summer, 80 db all other times (Score 0)	
	80 db all year long (Score 0)	
	Score Obtained/Total	5/5
A construction site is required to have a sound engineer/consultant model the site and specify noise mitigation	Any neighbor within 300' requests it (Score 0)	
	Any type of reinforced earth stabilization will	

- Overview
- Introduction
- Paperwork
- Site and ROW
- Noise Suppression
- Additional Requirements
- Course Review
- Final Exam

measures to keep the noise below the allowable limit when:		**be performed** (Score 5)	
	○	There are 3 or more houses within 300' of the site (Score 0)	
	○	Over 400 square ft of the site will be disturbed (Score 0)	
		Score Obtained/Total	5/5
Which statement about construction site noise measurement is not true:	○	All measurements will be taken with a decibel reader on a "Slow" response using the "A" weighting scale (Score 0)	
	○	All measurements are taken from the property line of the construction site (Score 0)	
	○	At a project inside a multi-unit building, noise measurements will be taken from the wall, ceiling, or floor of neighboring units. (Score 0)	
	◉	**All measurements are taken from the 2nd floor of a neighboring house** (Score 5)	
		Score Obtained/Total	5/5
Which of the following statements about Manufacturing Onsite are true:	○	Manufacturing activities that are in excess of 80 db require an Extended	

- Overview
- Introduction
- Paperwork
- Site and ROW
- Noise Suppression
- Additional Requirements
- Course Review
- Final Exam

		Impact Permit (Score 0)
	○	Cutting stone is an example of Manufacturing Onsite (Score 0)
	○	All manufacturing activities are limited to a 90 day duration (Score 0)
	◉	**All of the above** (Score 5)
	Score Obtained/Total	5/5

Certificate Information		
Name		Kris Myers
Company Name		R.A. Nelson
Email Address		kmyers@ranelson.com
Phone Number		970-309-4749

PRINT

CITY OF ASPEN

130 S. Galena Street Aspen, CO 81611
Phone: 970.920.5000
Email: Email for Info

CITY OF ASPEN

- Overview
- Introduction
- Paperwork
- Site and ROW
- Noise Suppression
- Additional Requirements
- Course Review
- Final Exam

Copyright 2019 City of Aspen Engineering | All Rights Reserved | Powered by Vick+Co

DRAFT
02/26/20 2:19 PM

PRELIMINARY

LIFT ONE CORRIDOR CONSTRUCTION STAGING AND SEQUENCING DEVELOPMENT AGREEMENT

THIS PRELIMINARY LIFT ONE CORRIDOR CONSTRUCTION STAGING AND SEQUENCING DEVELOPMENT AGREEMENT (the "**Agreement**") dated as of _____, 2020 is entered into by and between and among the City of Aspen (the "City") and Norway Island LLC, a Delaware limited liability company ("**NI**").

RECITALS

A. Lift One Lodge Aspen LLC, a Delaware limited liability company ("L1L") is the owner of certain real property situated in the City of Aspen, Colorado ("**City**"), currently described as Lots 1 and 2, Lift One Lodge Subdivision/PUD. Lots 1, 2, 3 and 4, Lift One Lodge Subdivision/PUD, are intended to be resubdivided and reconfigured as Lots 1, 2 and 3, Lift One Lodge Subdivision/PD in accordance with the L1L Amendment Ordinance (defined below). Following resubdivision and reconfiguration, L1L will own Lots 1 and 2, Lift One Lodge Subdivision/PD (the "**L1L Property**") and Lot 3, Lift One Lodge Subdivision/PD, will be conveyed to the City (the "**City Property**").

B. L1L received approvals from the City to reconfigure, resubdivide, exchange City land, and develop the L1L Property in accordance with City Ordinance No. 38 (Series of 2018) by and through a vote of the electors of the City held on March 7, 2019 (the "**L1L Amendment Ordinance**").

C. Aspen Skiing Company, L.L.C., a Colorado limited liability company ("ASC") is the owner of certain real property situated in the City to be described as Lots 1 and 2, Gorsuch Haus Subdivision/PD (the "**GH Property**") in accordance with the GH Ordinance (defined below). NI and ASC are parties to that certain ***[Purchase and Sale Agreement]***, (the "**GH PSA**"), regarding the purchase and sale of the GH Property from ASC to NI.

D. NI, with the authorization of ASC as owner of the GH Property, received approvals from the City to subdivide and develop the GH Property in accordance with City Ordinance No. 39 (Series of 2016) by and through a vote of the electors of the City held on March 7, 2019 (the "**GH Ordinance**").

E. In accordance with both the L1L Amendment Ordinance and the GH Ordinance, l1L, NI and ASC agreed to coordinate the construction and sequencing of construction of certain ski lift facilities (the "**Ski Lift Facilities**") that are requirements under both the L1L Amendment Ordinance and GH Ordinance and affect both the L1L Property and GH Property.

F. Section 16(B) of the GH Ordinance provides, in part, that in accordance with City of Aspen Municipal Code Section 26.490.050, *Development Agreements*, the City and NI shall enter into a Development Agreement to provide for a preliminary construction staging and sequencing plan that will include coordination among Norway Island, L1L, and ASC. The GH Ordinance contemplates that such construction staging and sequencing plan shall provide that ASC will install a new ski lift, including the Future Lift Terminal (as that term is defined in the GH Ordinance) and towers, no later than as promptly as

it reasonably and safely is able to following completion of the garage, subgrade structures and foundation, vertical construction and enclosing of the Gorsuch Haus and Lift One Lodge buildings.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration the sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Affirmation of Intent to Coordinate Construction Staging and Sequencing.

NI hereby reaffirms its consent to work cooperatively and coordinate on the implementation of a construction phasing schedule. In this regard, the terms, conditions and provisions of the Memorandum prepared by Design Workshop Inc, dated November 16, 2018 (the "November 16, 2016 Memorandum"), incorporated by reference and attached as Exhibit C to the GH Ordinance and attached as Exhibit E to the L1L Amendment Ordinance, are hereby reaffirmed in their entirety. A copy of the November 16, 2018 Memorandum is attached hereto and labeled as **Exhibit A**.

2. Draft Construction Management Plan

As part of its Detailed Project Review submission pursuant to the GH Ordinance, NI has submitted a Draft Construction Management Plan that conforms with City of Aspen Engineering guidelines for such documentation. A final Construction Management Plan will be included as part of the GH Property building permit application.

IN WITNESS WHEREOF, the parties have caused this Agreement to be signed as of the date set forth below to be effective as of the date written above.

CITY:

By: _____
Name: _____
Title: _____

NI:

NORWAY ISLAND LLC, a Delaware limited liability company

By: _____
Name: _____
Title: _____

14175116_v1

EXHIBIT A

Exhibit C – Construction Sequencing Representation

DESIGNWORKSHOP
Landscape Architecture
Planning
Urban Design

120 East Main Street
Aspen, CO 81611
970-925-8354

www.designworkshop.com

MEMORANDUM

To:	Jessica Garrow, Jennifer Phalen, Mike Kraemer and Ben Anderson
From:	Gorsuch Haus, Lift One Lodge, Aspen Skiing Company
Date:	November 16, 2018
Project Name:	Lift One Corridor
Subject:	Approval Process, Construction Sequencing and Ski Area Operations

Introduction

This statement of intent provides direction for the coordination and sequencing of the proposed Lift One Corridor Plan including: Lift One Lodge, Gorsuch Haus, City of Aspen parks and the replacement of Lift 1A. These projects are intertwined, necessitating that the sequential steps of construction and phasing be considered at the outset. The Stakeholder group is resolved to make the Lift One Corridor plan possible. We propose a schedule that minimizes skiing disruption and moves the project forward in a coordinated way. We are confident that scheduling can be resolved with careful planning and cooperative posture between the private and public projects. The following reflects the timeline ahead for the Lift One Corridor Vision:

1. **Detailed Plan Review and Final Development Plan Approvals**
   Following the public referendum to be scheduled in March 2019, the Detail Plan Reviews for the Lift One Lodge and Gorsuch Haus projects with Planning and Zoning, Historic Preservation Commission and the Colorado Passenger Tramway Safety Board will be coordinated, requiring an approval by each decision-making body. Final Development Plans and Development Agreements will be approved to complete the project's land use process.

2. **Construction Documents and Building Permits**
   The Gorsuch Haus, Lift One Lodge, Aspen Skiing Company, the Aspen Historical Society's Skier Museum and the City of Aspen Parks will coordinate to complete the construction documents for the planned improvements of the Lift One Corridor Vision. The City Aspen Building Department review period will occur period before the issuing of building permits.

3. **Construction Start Date**
   Once all approvals have been achieved and the land comprising the corridor becomes available for return skiing, snow storage and snow making, the projects will commence construction the following April at the close of the ski season, with the Lift being removed at the latest date needed to commence Gorsuch Haus site work. The total duration of construction for the Lodge developments will be between 24 and 28 months.

4. **Variables**
   There may be uncertainty as to the actual year construction would occur. In addition to construction to be undertaken, there are other factors such as project financing, marketing, and logistical considerations. Acknowledging these factors have been accounted for, there remains risk that affect all projects, with either Public or Private sponsored.

5. **Construction Sequencing**

In past projects, there has been the need to coordinate operational aspects of projects at the base of Aspen Mountain and generally there has been the ability to accomplish such efforts, without undue stress if planned in advanced. The driving factors for coordinated construction schedule include the requirements of Aspen Skiing Company operations, a desirable ski experience and minimizing disturbance to skiing. Stakeholders in the Lift One Corridor Plan agree that starting the projects together is the best method to reduce the impact to skiing and offers the ideal of one ski season interruption. This would allow earthwork, utilities, foundations, subgrade structures and exterior portions of the structures to be built during a total of 20 months of construction.

The schedule below describes a method that could apply to any actual year. Assuming an April start date, following the end of a ski season, the Stakeholders envision the following sequence:

- ***April Year 1:*** Earthwork, utilities, foundations, subgrade structures and exterior portions of the Lodge projects begin and the existing Lift 1A is removed.
- ***Winter Year 1:*** Lift 1A not in operation for the ski season.
- ***Late summer Year 2:*** Subterranean construction at Lift One Lodge and lift platform located over the underground parking structure is completed. Lift 1A replacement construction is completed to resume operation by the upcoming ski season. Construction of the skiway is completed to allow return skiing to the new Lift 1A terminal. Skier services and ski patrol program construction will be complete and occupiable.
- ***Fall Year 2:*** Public park improvements, public roadways, and the exterior portions of the lodge developments are completed.
- ***Winter Year 2:*** Skiing resumes on the 1A side of Aspen Mountain after 20 months of construction. Lodge construction areas are fully fenced to allow construction to continue as the skiing operations are underway. Construction on both lodges would continue for the exterior portions of the building and finishing of interior spaces. When skiing returns, all Tramway Board conditions will have been met.
- ***Summer Year 3:*** Projected opening of the Lift One Corridor hotels. Completion of final site work. The City of Aspen Parks and Skier Museum will also be completed.

Alternatively, there is a scenario upon building permit issuance where Lift One Lodge could begin earlier. With an early, independent start, existing Lift 1A would remain operational until such time that land comprising the corridor becomes available skiing for return skiing to the replacement lift terminal, snow storage and snow making. At that time the existing lift would be removed and skiing would disrupted for one ski season while full corridor construction continues.

6. **Completion Assurance**

Financial assurance is addressed in the Land Use Code and the projects are expected to be influenced comply with the relevant sections. This provides appropriate assurances to the City that the projects are prepared to proceed to completion. After obtaining project financing, lenders also insist on project completion. The Aspen Skiing Company is not willing to move the lift until there is reliance on the developers ability to proceed through final construction. In addition, the stakeholders are motivated to complete the project in their own enlightened self-interest. With almost 70 years of ski area operation, the Aspen Skiing Company is committed to an ongoing and secure future with the least disruption of skiing and maintaining high-quality guest experience. Other stakeholders have deep and long-term

commitments and a proven history in the Aspen community. The Aspen Skiing Company and stakeholders are willing to take a risk on a larger Corridor project and it is requested that City be willing to allow that risk to proceed.

Development Review Committee
Sept. 26, 2018
Applicant Response

Original comments followed by Applicant response in bold.

Aspen Sanitation District (Hamilton Tharp)

Updates to the sanitary sewer main in the area of South Aspen Street and the First Street Trunk line have been completed since the original requirements to Serve was issued for this project on 5-11-16. This project is required to financially contribute a proportionate share of the completed improvements.

A cost recovery section is included in the Development Agreement Appendix C. Exhibit 4.

A wastewater flow study will be required for this project to be funded by the applicant. The applicant's engineer will be required to give the District an estimate of anticipated daily average and peak flow from the project.

According to preliminary estimates the lodge is anticipating 808 drainage fixture units. These demands will be further evaluated and coordinated with ACSD.

Features for connecting Gorsuch Haus to the new main line were not installed during the South Aspen street improvements. If a main line extension of the District's sanitary sewer is required to serve this project, a Line Extension Request and a Collection System Agreement will be required. Applicant is responsible for all costs associated with construction of line extension.

The design currently contemplates a shared service extending east from the existing terminus manhole within S. Aspen Street. There is the possibility that in lieu of a shared service that a Line Extension may be pursued. The line extension would include approximately 40-ft of additional mainline infrastructure. These options will be considered further as the design progresses.

Construction of Gorsuch Haus may require relocation the existing 8" diameter sanitary sewer service currently serving the on-mountain restaurant, Ruthie's. Any relocation of existing service must be done in agreement with the Aspen Skiing Company or other such owners. A shared service may be desirable and would be acceptable with the execution of Shared Service Line Agreement

The Utilities Plan illustrates the proposed vertical and horizontal re-alignment of Ruthie's sewer service; refer to Appendix B Sheet C.3.01

Service is contingent upon compliance with the District's rules, regulations, and specifications, which are on file at the District office. ACSD will review the approved Drainage plans to assure that clear water connections (roof, foundation, perimeter, patio drains, exterior parking garages, etc.) are not connected to the sanitary sewer system.

The Utilities Plan and the Master Drainage Plan address this topic and final designs will be provided in support of future building permit application.

Commercial food service facilities and/or food processing establishments must be served by oil & Grease interceptors.

These will be located and described prior to building permit to the District.

Interior parking garages and vehicle maintenance facilities with surface/floor drains and, hydraulic elevator equipment rooms and sumps connected to the sand interceptors

These will be described prior to building permit to the District.

Glycol heating and snow melt systems must be designed to prohibit discharge of glycol to any portion of the public and private sanitary sewer system. The glycol storage areas must have approved containment facilities.

A snowmelt system is included in the project and is not connected to the sanitary sewer system. Mechanical details of the snowmelt system will be completed prior to building permit.

Plans for interceptors, separators and containment facilities require submittal by the applicant and approval prior to building permit.

This will be providing to the District prior to building permit.

Drain size for pool and spas must be approved by the District

This will be provided to the district prior to building permit.

On-site utility plans require approval by ACSD

The Utilities Plan contains this information and final construction documents will be provided prior to building permit.

Below grade development may require installation of a pumping system.

Final construction drawings will design any pumping system if required.

Soil nails are not allowed in the ROW or easements without prior review and acceptance by the District

Prior to building permit, the limit of soil nailing will be provided for review.

Generally, one tap is allowed for each building. Shared service line agreements will be required where more than one unit is served by a single service line.

The conceptual design contemplates a single 8" sewer service to serve the project. Per ACSD rules and regulations this 8" sewer will connect to at a manhole rather than a direct tap into the mainline.

Existing service lines or laterals connected to the District's main line, serving the subject property and adjacent properties, must be identified, located and isolated from soil stabilization processes or other potential damage, or properly disconnected from the ACSD main line at the point of connection according to specific ACSD requirements.

See Utilities Plan and in the future, final construction documents.

Permanent improvements are prohibited in sewer easements or right of ways. Landscaping plans will require approval by ACSD where soft and hard landscaping may impact public ROW or easements to be dedicated to the district.

See Utilities Plan and the proposed Landscape Plan. Final construction documents to be provided to the District prior to building permit.

All ACSD fees must be paid prior to the issuance of a building permit. Our office can develop an estimate for this project once detailed plans have been made available to the district.

Fees will be paid prior to issuance of building permit.

Where additional development would produce flows that would exceed the planned reserve capacity of the existing system (collection system and or treatment system) an Impact Fee will be assessed to eliminate the downstream collection system or treatment capacity constraint.

Preliminary estimates have the lodge at 808 dfu. This demand will be further coordinated with the District as the design progresses through the review process.

The district will be able to respond with more specific comments and requirements once detailed building and utility plans are available.

Final construction plans will be provided to the District in the future.

Environmental Health (Liz O'Connell)

1. This space is subject to the requirements of a Lodge with over 60 rooms and food service will need to provide 400 square feet of space to the storage of trash and recycling. The standard configuration is 20'l x 20'd x 10' h (Municipal Code 12.10.0 A (a)). The narrative mistakenly cites section 12.10.030 with a 300SF requirement (narrative page 46).

   The Plan provides 400sf of trash and recycling within the service dock.

2. The current submission does not show the exact dimensions of the trash and recycling space (pg A101). The revised submission does not show the dimensions of the area (narrative pg 17 and Appendix D1 pg A101)

   a. This configuration of space without alley access requires Special Review from the Environmental Health department prior to approval.

      The applicant is seeking special review of the size and location of the trash and recycling area due to this requirement.

   b. Applicant was advised that because of the unusual configuration and the shared space with the receiving area that approval would be contingent upon plans which indicated this space was for the exclusive storage of trash and recycling and written commitment that the floor. and walls would be painted to ensure this space was reserved for trash and recycling and not used for other purposes.

      The space is described on the Architectural Plans and the written commitment is in the Agreement Appendix C. Exhibit 4.

3. Applicant indicated they wanted to have the waste trucks drive into the enclosed space to service containers.

    a. Applicant was advised that the needs of this type of building would likely require a compactor for trash and front-loading dumpsters for recycling.

        The Applicant will provide a minimum 20yrd trash compactor and front-loading recycling containers.

    b. Applicant was informed the current design does not accommodate the configuration needed for both hook trucks and front-loading trucks to service the compactor and recycling bins, respectively.

        See the Architectural Plans for configuration of trash and recycling.

4. Is it not clear How the residents will access the waste area. (pg A101)

    The residents will have access to the trash and recycling area with the assistance of the Lodge staff. Access to the service area at a pedestrian level will occur via a door on the eastern side of the service bay.

Engineering (Hailey Guglielmo)

These comments are not intended to be exclusive, but a continued response to the project packet submitted for purpose of the DRC.

The following comments are in regard to the September 4th, 2018 DRC submittal. Previous Engineering memorandums for the initial 2016 submittal are dated May19, 2016 and October 14, 2016
Aspen St ROW Vacation:

Municipal Code Section 26.480.070 B 6 states:
For partial or full vacation of existing rights-of-way, the applicant shall demonstrate the right-of-way, or portion thereof, has no current or future use to the community as a vehicular way, pedestrian or bike way, utility corridor, drainage corridor, or recreational connection due to dimensions, location, topography, existing or proposed development, or other similar circumstances

1. Vacating the southern end of South Aspen St cuts off public access to City boundary limits, cuts off access to the mountain, and prevents skier return down this corridor.

    City Council has agreed to exchange the ROW areas. Additional public access has been agreed to and is described on the Subdivision Plat.

2. Aspen streets serve as view corridors to the mountain. By vacating the Aspen St ROW the property would cut off this view plane.

    City Council has agreed to the exchange of the ROW.

3. The only ROW access to the Conservation Parcel Barbee Family Subdivision is at the southern end of the South Aspen St ROW. Vacating half of the ROW and with existing encroachments from Shadow Mountain Townhomes the access is further limited. This may not be an issue but should not go overlooked.

   Access will remain to the Barbee Parcel with additional access provided by the west stair with public access easement.

Easements:

4. Dedication Number 5 - The Engineering Department supports an increase in public access easements through the site. Pedestrian and bicycle access should be provided for access up the mountain road. The current proposed dedication only provides access for Lot 1.

   The Agreement (Appendix C. Exhibit 4) and Subdivision Plat define the use of public access for pedestrians and bicycles per this request.

5. Follow the utility easements dimensions found in section 2.5.2 of the Engineering Design Standards. All rear and side lot lines shall have a 5' utility easement.

   Applicant is asking for a variance of the Engineering Standard since the setback itself is 5ft and the rear and one side yard setback are adjacent to Lot 2, which has restriction on future use and development. Furthermore, one side yard setback is City ROW. Provision for utilities to be located on other portions of the site have been made; please refer to the draft subdivision plat.

6. Provide easements for any required mud or debris walls.

   Currently a single debris flow wall is proposed within the eastern portion of Hill Street ROW. The location of this wall was conceptually approved under the draft mudflow study. If the mitigation wall remains in the right-of-way then a permanent encroachment license will be requested. The location of the wall will be further evaluated as the design progresses. See Subdivision Plat details for this information.

7. Drainage easements need to incorporate channel flow, not just areas where stormwater infrastructure is proposed.

   See Subdivision Plat details for this information.

8. Gorsuch Haus will need permission from Mountain Queen to change their drainage and access easement. Maintenance of an open channel is very different than maintenance of a road with pipe.

Utilities:

9. All trees shall be planted a minimum of 10' away from existing and proposed utilities.

Given the density of the existing and proposed utilities it is difficult to maintain 10-ft separation in several locations. This has been discussed during design coordination meetings with Engineering who stated they understood the challenges. See Landscape Plan and Utility plan.

10. Fire flow calculations shall be submitted at building permit to demonstrate an 8" line is necessary. Calculations for a 6" line shall also be submitted which show the 6" line does not supply adequate fire sprinkler protection.

    Currently the project is anticipating a 6" shared fire and domestic water service. The size of the water service to include domestic and fire flow demands will be verified prior to building permit.

11. How will access to the utilities and drainage infrastructure on the west side of the property be achieved? This includes the offsite headwall and catch basin, the existing switchgear, transformer serving Shadow Mountain, and the proposed transformers on the Gorsuch property? The proposed retaining wall by the cul-de-sac cuts off that access and access around the structure doesn't seem feasible either.

    Maintenance and cleaning of the proposed catch basin along the west side of the property can be performed with a vac truck accessed from the cul-de-sac. If further repairs/maintenance is required then equipment may need to be hoisted over the tiered retaining walls. The switch gear will be relocated to the east side of the lodge where access can be achieved via the re-aligned Mountain Road. Shadow Mountain's secondary service is going to be re-established from an existing transformer located northeast of their property which will allow their existing transformer to be abandoned thereby eliminating any need for access. See the Utilities Plan for re-adjusted layout and features (Appendix B).

Mudflow and Debris Flow

12. What's the plan with the plan? No improvements are shown for mitigation. This still needs to be worked out to a level where we can be confident the site plan is not going to change to a degree that would require the project to go back to P&Z or council.

    See Mudflow Mitigation Plan and Final Mudflow report.

Street Maintenance and Snowmelt

13. The City is unable to maintain SAS at the level of service needed for these lodges. The cost sharing agreement recommends upgraded maintenance equipment as the most feasible option to maintain safety on the street. It is not clear what the upgraded equipment is, or if it will be sufficient. There is no higher maintenance that the City can provide to maintain South Aspen St to a level that is required for the proposed level of use. More sand is not a viable solution. The onetime payment from the developments will not cover the unending maintenance required. The city recommends

snowmelt or the creation of a maintenance district so that the lodges maintain the roadway instead of the City. There are also environmental impacts to not snow melting. These include the use of deicers and the resulting pollution added to the Roaring Fork River.

The project is proposing to snowmelt the entire cul-de-sac to include adjacent pedestrian corridors. Please refer to Ordinance 39, Series of 2016 for resolution of snowmelting the remaining portions of S. Aspen Street

Stormwater/Drainage

1. In the current application there is no indication on how stormwater or drainage will be handled onsite. The project will be responsible to follow all URMP requirements. From conversations the Engineering Dept believes this can be accomplished with the proposed site plan.

   See Master Drainage Plans (Appendix B) and Drainage Section of the Engineering Report (Appendix C. Exhibit 3).

TIA:

2. Measure number 9, large scale landscaping, is not applicable. The project will remove a handful of large trees. The loss of this established vegetation nullifies this measure.

   See revised TIA (Appendix C. Exhibit 8).

3. Measure Number 15, pedestrian interaction with vehicles, is not applicable. The project does greatly improve the interaction with the parking area, however the project proposes vehicle access to the Mountain Access Road to pass through a pedestrian area. This is a detriment to the pedestrian experience and nullifies this measure.

   See revised TIA (Appendix C. Exhibit 8).

4. The TIA takes credit for a full bus stop with a bench, shelter, and lighting. This measure is meant for a City bus stop. A bus or shuttle stop is not proposed at the cul-de-sac, all public access to the lift will be down on Dean St. Therefore, measures 28, 29, 31, and 32 are not applicable.

   See Revised TIA (Appendix C. Exhibit 8).

5. With the removal of the above measures the project is 22 points short of the required mitigation. The project shall consider other measures that will improve pedestrian, bicycle, and transit options.

   See TIA drawing with the TIA report which shows all MMLOS improvements (Appendix C. Exhibit 8).

Stability:

6. A slope stability study is required as slopes on and above the site exceed 30%. This study will be forwarded to the Colorado Geological Survey for review. The review fees will be invoiced to the

applicant directly.

The Slope Stability Memo is provided in Appendix C. Exhibit 13.

Earth Retention:

7. Inclinometers will be required prior to and during construction to monitor ground movement. Below is wording from South Aspen St PUD that shall be included in the Gorsuch Haus PUD.

   This comment is addressed in the Agreement (Appendix C. Exhibit 4).

8. Ground Stability Monitoring. In order to ensure that development of the Project does not exacerbate naturally occurring ground movement, an inclinometer shall be installed and maintained by Gorsuch Haus or its successors or assigns with bi-annual readings taken through the time of issuance of a Certificate of Occupancy. The first Building Permit application for the Project shall include a report on the initial readings and a subsequent report is required prior to issuance of a Certificate of Occupancy.

   This comment is addressed in the Agreement (Appendix C. Exhibit 4).

Streets and Sidewalks/Cost Recovery:

9. The property is required to reimburse One Aspen for a pro-rata share of costs associated with the reconstruction of South Aspen St and associated sidewalks, public utilities, and drainage facilities. Reimbursement shall take place prior to issuance of a building permit per Lift One Lodge Subdivision Agreement Sections 3.3-3.5.

   This comment is addressed in the Agreement (Appendix C. Exhibit 4).

Additional Comments

10. More information is needed on grading to understand the extents of grade changes and retaining walls onsite. Particularly the following.
    a. How tall is the proposed retaining wall on the west side? **The maximum height of the wall on the west side is approximately 15ft. This high point occurs in one location. The wall is designed with the slope, generally set at six-inches above the proposed finished grade.**
    b. Along the Hill St corridor there are two curbs. How is access provided up the Mountain Access Road? How is ADA access provided with the second curb? **The current cul-de-sac design has a mountable curb and the second curb has been removed.**
    c. What is the grade change on the north side to the Lift One Lodge property? Given the existing topography will this be a retaining wall with what height and what fall protection given it is a pedestrian area? **This is a variable height wall that will provide fall protection, if necessary.**
    d. The existing slope on the SW corner of Lift One Lodge property does not provide ADA access. How will ADA access be provided? **The stairs in this location have been removed and in its place a pedestrian ramp has been accommodated.**
    e. The crossings to Shadow Mountain Townhomes and the garage entrance must have ADA crossings. **The design of the cul-de-sac includes ADA compliant crossings at Shadow**

Mountain and parking garage entrance; please refer to sheet C.2.00 of the Civil Plan Set.

11. The Lift One Lodge and South Aspen Street PUDs required public parking spaces be provided at the top of South Aspen St. Where are these now accommodated?

    These four spaces have been re-located inside the Lodge underground parking structure.

12. The loading area provides two parking spaces. There is still concern of the cul-de-sac becoming congested and limiting emergency access through. Are two spots adequate for a hotel of this size? How will the drive area be kept clear?

    The loading zone and the cul-de-sac driving surface will be snow melted to remove the snow. The loading spaces will be managed with a valet parking management system. The loading zone is located on private property and is fully outside the ROW.

13. The property needs to accommodate snow storage, both onsite and for the cul-de-sac. A minimum functional area equaling 30% of the paved area shall be provided contiguous to the paved area and designed to accommodate snow storage (unheated areas). For heated areas, the functional area can be reduced to 10%.

    The Snow Storage Plan meets this comment and calculations are provided for the snow storage areas. Please refer to civil sheet C.1.01 (Appendix B).

14. The first catch basin up Mountain Access Road, near the Mountain Queen, appears to be in conflict with an existing waterline. Is adequate separation provided?

    This has been revised with mountain road realignment.

Zoning (Jim Pomeroy):

Not received.

Parks (Dave Radeck):

1. Trees along the property line at the Mountain Queen condo's will need to be retained.

   The trees along the Mountain Queen are shown as preserved.

2. The 8 spruce trees at the Caribou Condo's property line will also require retention. (page 79). The property owners of the Caribou have expressed this desire and thus this comment. Has there been any discussion with them?

   The referenced trees will be preserved. Within Lot 2, tree #45 (9.2" conifer), #46(10.8" conifer), and #47 (9.2" conifer) with be removed to accommodate the new ski run.

3. The removal of trees and shrubs and gamble oak for the Norway ski run will require vetting through the City Forester.

   The trees to be removed are noted on the existing and proposed Landscape Plans for the Norway Ski Run.

4. A tree removal permit will be required along with both an existing and proposed landscape plan with an estimate from a nursery to offset mitigation for any tree removals.

   The cost estimate and tree health will be completed with the Tree Mitigation Plan as part of the Detailed Review.

5. A bond must be provided to cover mitigation for trees.

   This will be a landscape guarantee. This comment is also addressed in the Agreement, Appendix C. Exhibit 4.

6. Silva Cells or equivalent may be required where trees are being proposed.

   Three street trees are proposed and Silva Cells are identified for these trees. The total amount of the Silva Cells is reduced from Engineering Standards due to available space within the cul-de-sac.

7. 30" depth of good soil is required for all new planted trees.

   The trees have 30" or more of planting soil.

8. A formalized, dedicated non-motorized public access easement through the open space area, including the summer road, access to Summit Street, and the open space between Mountain Queen and the proposed Gorsuch project. (This is a historic, year-round access used over the years by the public to access Aspen Mountain.)

   The Pubic Access is agreed to and documented in the Agreement, Appendix C. Exhibit 4.

9. The Water Efficient Landscaping Standards (WELS) ordinance will be in effect for this project. Please contact Rick Magill @ 970-920-5582 with any questions with regards to WELS.

   The applicant understand the Water Efficient Landscape Standards will apply.

10. Maintenance and irrigation of the island in the cul-de-sac will be the responsibility of property owner.

The Applicant accepts the maintenance responsibility of the center island.

APCHA:

RECOMMENDATION: The APCHA Board reviewed the application at their regular meeting held October 4th, 2018, and recommend approval with the following conditions:

The APCHA Board does not support the use of payment-in-lieu for employee housing mitigation. The APCHA Board recommended the following methods to satisfy the required employee housing mitigation:

a. Onsite deed restricted housing constructed or converted next to or attached to the proposed development.
b. Offsite deed restricted housing constructed or converted at a separate location within the Aspen core subject to approval by APCHA. A single offsite deed restricted unit in an otherwise free-market housing complex shall not be approved.
c. Use of Certificates of Affordable Housing Credits (Housing Credits).
d. APCHA approved buy-down units.

The APCHA Board also recommended that the on-site deed-restricted unit be used as a rental unit for an employee of the lodge.

The Affordable housing conditions are included in Ordinance 39 Series of 2016 and is documented in the Agreement Appendix C. Exhibit 4.

GORSUCH HAUS
LIFT ONE ASPEN MOUNTAIN
COLORADO PASSENGER SAFETY TRAMWAY BOARD
SETBACK VARIANCE REQUEST

PREPARED FOR ASPEN SKIING COMPANY
FEBRUARY 25, 2020

COMPILED BY
DESIGNWORKSHOP
120 EAST MAIN STREET
ASPEN, CO 81611
970.925.8354

ASPEN
ASPEN
ASPEN
ASPEN SNOWMASS
GoPro
GoPro
Audi

CONTENTS

INTRODUCTION **1**

PROJECT DESCRIPTION 1

LIFT 1A REPLACEMENT 1

LIFT CORRIDOR EXTENT 1

LOCAL FIRE PROTECTION **1**

ASPEN FIRE DEPARTMENT 1

FIRE ACCESS AND STAGING 1

SURROUNDING IMPROVEMENTS 1

FLOOR PLANS **1**

PARKING 1

LEVEL 01 1

LEVEL 02 1

LEVEL 03 1

LEVEL 04 1

LEVEL 05 1

LEVEL 06 1

LEVEL 07 1

LEVEL 08 1

LEVEL 09 1

LEVELROOF 1

PREPARED BY 4240

WALL SECTIONS **1**

SECTION 01 1

SECTION 02 1

SECTION 03 1

SECTION 04 1

SECTION 05 1

EXTERIOR WALL TYPES 1

ROOF AND FLOOR ASSEMBLY 1

PREPARED BY 4240

SUPPORTING MATERIALS **1**

CODE COMPLIANCE NARRATIVE 1

PREPARED BY JENSEN HUGHES

CPTSB FIRE & LIFE SAFTEY REQUIREMENTS 1

PREPARED BY BG BUILDINGWORKS

DEVELOPMENT TEAM **1**

On the Cover: Gorsuch Haus | Aspen, CO
Opposite: World Cup Stage | Aspen, CO

INTRODUCTION

1. PROJECT DESCRIPTION

The Gorsuch Haus is a proposed Lodge at the west portal to Aspen Mountain. The site at the base of the mountain and adjacent to recreation and skiing represents an ideal hotel site. This modest sized hotel provides 81 hotel rooms. This Project is the right size, in a good location, and fulfills an important need in our tourist-based economy. This application describes a variance request to the Colorado Passenger Safety Tramway Board to accomodate the lift replacement and the mixed-use lodge program of the Gorsuch Haus.

Together with the replacement of Lift 1A, surrounding base area improvements and the proposed Lift One Lodge, the Gorsuch Haus represents a component of the Lift One Corridor. The Lift Corridor is multiple parcels that can meet the needs of providing the replacement lift closer to the core of Aspen. The developers for the Gorsuch Haus and Lift One Lodge have collaborated with Aspen Skiing Company, the City of Aspen and Lift One Lodge to achieve consensus in locating the replacement of Lift 1A at Dean Street and develop a vision that reflects the Aspen community needs. Replacement of Lift 1A is essential to retaining World Cup skiing in Aspen as has been made clear by FIS, the Cup governing body. Lift replacement, in turn, necessitates investment in the overall base area to upgrade insufficient infrastructure, improve accessibility and provide a supportive community focal point.

The Lift One Corridor Plan is forward-thinking and ensures that this area serves as a new portal to Aspen Mountain. The components of the plan encourage a much larger vision than provided by individual projects. Great community benefit is realized though the replacement of the lift, the continuation of the skiway to Town and the expanded public amenities.

To accommodate replacement of the lift and redevelopment of the western portal to Aspen Mountain, proposed improvements will activate this part of town with critical infrastructure improvements, lodging and community-oriented spaces, resulting in a high level of public benefit.

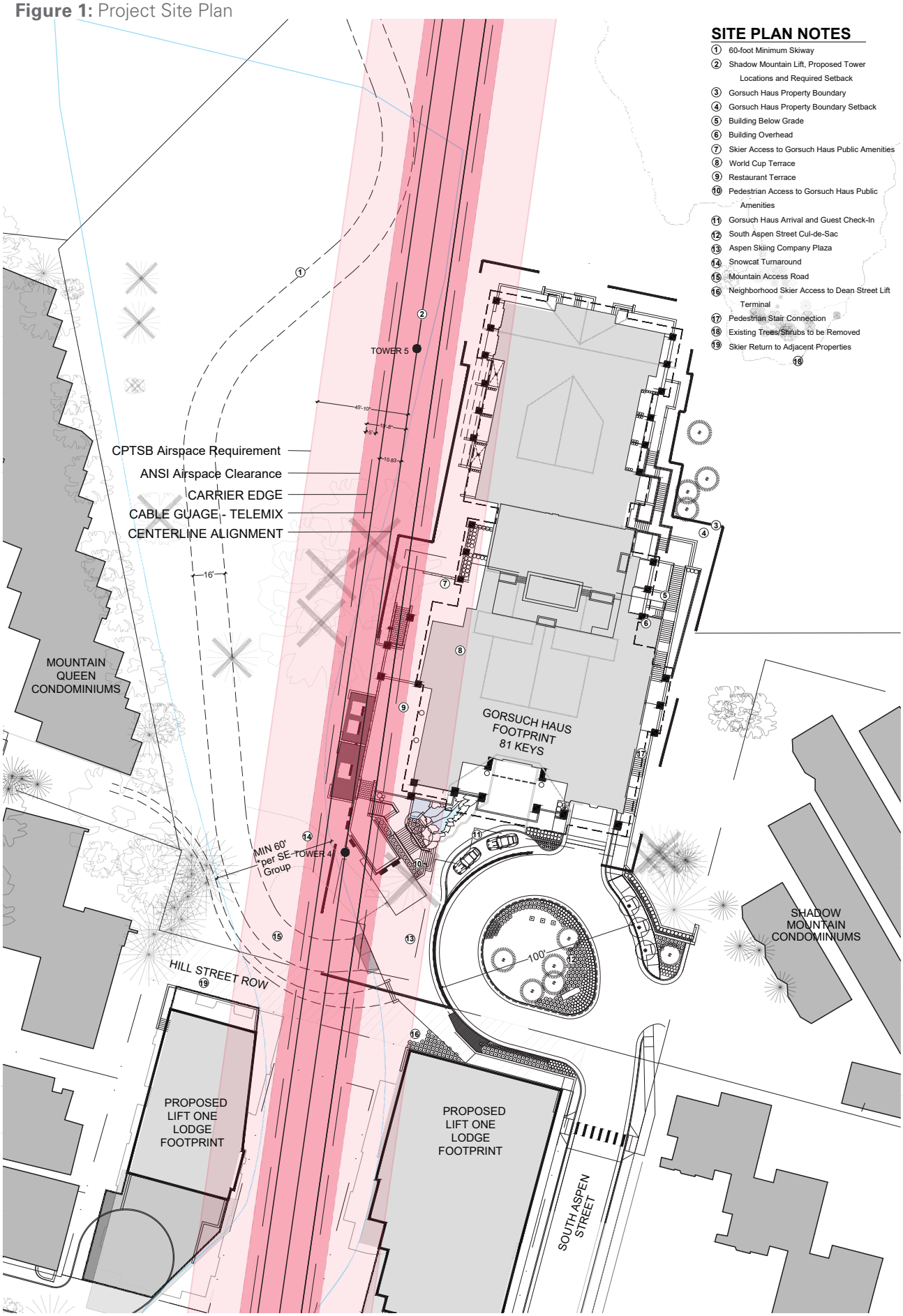
The Project Site Plan (Figure 1) identifies the major components of the Project (listed below) in relation to the Colorado Passenger Safety Tramway Board setbacks and ANSI standards.

a. Lift corridor and realigned lift towers
b. New pedestrian walkways and street crosswalks connecting to the site
c. Gorsuch Haus Mixed Use Lodge will include:

- 81 hotel lodging rooms
- 4 free-market multi-family units
- 1 affordable housing unit
- Undergrounded structured parking with 56 spaces
- Outdoor restaurant/après ski deck with direct ski-in/ski-out access
- Indoor restaurant and bar
- Hotel amenity space

d. World cup race staging area
e. Relocated ski operations access road
f. Snowcat turnaround and ski return
g. Expanded South Aspen Street cul-de-sac and other infrastructure improvements that relate to the neighborhood

Figure 1: Project Site Plan



Gorsuch Haus

Site Plan

Aspen, Colorado

DESIGN WORKSHOP
Landscape Architecture • Land Planning • Urban Design • Tourism Planning
120 East Main Street • Aspen, Colorado 81611 • 970-925-8354 Facsimile 970-920-1387

February 25, 2020

2. LIFT 1A REPLACEMENT

The replacement of the existing Lift 1A terminal has been relocated to a planned Dean Street location. The City of Aspen organized a one-year process to determine the location of the replacement for Lift 1A. This has involved numerous stakeholders including the Lift One Lodge property, Aspen Skiing Company, Aspen Historical Society, City of Aspen Departments, and Gorsuch Haus. Following the study of the neighborhood by a SE Group, a third-party consultant, City Council selected several options to develop further.

Phase Two of the study examined the lift terminal location and design of these options in further detail. The Final Report presented in a Council Work Session May 15, 2018 included three-dimensional studies, grading, lift profiles, and the width of corridors for lift and skiway return. The lower lift to a terminal site at Dean Street was determined by City Council as the location preferred. The Gorusch Haus Site Plan and information contained in this variance request is consistent with the depiction in the Lift 1A Corridor Assessment.

Figure 2. Lift One Corridor illustrates the proposed lift corridor context at the base of Aspen Mountain.

3. LIFT CORRIDOR EXTENT

The Lift One Corridor extends to new top terminal located slightly west of the original location. The corridor itself contains a Xdegree angle beginning at a point south, or upslope of the Gorsuch Haus. A clear line of site is maintained from the lift operator building at the Dean Street load terminal clear through the proposed development at Lift One Lodge to Gorsuch Haus.

Figure 3. Lift One Corridor Extent depicts the the proposed lift corridor alignment from the load point at Dean Street to the new unload terminal.

Figure 2: Proposed Lift One Base Area Redevelopment

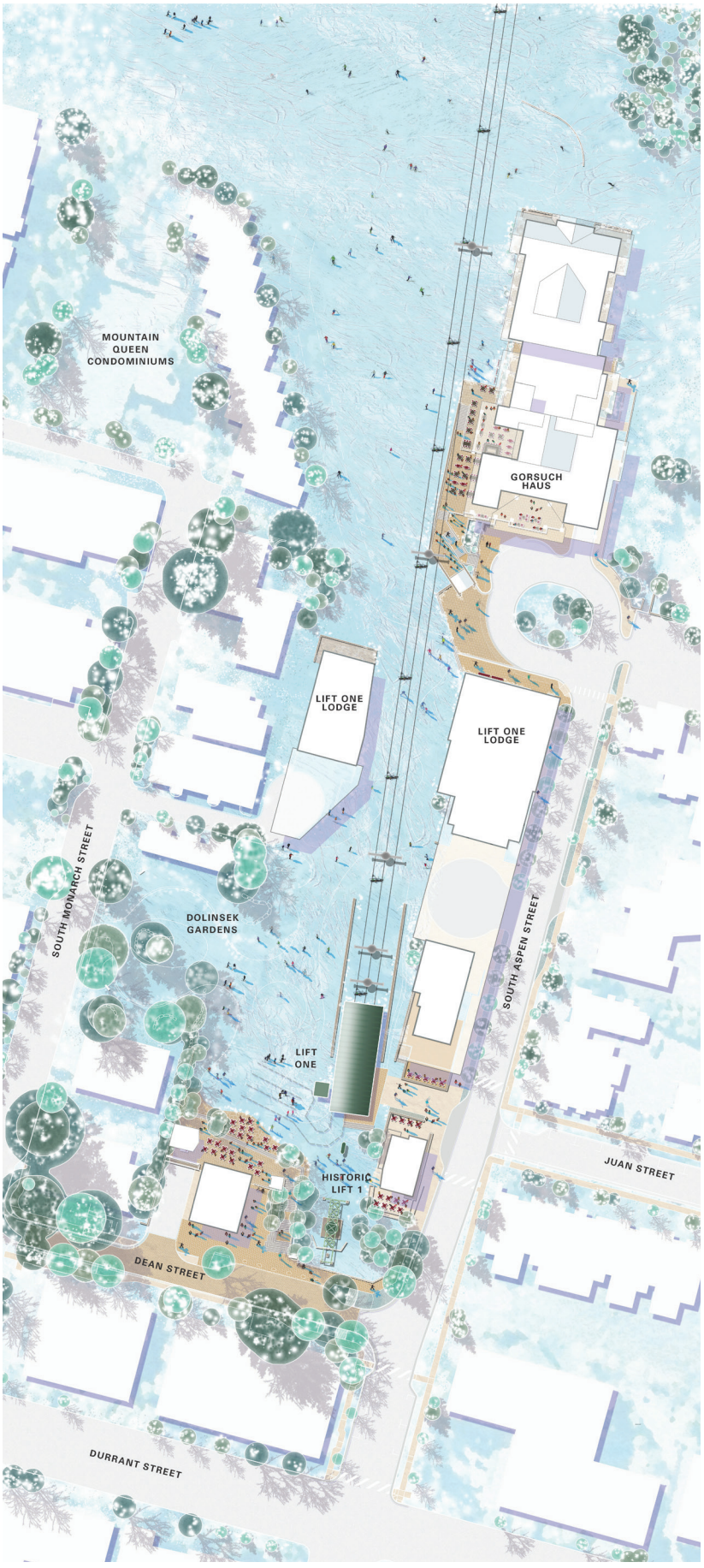
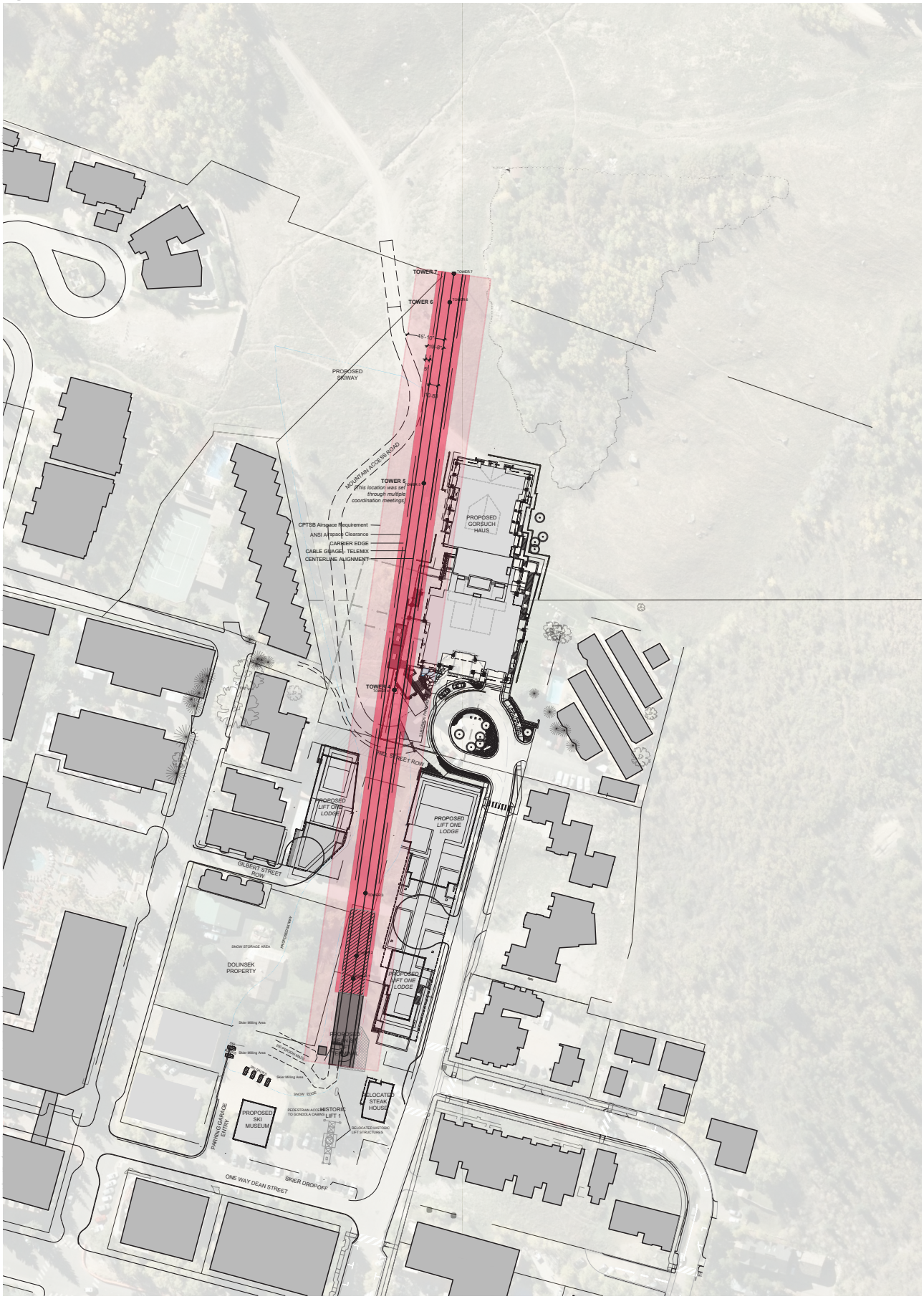


Figure 3: Lift One Corridor



Gorsuch Haus

Lift One Base

Aspen, Colorado

NORTH

0 25 50 100

ORIGINAL SCALE: 1"=50'-00"

DESIGN WORKSHOP

Landscape Architecture • Land Planning • Urban Design • Tourism Planning

120 East Main Street • Aspen, Colorado 81611 • 970-925-8354 Facsimile 970-920-1387

February 12, 2020

LOCAL FIRE PROTECTION

1. ASPEN FIRE PROTECTION DISTRICT

Aspen Volunteer Fire Department and career staff is made up of 43 individuals serving the City of Aspen in addition to Woody Creek and the entire 87 square miles that make up the District. The Aspen Fire Department is a full service fire department providing services ranging from fire suppression and prevention, wild fire, hazardous materials mitigation, motor vehicle and aircraft accidents, technical rope rescue, as well as emergency medical and other emergencies that may require a quick and professional response of equipment and personnel to help mitigate any number of potential threats to life and property within the Aspen Fire District and beyond.

The Aspen Fire Department Operates from 4 strategically located stations which houses a total of 10 apparatus which include 4 structure engines, 2 wildfire engines, 2 rescue trucks, 1 water tender and our 104' ladder truck. The District continues to modernize firefighting tactics, equipment, protective gear and fire codes as advancements occur in order to protect over $21.5 billion in property located in the District.

The Aspen Fire Protection District provides 24-hour emergency response to a wide variety of critical situations, including structural, wildland, and urban interface fires, explosions, hazardous materials incidents, medical emergencies, accidents, auto extrication, swiftwater rescue, ice, low-angle rope, trench, confined space rescue, and miscellaneous public assistance requests. In addition, the fire department has the capability to respond to emergency medical needs, including basic life support.

The department also operates active fire prevention and emergency preparedness programs which provides for fire inspections, hazardous process permitting, burn permits, fire code enforcement, community education, and business emergency planning in accordance with Colorado laws. Each year the Aspen Fire Protection District spends over 4,000 hours completing hands-on training activities, which build important practical skills and provide each firefighter with the abilities needed to quickly and correctly respond to all types of emergency situations.

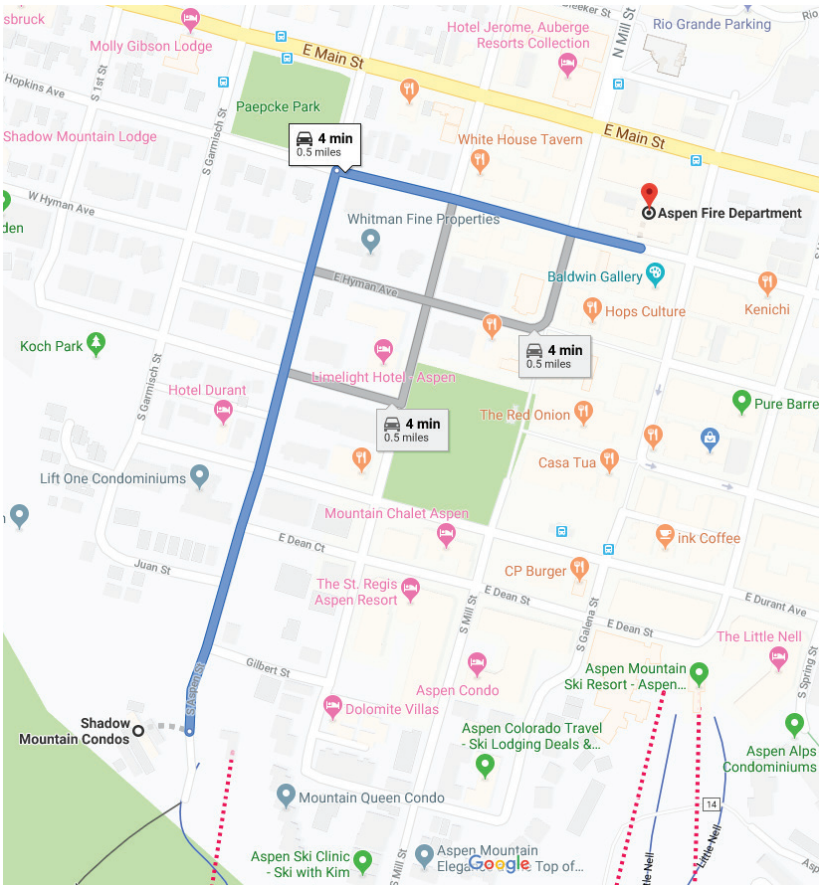
2. FIRE ACCESS AND STAGING

The nearest Aspen Fire Department location is approximately 4 minutes from the Gorsuch Haus site, allowing for quick response in the event of a fire. See Figure 4. To reach the site, emergency responders would travel south, or uphill on South Aspen Street where the street is proposed to culminate in a cul-de-sac design to City of Aspen Engineering Standards. This cul-de-sac has a minimum 50ft turning radius and is no less than 100ft in diameter. Figure 5: Fire Truck Access and Staging depicts the turning movement of a fire truck as well as established points for fire truck staging. The fire access and staging points have been thouroughly discussed with the City's

3. SURROUNDING IMPROVEMENTS

In addition to site improvements to assist in rapid emergency response times, the Gorsuch Haus will be installing a dry stand pipe fire suppression system on the east side of the skiway adjacent to the Mountain Queen Condominiums to enhance the neighborhood fire protection.

Figure 4: Proximity of Fire Department to Project Site

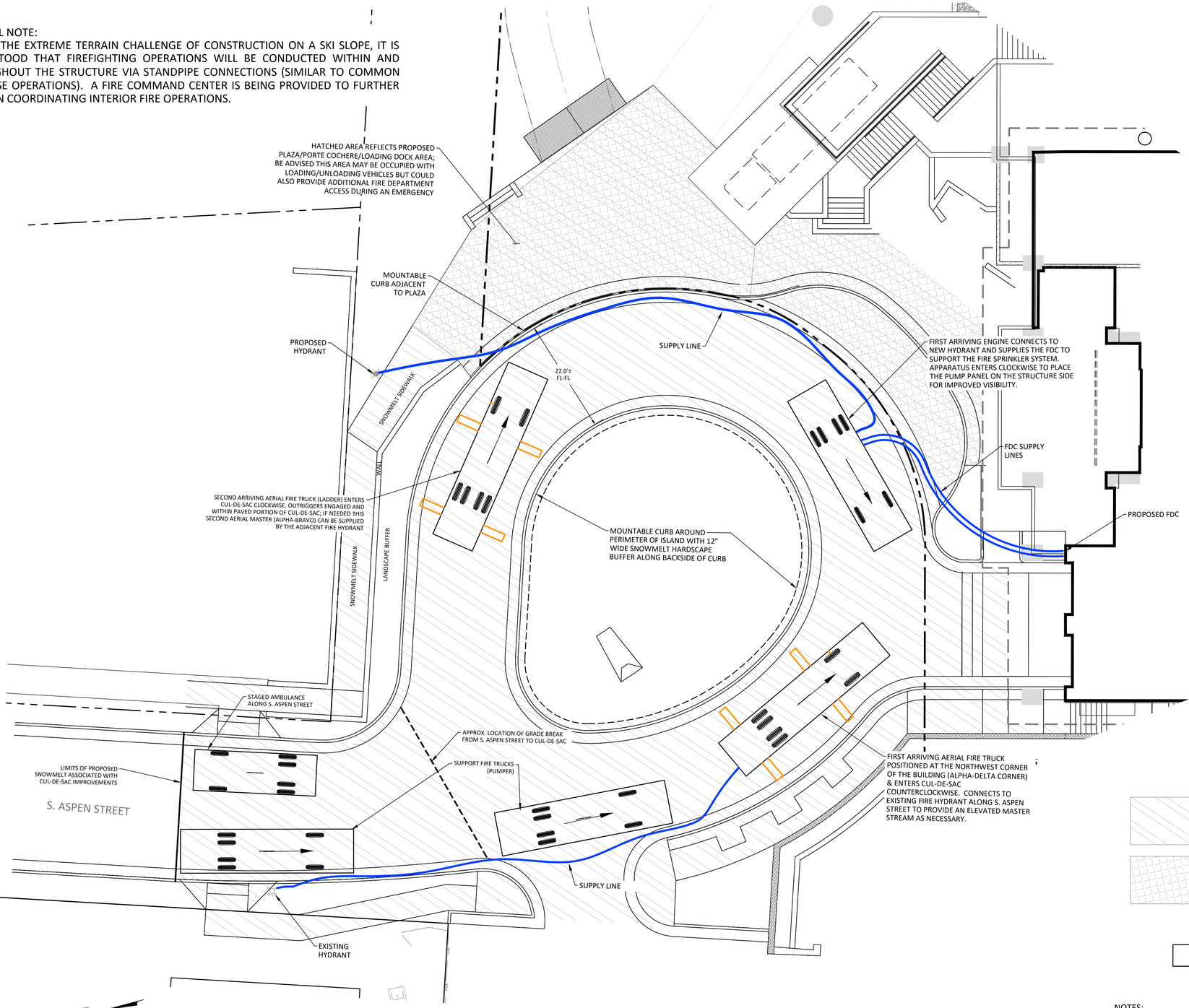


FIRE TRUCK ACCESS AND STAGING

ORIGINAL SIZE 24X36
PREPARED BY SOPRIS ENGINEERING

PAGE INTENTIONALLY
LEFT BLANK

GENERAL NOTE:
DUE TO THE EXTREME TERRAIN CHALLENGE OF CONSTRUCTION ON A SKI SLOPE, IT IS UNDERSTOOD THAT FIREFIGHTING OPERATIONS WILL BE CONDUCTED WITHIN AND THROUGHOUT THE STRUCTURE VIA STANDPIPE CONNECTIONS (SIMILAR TO COMMON HIGH-RISE OPERATIONS). A FIRE COMMAND CENTER IS BEING PROVIDED TO FURTHER ASSIST IN COORDINATING INTERIOR FIRE OPERATIONS.



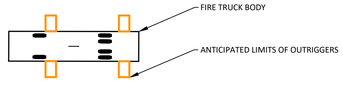
GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

SNOWMELT AREA

PROPOSED PLAZA, UNLOADING/LOADING & PORTE COCHERE AREA



NOTES:

1. REFER TO SHEET 2 OF 2 FOR AERIAL FIRE TRUCK TURNING MOVEMENTS & FIRE TRUCK SPECIFICATIONS/DIMENSIONS.
2. NO VERTICAL OBSTRUCTIONS ALLOWED WITHIN 2-FT OF FLOWLINE OF CURB PER CITY OF ASPEN DESIGN STANDARDS.

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

DRAWN: CJB REVIEWED: JKS

EXHIBIT

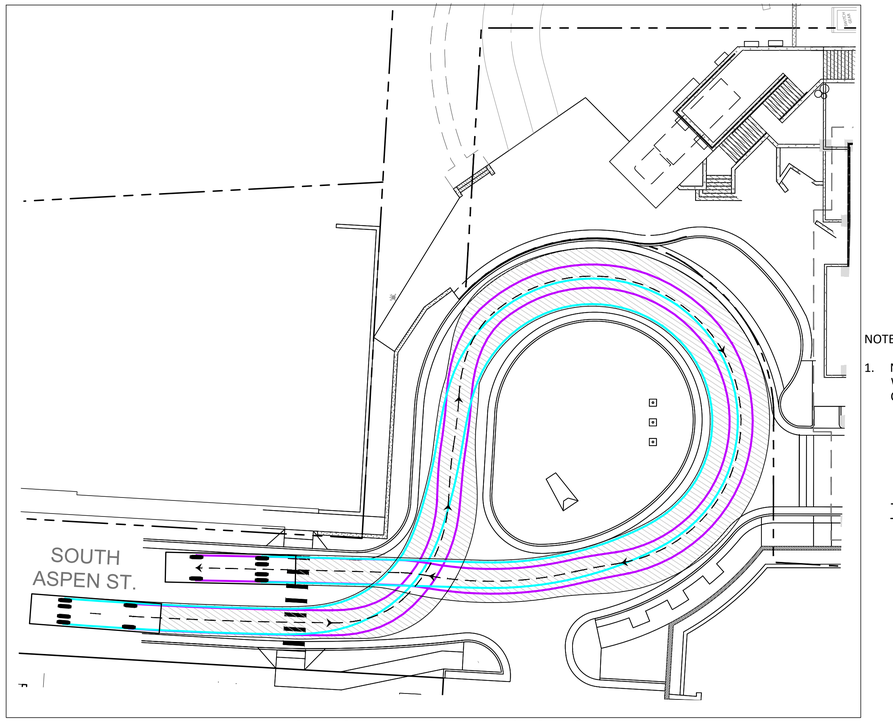
PROJECT NUMBER: 4735

FIRE STAGING EXHIBIT

SHEET NUMBER

1 OF 2

Dec 17, 2019 - 1:03pm
G:\2019\19-101\04-Gorsuch Haus\Civil\Cad Dwgs\Exhibits\FIRE TRUCK STAGING\Aerial Fire Staging 2019-12-13.dwg



AERIAL FIRE TRUCK TURNING MOVEMENT
ENTERING CLOCKWISE

NOTE:

1. NO VERTICAL OBSTRUCTIONS ALLOWED WITHIN 2-FT OF FLOWLINE OF CURB PER CITY OF ASPEN DESIGN STANDARDS.

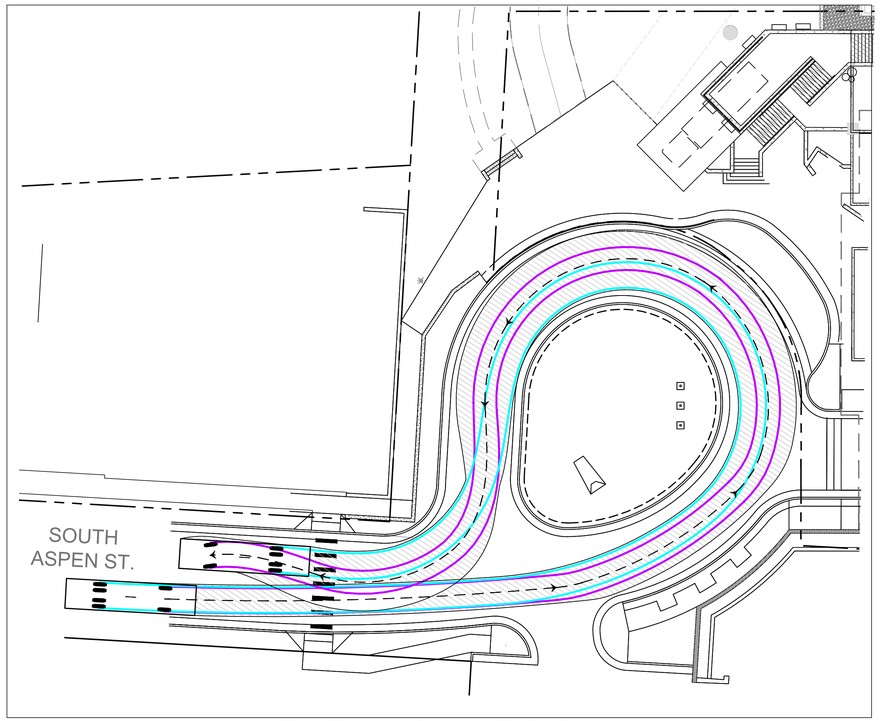
TURNING MOVEMENT LEGEND

- VEHICLE CLEARANCE
- FRONT WHEEL TRACKING
- REAR WHEEL TRACKING
- VEHICLE CENTERLINE

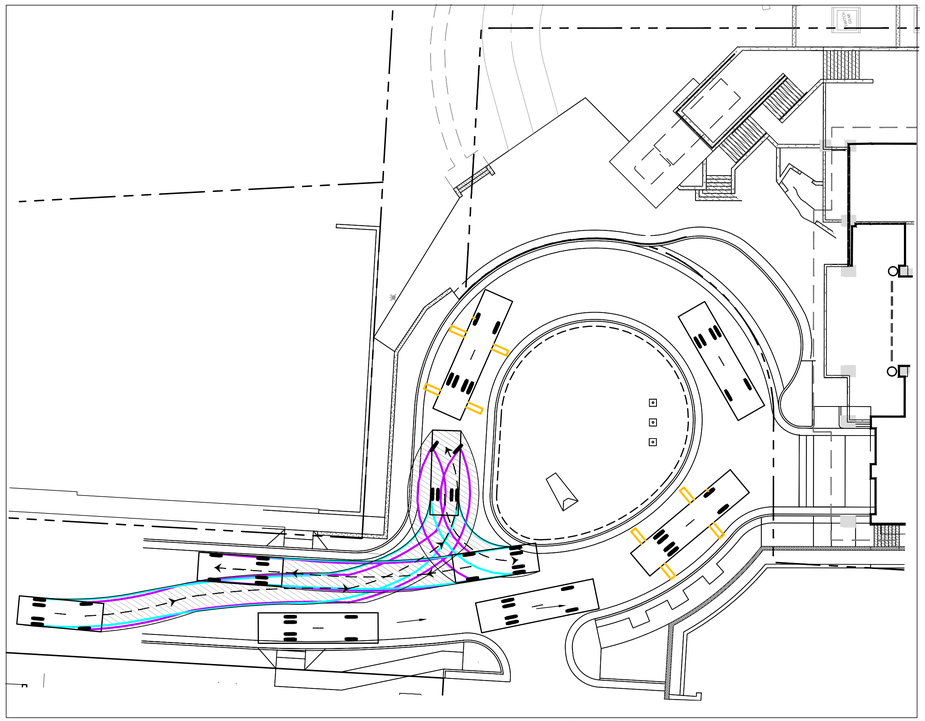
GRAPHIC SCALE

20 0 10 20 40 80

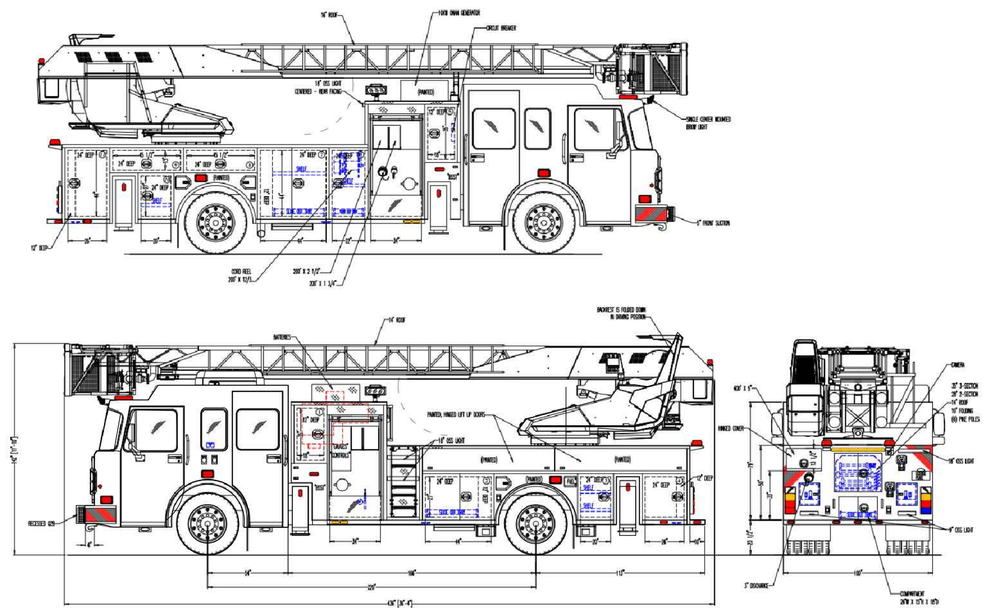
(IN FEET)
1 inch = 20 ft.



AERIAL FIRE TRUCK TURNING MOVEMENT
ENTERING COUNTER-CLOCKWISE



AMBULANCE TURN AROUND MOVEMENT



rosenbauer	DO NOT SCALE DRAWING. ALL DIMENSIONS ARE APPROXIMATE AND SUBJECT TO ENGINEERING CHANGES DUE TO CHASSIS VARIATIONS. BLUEPRINT DOES NOT NECESSARILY SHOW ALL ITEMS IN THE SPECIFICATIONS.	ASPEN

NOTES:
OVERALL HEIGHT IS
IN LOADED CONDITION

GENERAL DIVISION		DWG# P3876-10
REV:	DRAWN: 08-27-2019	CHASSIS: SPARTAN MFD 10" CAB
	DRAWN BY: TAA	BODY MAT'L: ALUMINUM
	VEHICLE TYPE: RAPTOR AERIAL	SUBFRAME MAT'L: ALUMINUM
	FILE #: 3130	TANK MAT'L/GALS: POLY/ 200
	SCALE: ONS	WEIGHT FRONT:
	PUMP: DARLEY PSM 1500	WEIGHT REAR:

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

DRAWN: CJB REVIEWED: JKS

EXHIBIT

PROJECT NUMBER: 4735

AERIAL FIRE TRUCK TURNING MOVEMENTS

SHEET NUMBER

2 OF 2

Dec 17, 2019 - 12:40pm
I:\2015\15101.06-Gorsuch Haus\CIVIL\Cad Dwg\EXHIBITS\FIRE TRUCK STAGING\Aerial Fire Staging 2019-12-13.dwg

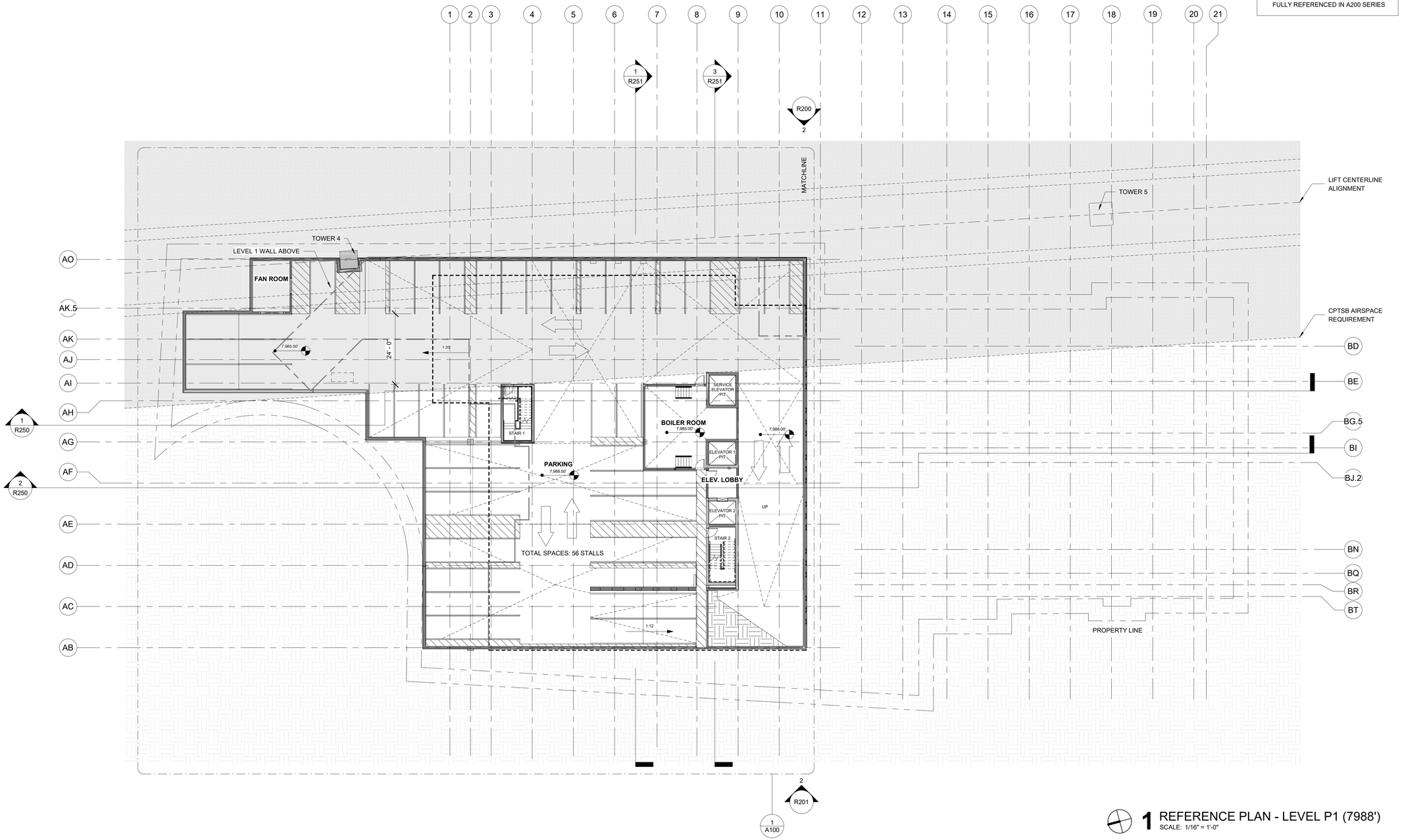
FLOOR PLANS

ORIGINAL SIZE 24X36
PREPARED BY 4240

PAGE INTENTIONALLY
LEFT BLANK

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL P1 (7988')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

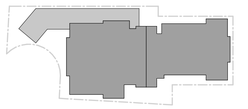
OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



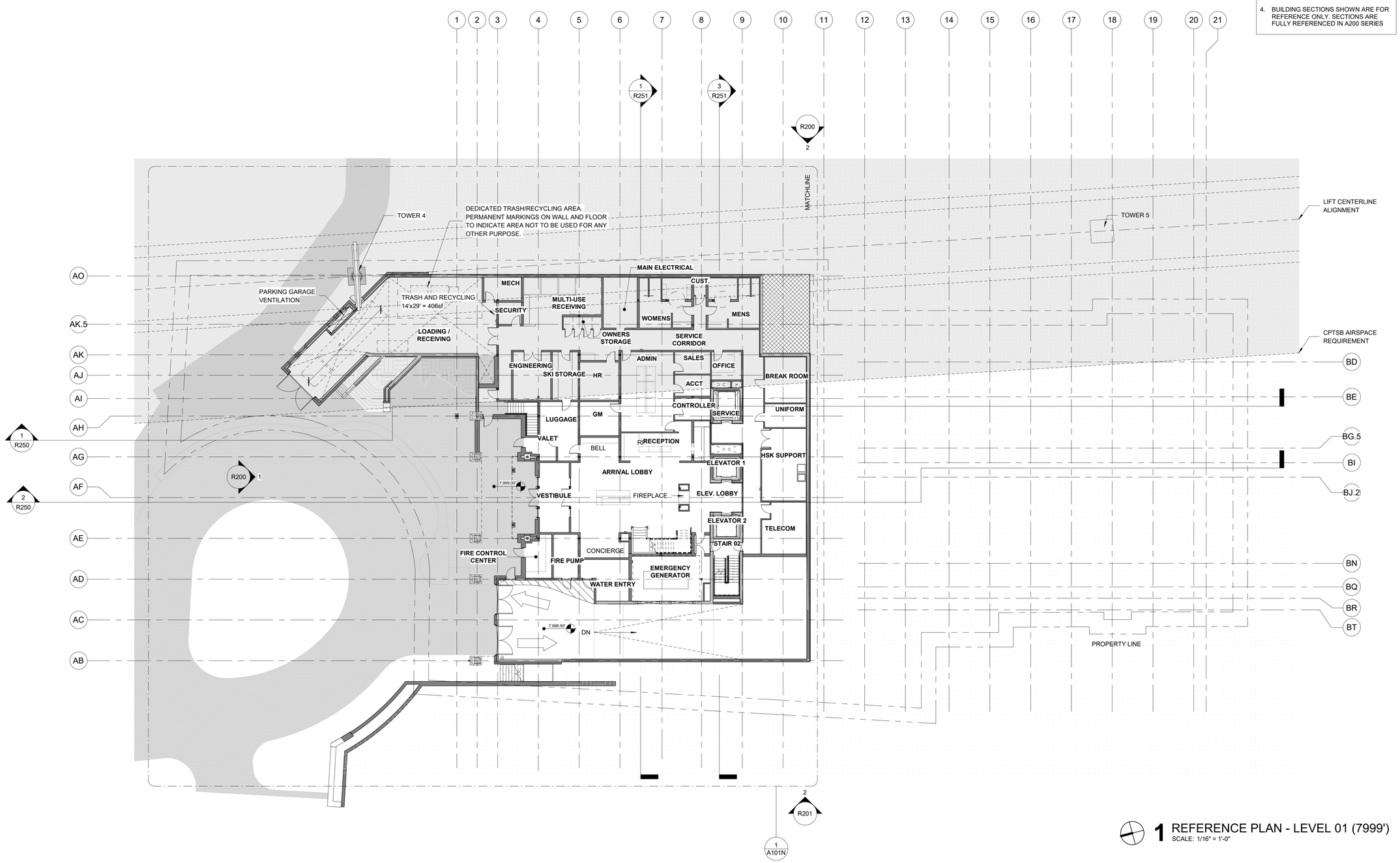
KEY PLAN

REFERENCE PLAN - LEVEL P1

R100

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 01 (7999')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

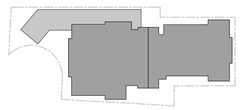
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



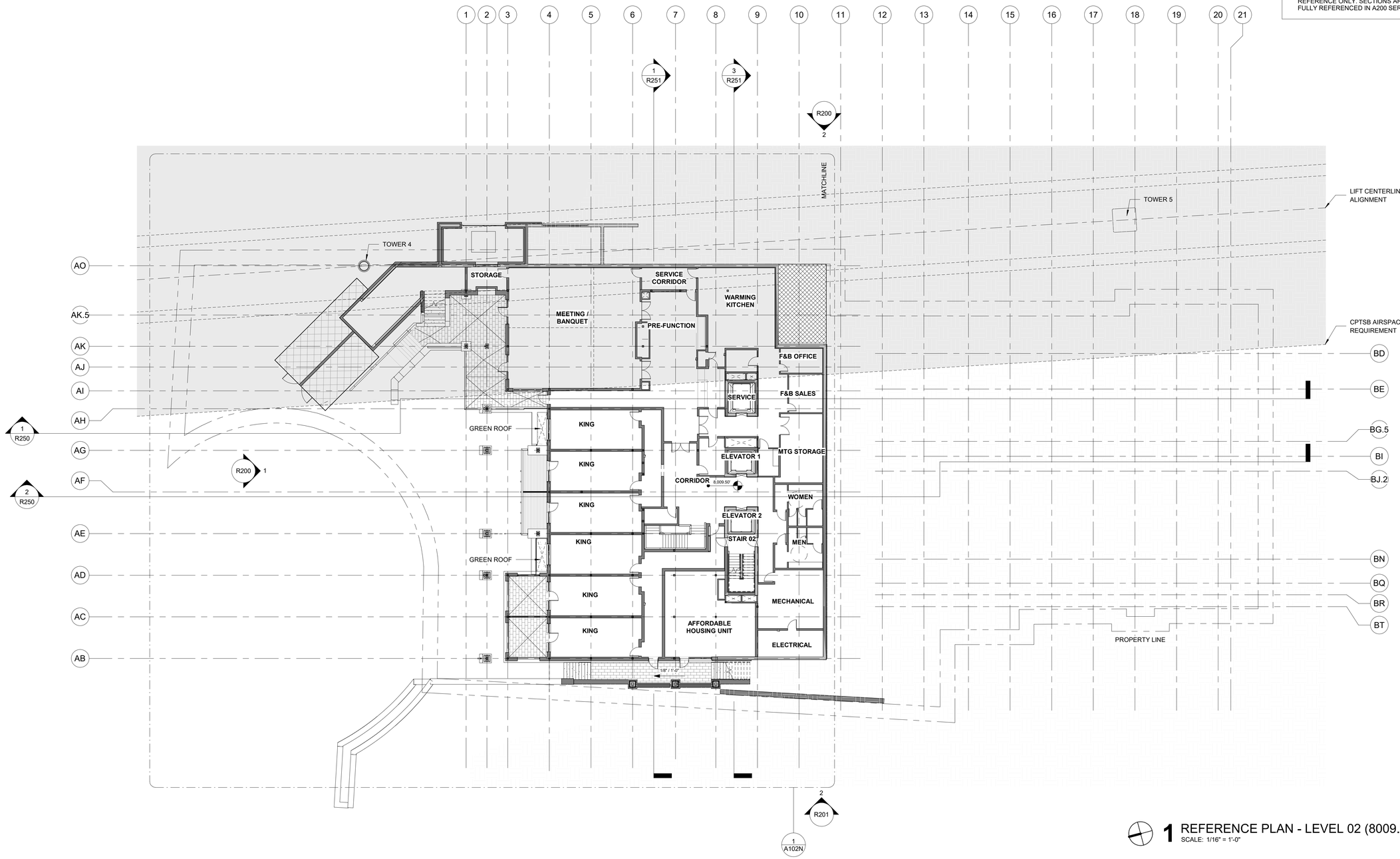
KEY PLAN

REFERENCE PLAN - LEVEL 01

R101

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 02 (8009.5')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

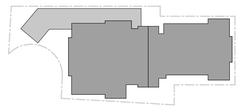
OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



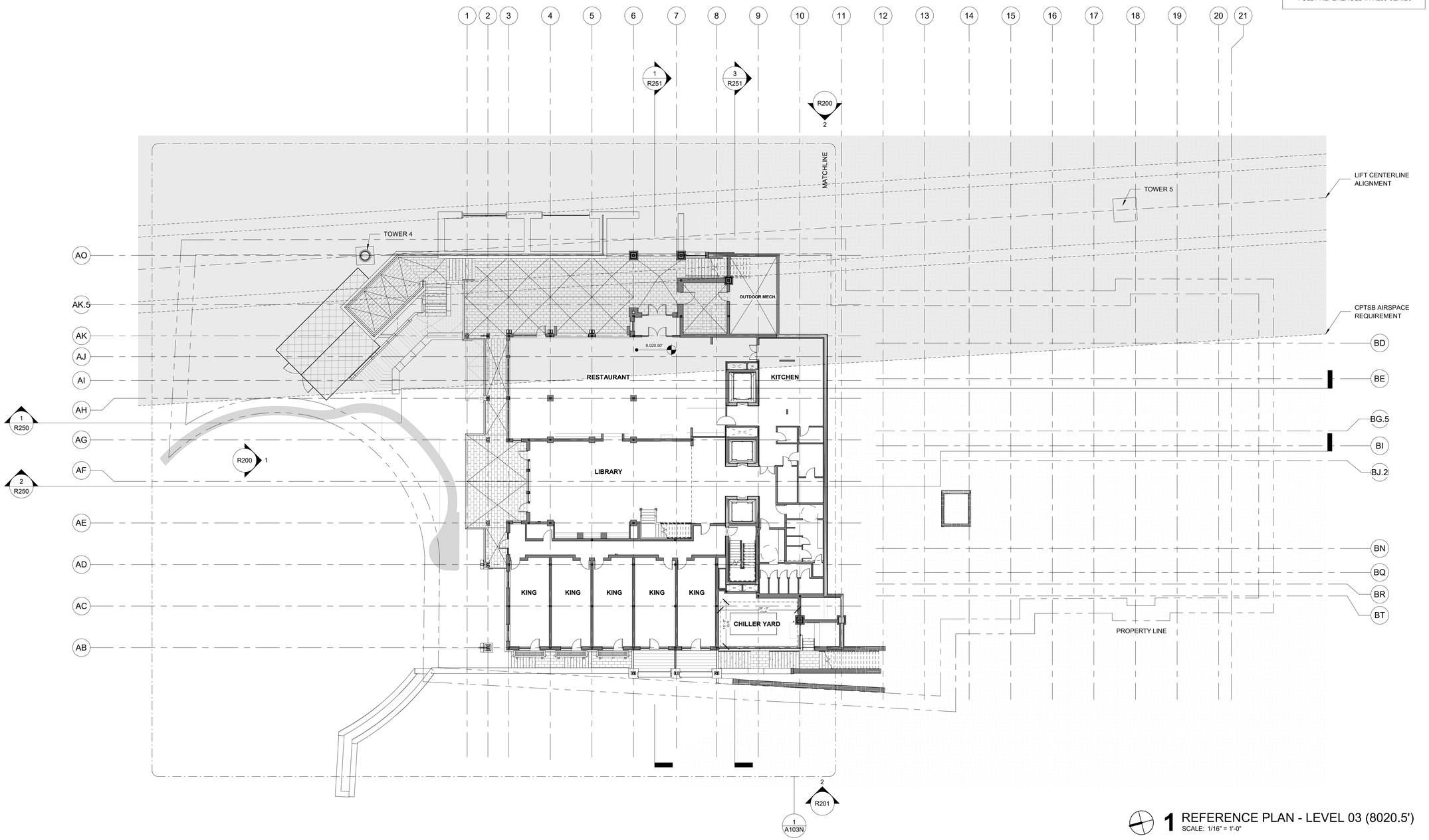
KEY PLAN

REFERENCE PLAN - LEVEL 02

R102

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 03 (8020.5')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

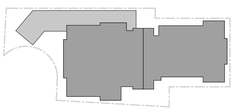
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



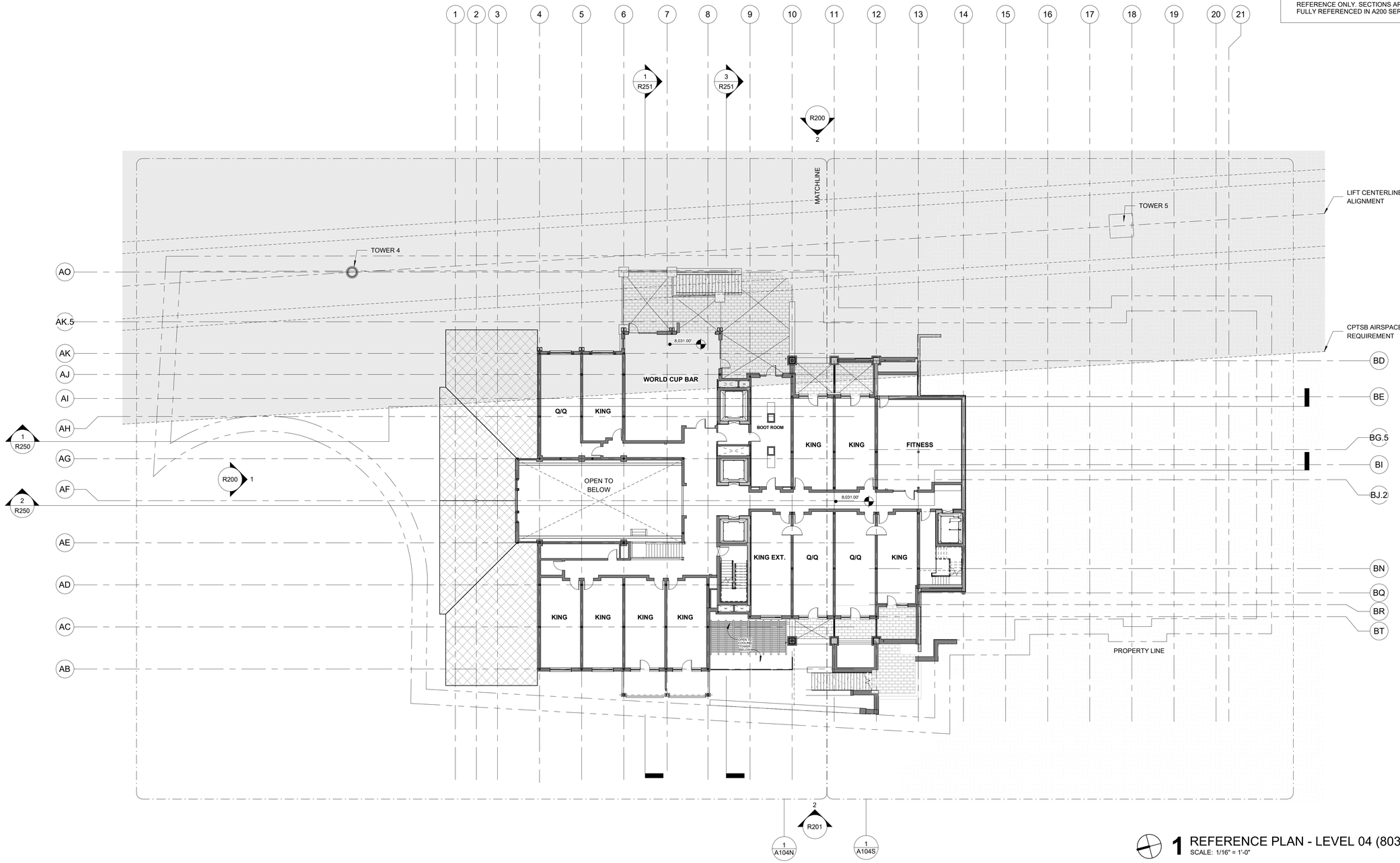
KEY PLAN

REFERENCE PLAN - LEVEL 03

R103

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 04 (8031')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

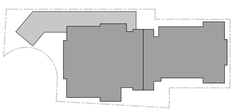
OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



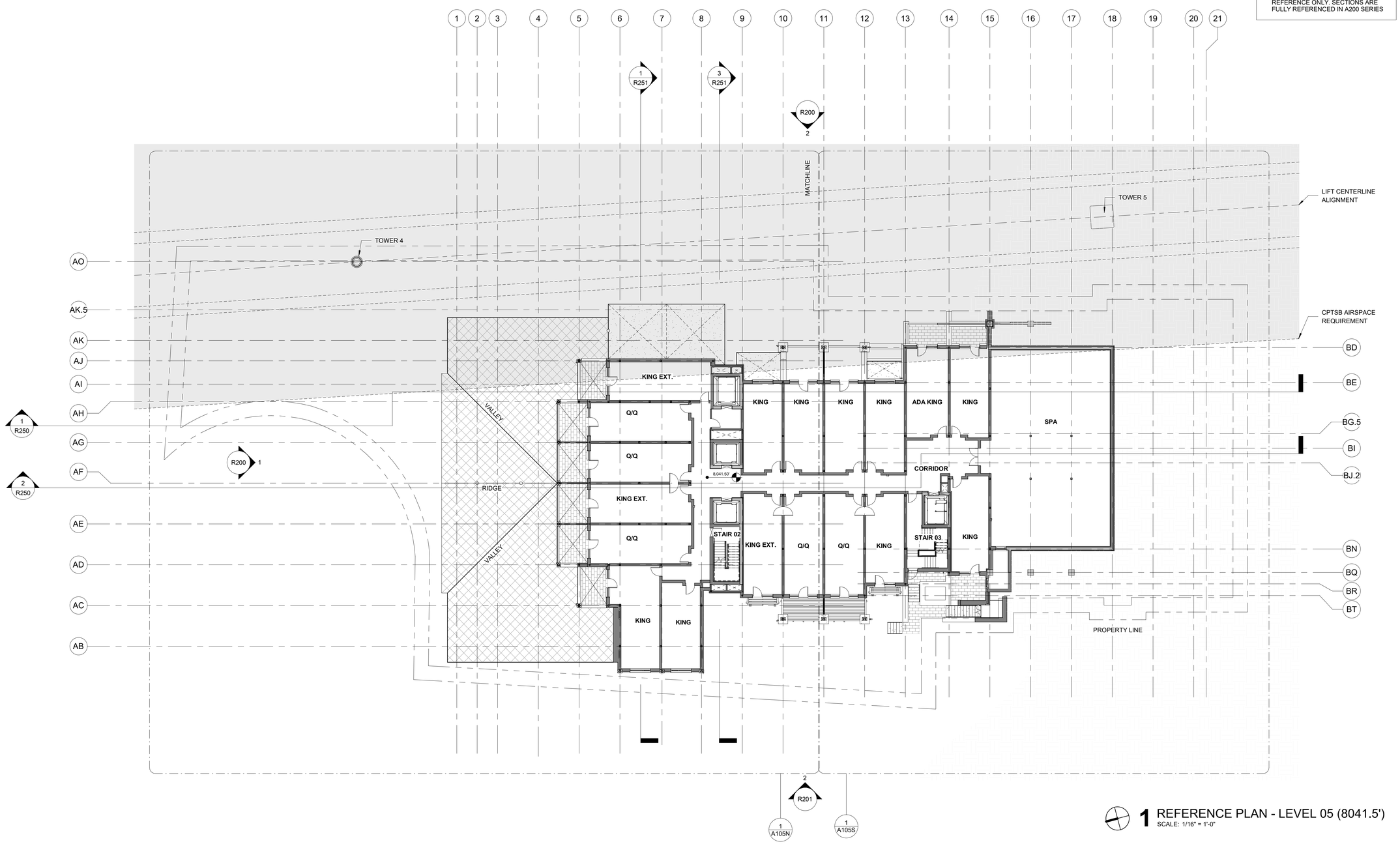
KEY PLAN

REFERENCE PLAN - LEVEL 04

R104

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 05 (8041.5')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

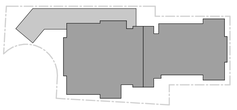
OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



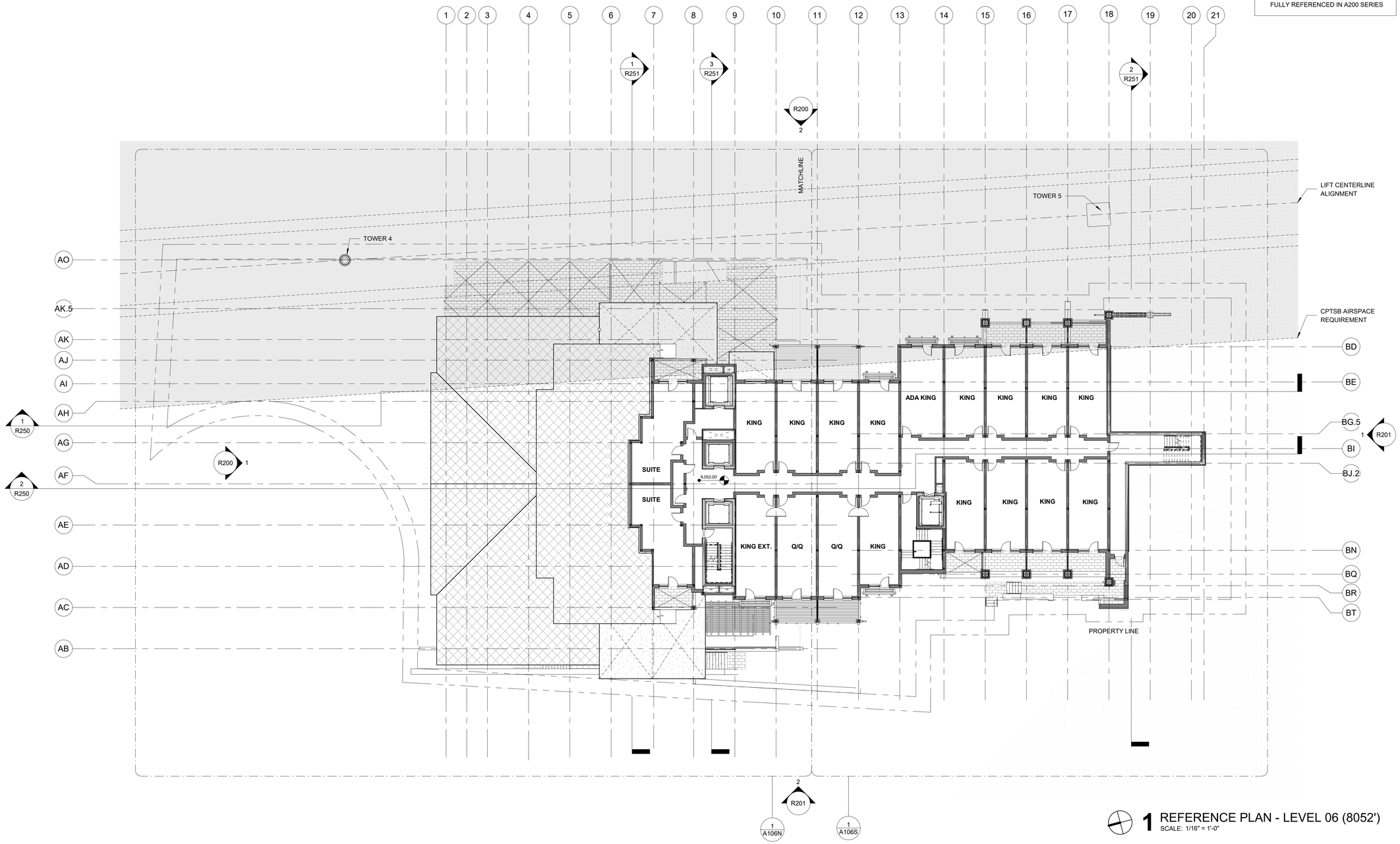
KEY PLAN

REFERENCE PLAN - LEVEL 05

R105

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 06 (8052')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver

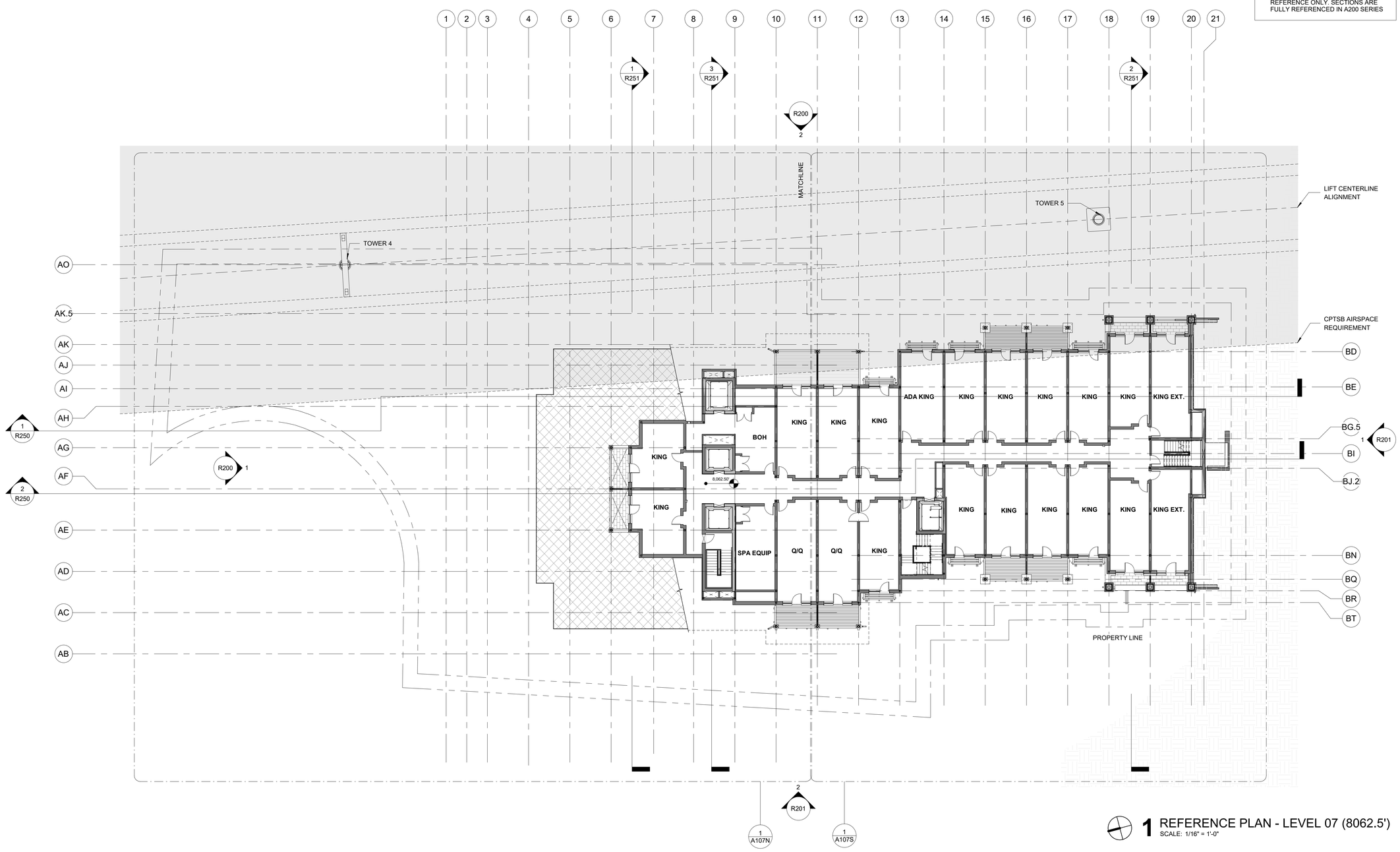
KEY PLAN

REFERENCE PLAN - LEVEL 06

R106

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 07 (8062.5')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver

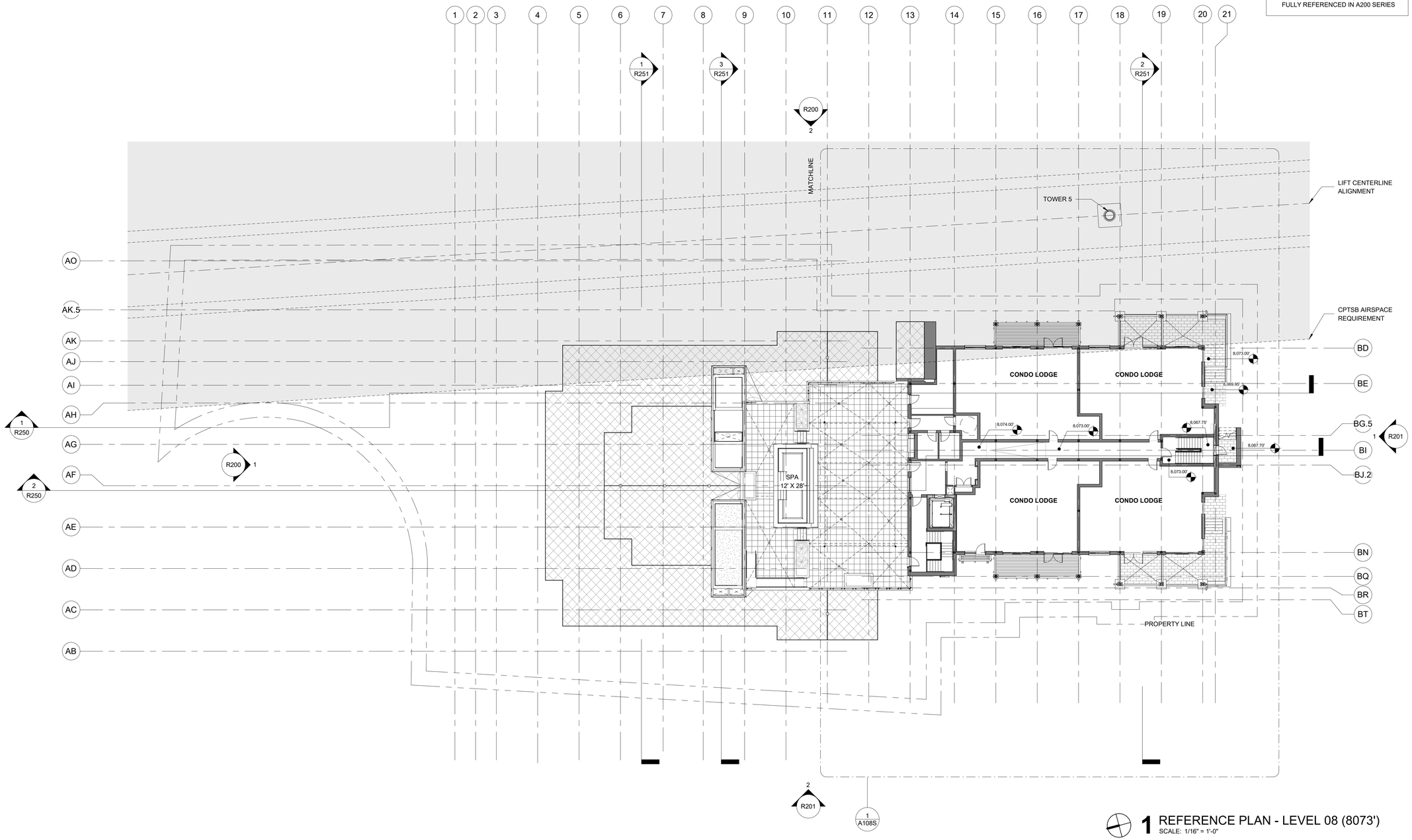
KEY PLAN

REFERENCE PLAN - LEVEL 07

R107

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 08 (8073')

SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

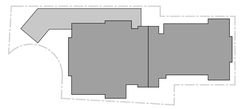
OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

REFERENCE PLAN - LEVEL 08

R108

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES

1 REFERENCE PLAN - LEVEL 09 (8082')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

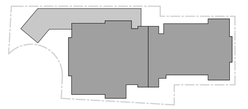
OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



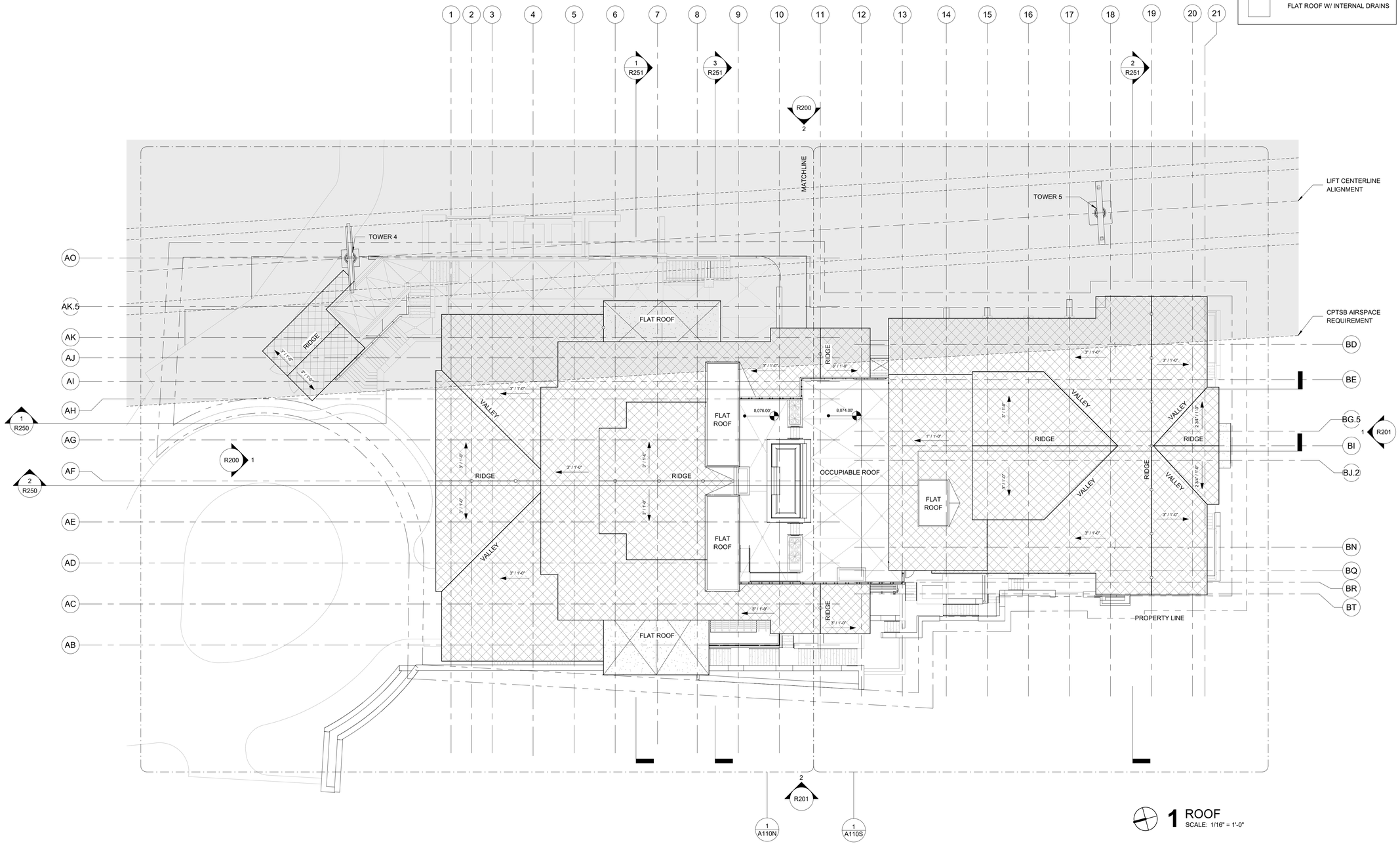
KEY PLAN

REFERENCE PLAN - LEVEL 09

R109

ROOF LEGEND

- FLAT ROOF W/ INTERNAL DRAINS AND VEGETATION
- DIAMOND PATTERN SOLAR TILES
- POOL DECK TERRACE - FLAT ROOF W/ INTERNAL DRAINS AND PEDESTAL PAVER SYSTEM
- FLAT ROOF W/ INTERNAL DRAINS



1 ROOF
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver

KEY PLAN

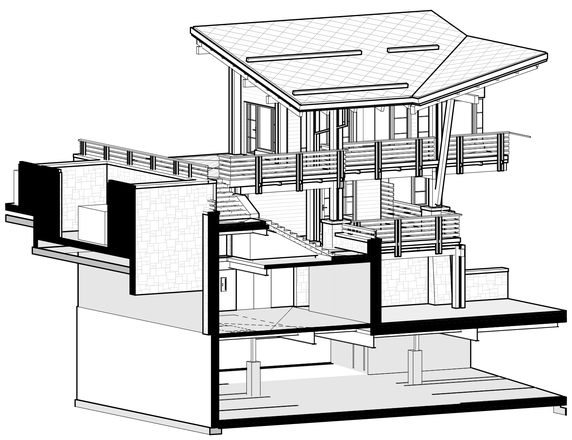
REFERENCE PLAN - ROOF

R110

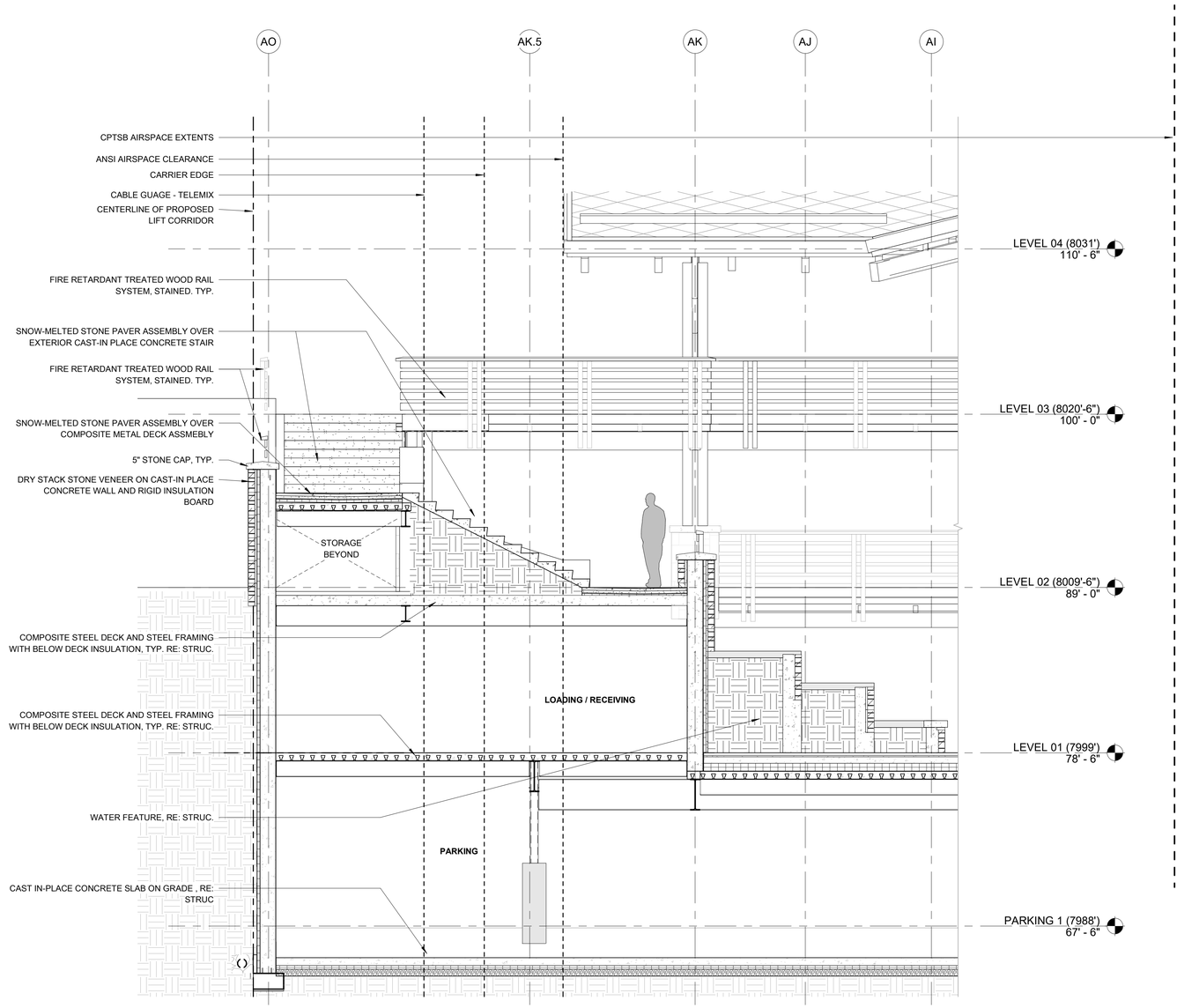
WALL SECTIONS

ORIGINAL SIZE 24X36
PREPARED BY 4240

PAGE INTENTIONALLY
LEFT BLANK



2 AXON SECTION - CPTSB 1
NTS, FOR INFORMATION ONLY



1 SECTION 1 - CPTSB
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER **NORWAY ISLAND, LLC**
ASPEN, CO 81611

STRUCTURAL ENGINEER **STUDIO NYL**
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER **BG BUILDINGWORKS**
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY **INTEGRAL GROUP**
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER **GEILER & ASSOCIATES**
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING **186 LIGHTING DESIGN GROUP**
1200 BANNOCK STREET
DENVER, CO 80204

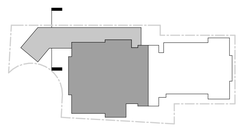
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

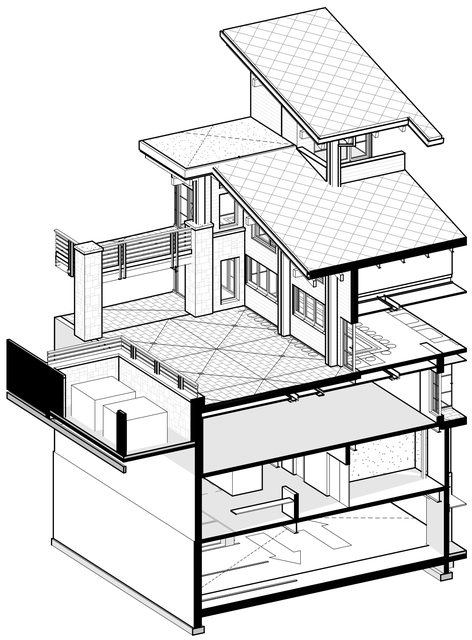
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



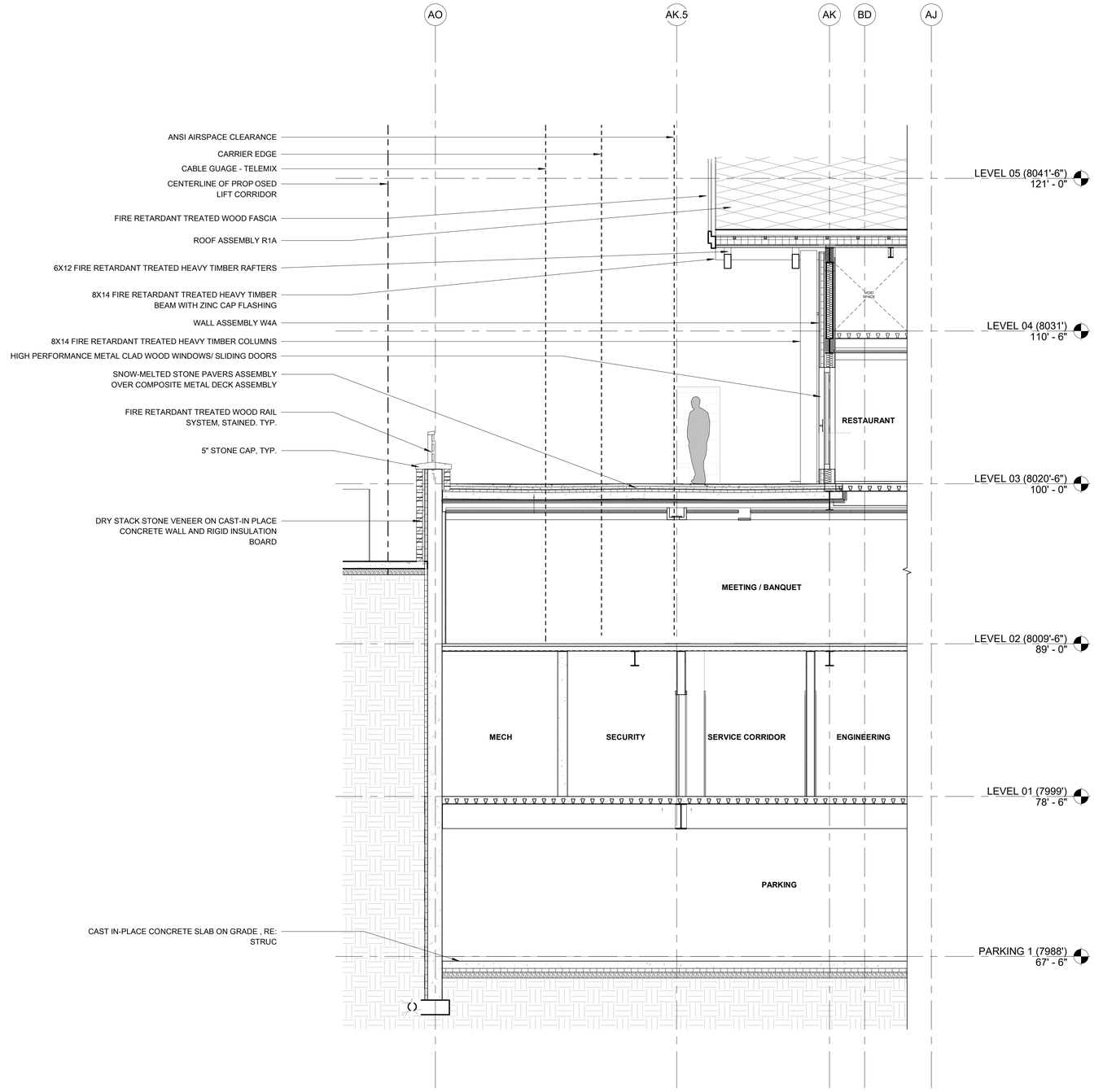
KEY PLAN

ENLARGED - CPTSB - SECTION & 3D

D301



2 AXON SECTION - CPTSB 2
NTS, FOR INFORMATION ONLY



1 SECTION 2 - CPTSB
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

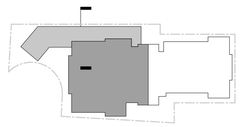
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

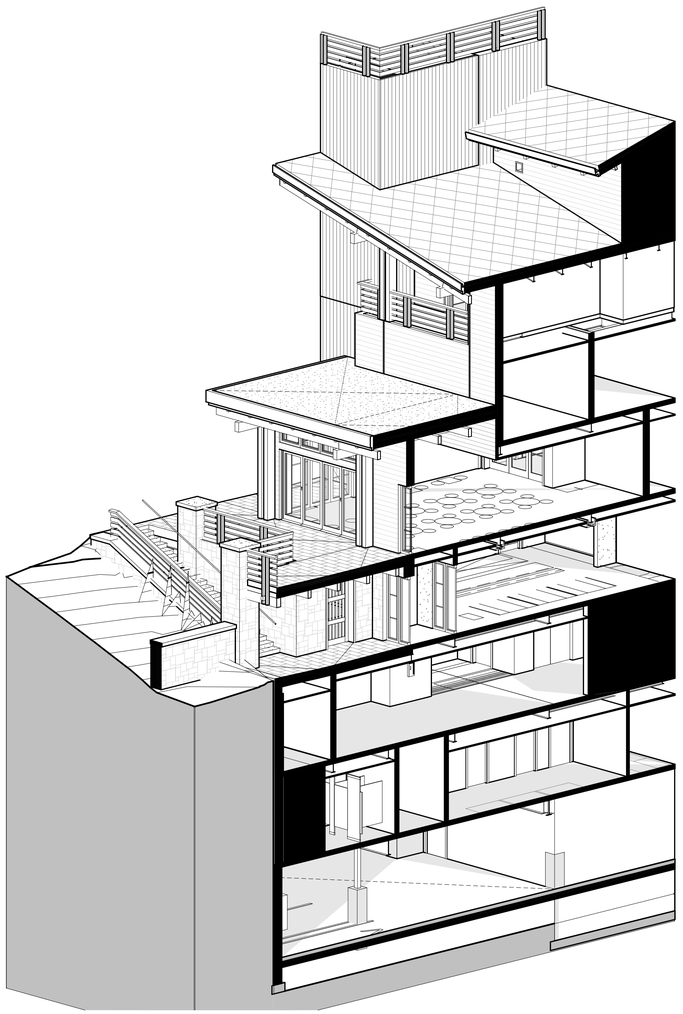
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



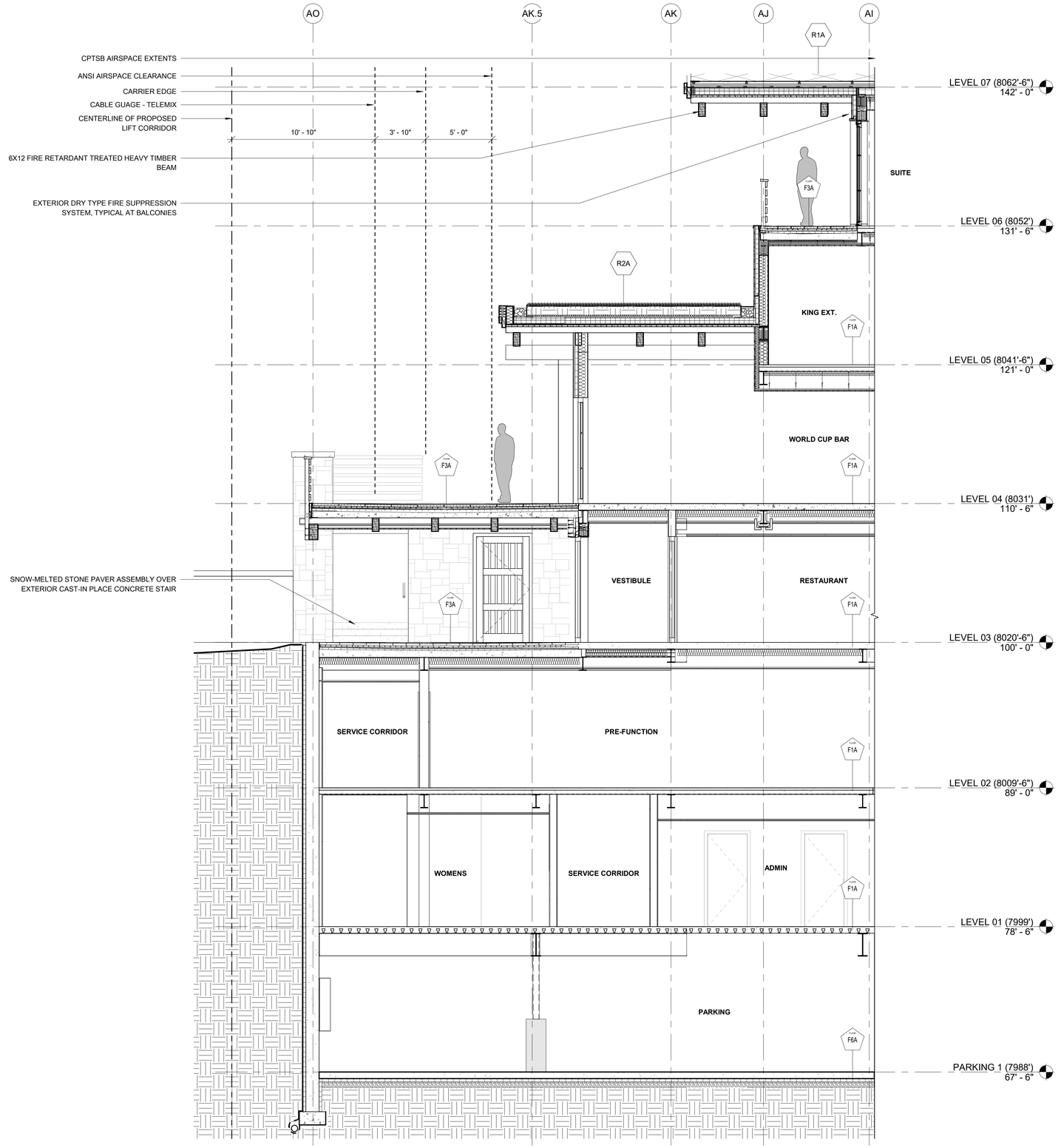
KEY PLAN

ENLARGED - CPTSB - SECTION & 3D

D302



2 AXON SECTION - CPTSB 3
NTS, FOR INFORMATION ONLY



1 SECTION 3 - CPTSB
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

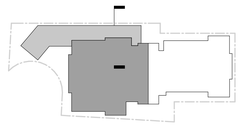
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

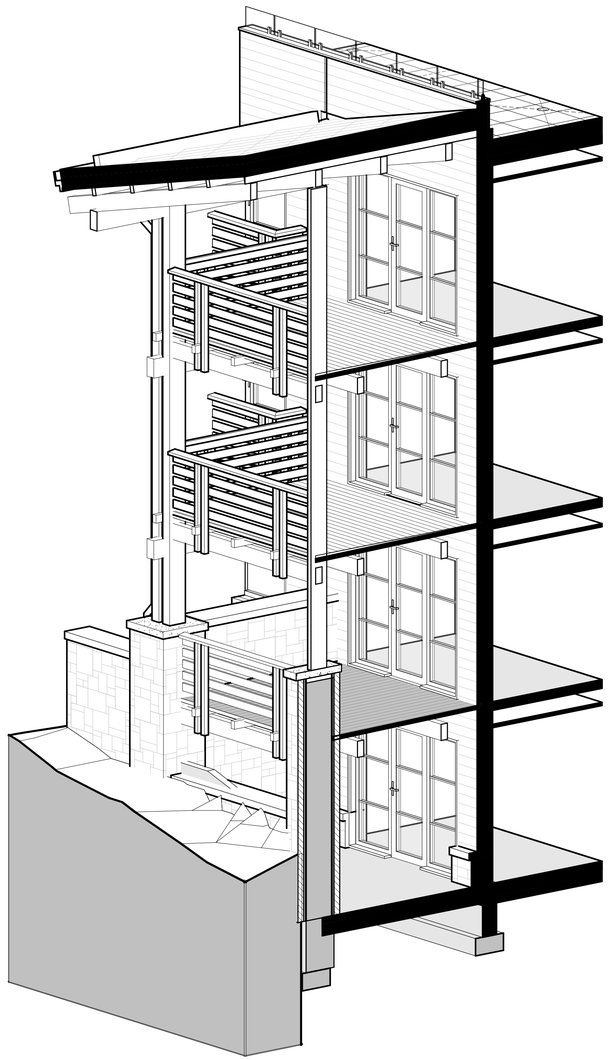
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



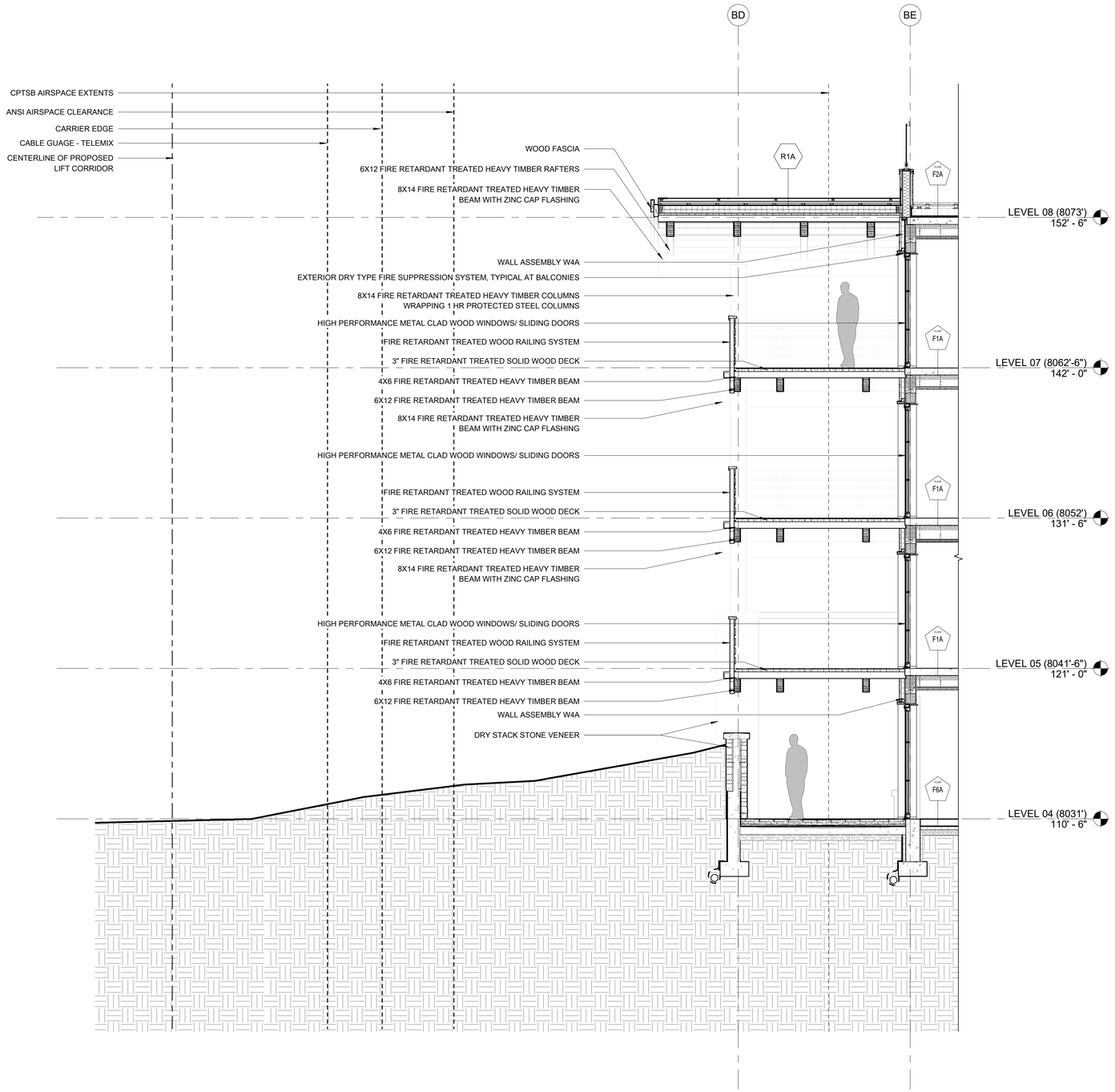
KEY PLAN

ENLARGED - CPTSB - SECTION & 3D

D303



2 AXON SECTION - CPTSB 4
NTS, FOR INFORMATION ONLY



1 SECTION 4 - CPTSB
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

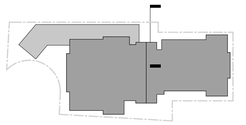
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

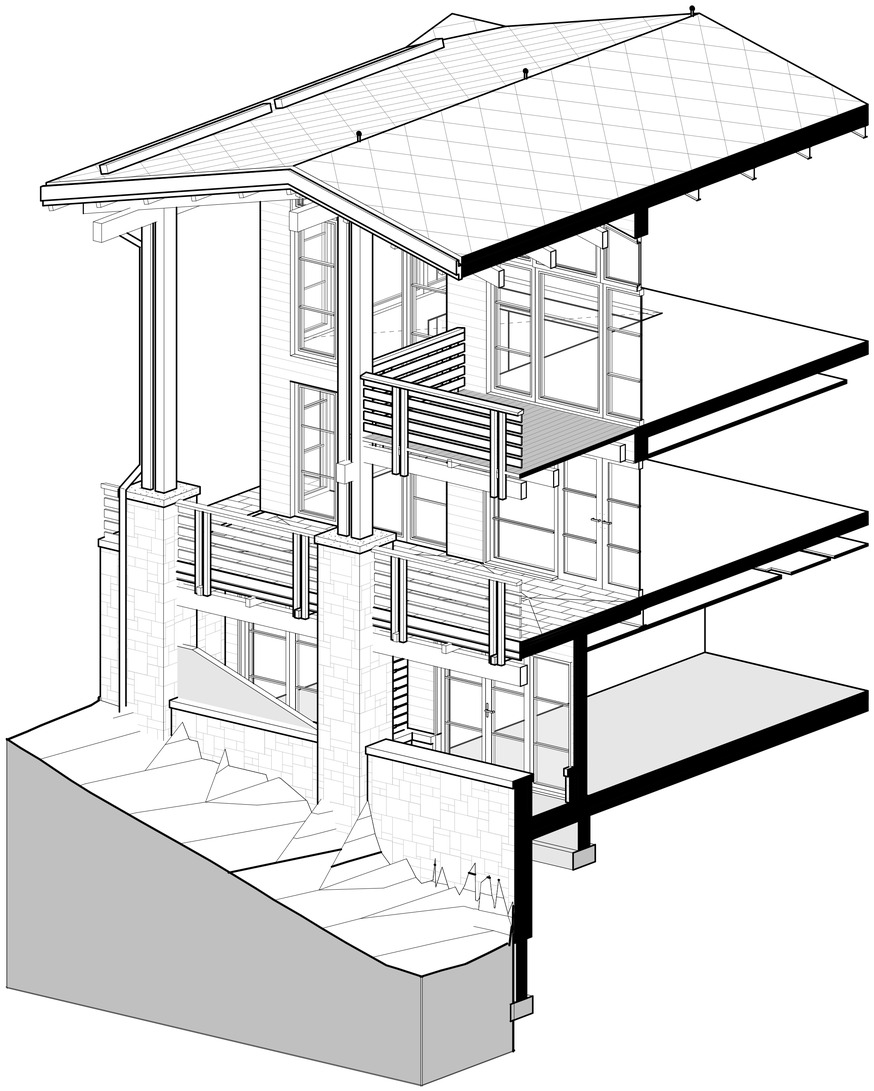
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



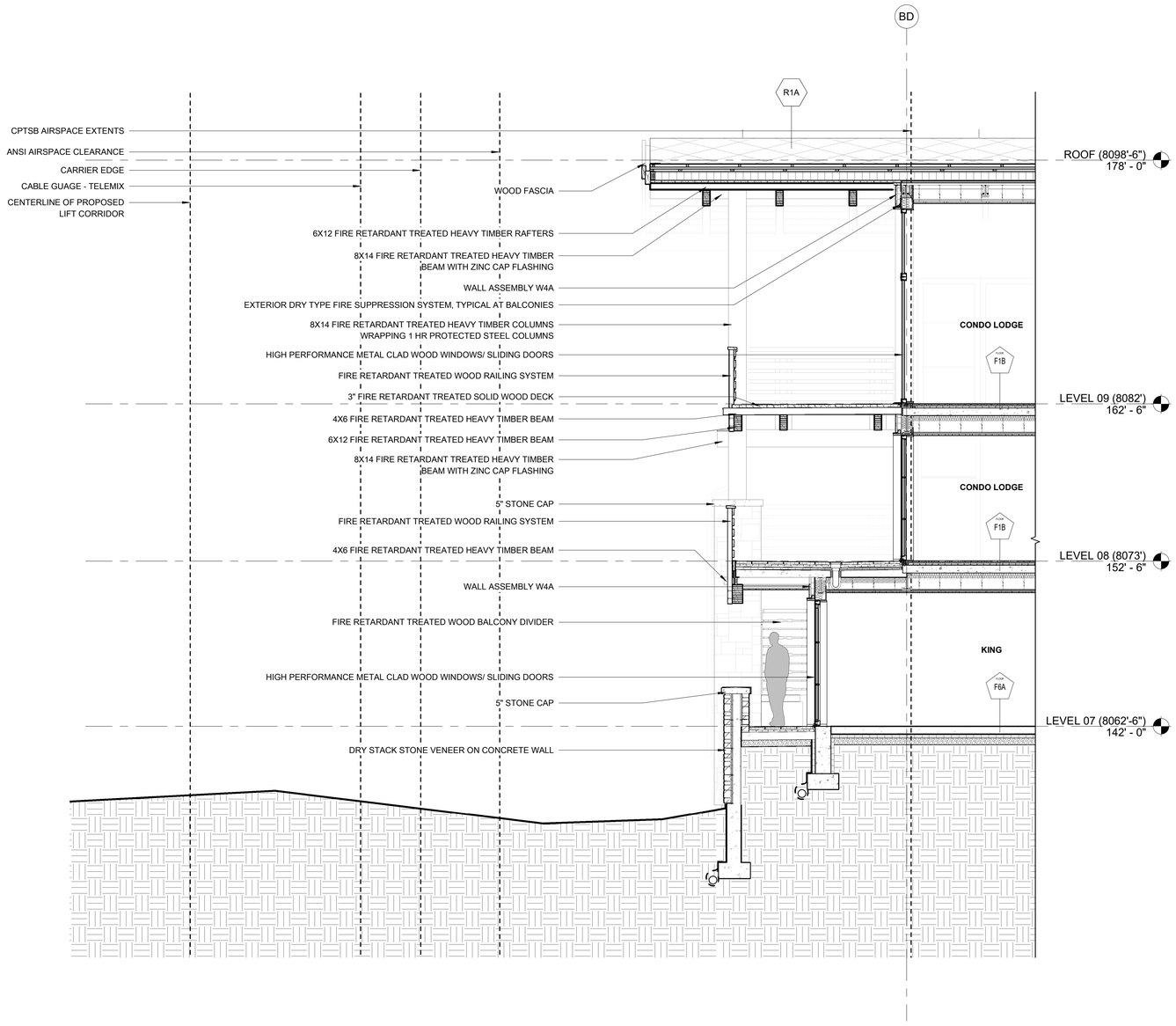
KEY PLAN

ENLARGED - CPTSB - SECTION & 3D

D304



2 AXON SECTION - CPTSB 5
NTS, FOR INFORMATION ONLY



1 SECTION 5 - CPTSB
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

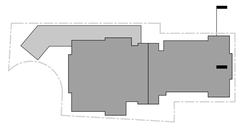
OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

ENLARGED - CPTSB - SECTION & 3D

D305

EXTERIOR FINISH NOTES:

STONE:

REGIONALLY SOURCED, DRY STACK GREY GRANITE (GALLEGOS OR EQUIV). RANDOM, ASHLAR PATTERN.

WOOD CLADDING:

OPTION 1 - STAINED DOUGLAS FIR CLADDING, CLEAR WITH INTEGRATED FIRE RETARDANT

OPTION 2 - STAINED ACCOYA WOOD CLADDING WITH INTEGRATED "ULTRA-A" FIRE RETARDANT BY MULTI-PRO SYSTEM OR EQUIV.

OPTION 3 - CEDAR, CLEAR, A & BETTER, TONGUE AND GROOVE, SMOOTH V-JT BY REAL CEDAR OR EQUIV. WWW.REALCEDAR.COM. WITH INTEGRATED FIRE RETARDANT

WINDOWS:

OPTION 1 - ZOLA 'THERMOCLAD PANORAMIC VIEW", ALUMINUM CLAD WOOD TILT TURN (R-7). WWW.ZOLAWINDOWS.COM

OPTION 2 - ZOLA "CLASSIC CLAD PANORAMIC VIEW", ALUMINUM CLAD WOOD TILT TURN (R-4). WWW.ZOLAWINDOWS.COM

OPTION 3 - SIERRA PACIFIC ALUMINUM CLAD WOOD WINDOW

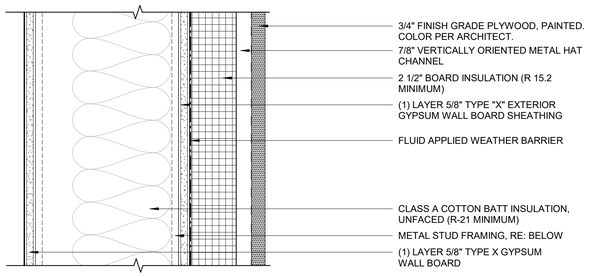
ROOF DECK FINISH:

OPTION 1 - 2'X2' FSC IPE WOOD TILE ON PEDESTALS WITH SNOWMELT SYSTEM. WWW.BISONIP.COM

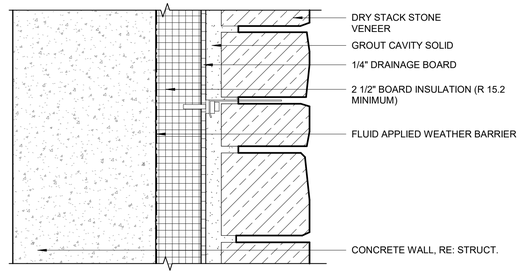
OPTION 2 - PORCELAIN "WOOD-PLANK" SERIES BY TILETECH ON PEDESTALS WITH HEX-TRAY SNOWMELT SYSTEM. WWW.TILETECHPAVERS.COM

SHEET NOTES:

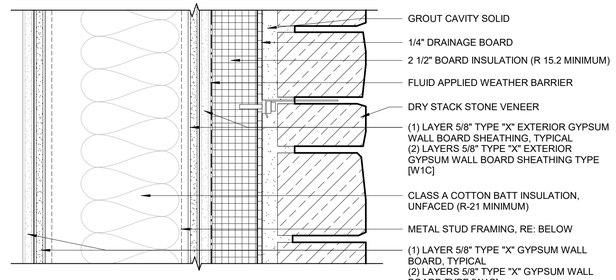
1. USE CEMENTITIOUS BACKER BOARD AT INSIDE FACE OF WET WALLS.
2. WHERE BATT INSULATION IS SHOWN, TO BE CLASS 'A' COTTON BATT INSULATION. WIDTH AS INDICATED IN WALL TYPE TABLES



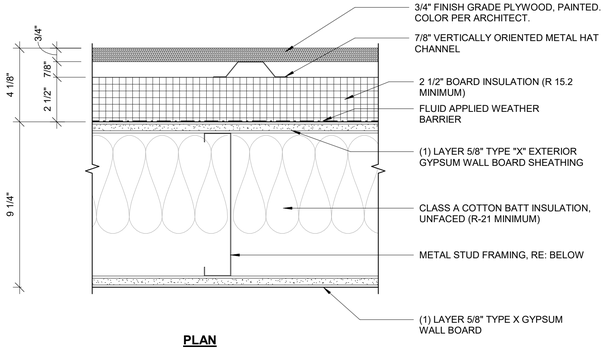
SECTION



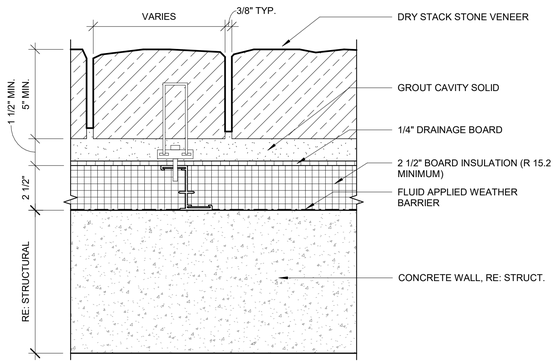
SECTION



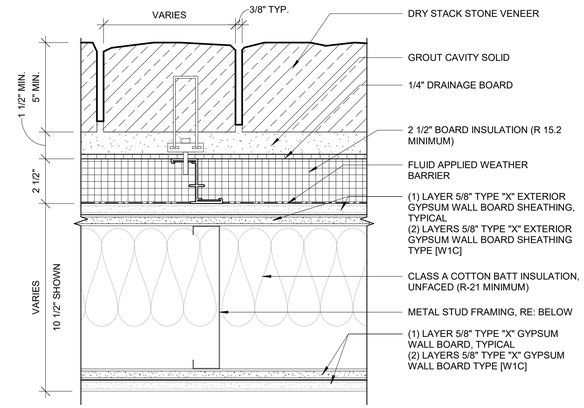
SECTION



PLAN



PLAN



PLAN

W3 WALL ASSEMBLY - MTL STUD W/ PLYWOOD PANEL FINISH

SCALE: 3" = 1'-0"

WALL TAG	FRR	WIDTH	DESCRIPTION
W3A	1HR	1' - 1 3/8"	UL #U432 - 1 HR RATED - 8" METAL STUD FRAMING W/ BATT INSULATION, BOARD INSULATION, PLYWOOD EXTERIOR
W3B	NR	10 7/8"	8" METAL STUD FRAMING, OMIT BOARD INSULATION, PLYWOOD EXTERIOR
W3C	1HR	1' - 7 7/8"	UL #U432 - 1 HR RATED - PAINTED PLYWOOD FINISH AND HAT CHANNEL AT INTERIOR FACE OF WALL TYPE W1B
W3D	NR	1' - 10 3/8"	PAINTED PLYWOOD FINISH, HAT CHANNEL, AND BOARD INSULATION AT INTERIOR FACE OF WALL TYPE W1A

W2 WALL ASSEMBLY - CONCRETE W/ STONE

SCALE: 3" = 1'-0"

WALL TAG	FRR	WIDTH	DESCRIPTION
W2A	NR	1' - 5"	8" CIP CONCRETE WALL WITH BOARD INSULATION, STONE EXTERIOR
W2B	NR	9"	CIP CONCRETE WALL WITH BOARD INSULATION, STONE EXTERIOR - REFER TO STRUCTURAL FOR CONCRETE THICKNESS
W2C	NR	6 1/2"	CIP CONCRETE WALL WITH STONE EXTERIOR, OMIT BOARD INSULATION - REFER TO STRUCTURAL FOR CONCRETE THICKNESS
W2D	1HR	1' - 5"	PER IBC TABLE 722.2.1.1 - 1 HR RATED - 8" CIP CONCRETE WALL WITH BOARD INSULATION, STONE EXTERIOR
W2E	NR	1' - 9"	12" CIP CONCRETE WALL WITH BOARD INSULATION, STONE EXTERIOR
W2F	2HR	1' - 5"	PER IBC TABLE 722.2.1.1 - 2 HR RATED - 8" CIP CONCRETE WALL WITH BOARD INSULATION, STONE EXTERIOR
W2G	2HR	1' - 9"	PER IBC TABLE 722.2.1.1 - 2 HR RATED - 12" CIP CONCRETE WALL WITH BOARD INSULATION, STONE EXTERIOR

W1 WALL ASSEMBLY - MTL STUD W/ STONE

SCALE: 3" = 1'-0"

WALL TAG	FRR	WIDTH	DESCRIPTION
W1A	NR	1' - 6 1/4"	8" METAL STUD FRAMING W/ BATT INSULATION, (1) LAYER GYP. EACH SIDE, EXTERIOR STONE FINISH
W1B	1HR	1' - 6 1/4"	UL #U432 - 1 HR RATED - 8" METAL STUD FRAMING W/ BATT INSULATION, (1) LAYER GYP. EACH SIDE, EXTERIOR STONE FINISH
W1C	2HR	1' - 7 1/2"	UL #U425 - 2 HR RATED - 8" METAL STUD FRAMING W/ BATT INSULATION, (2) LAYERS GYP. EACH SIDE, EXTERIOR STONE FINISH

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

EXTERIOR WALL TYPES

A501

EXTERIOR FINISH NOTES:

STONE:

REGIONALLY SOURCED, DRY STACK GREY GRANITE (GALLEGOS OR EQUIV). RANDOM, ASHLAR PATTERN.

WOOD CLADDING:

OPTION 1 - STAINED DOUGLAS FIR CLADDING, CLEAR WITH INTEGRATED FIRE RETARDANT

OPTION 2 - STAINED ACCOYA WOOD CLADDING WITH INTEGRATED "ULTRA-A" FIRE RETARDANT BY MULTI-PRO SYSTEM OR EQUIV.

OPTION 3 - CEDAR, CLEAR, A & BETTER, TONGUE AND GROOVE, SMOOTH V-JT BY REAL CEDAR OR EQUIV. WWW.REALCEDAR.COM. WITH INTEGRATED FIRE RETARDANT

WINDOWS:

OPTION 1 - ZOLA 'THERMOCLAD PANORAMIC VIEW", ALUMINUM CLAD WOOD TILT TURN (R-7). WWW.ZOLAWINDOWS.COM

OPTION 2 - ZOLA "CLASSIC CLAD PANORAMIC VIEW", ALUMINUM CLAD WOOD TILT TURN (R-4). WWW.ZOLAWINDOWS.COM

OPTION 3 - SIERRA PACIFIC ALUMINUM CLAD WOOD WINDOW

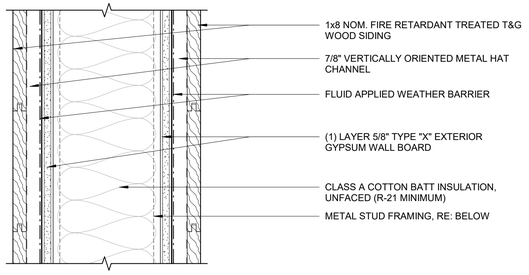
ROOF DECK FINISH:

OPTION 1 - 2'X2' FSC IPE WOOD TILE ON PEDESTALS WITH SNOWMELT SYSTEM. WWW.BISONIP.COM

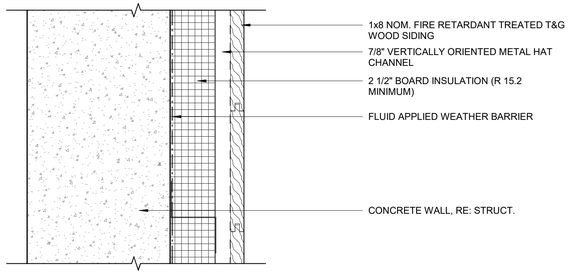
OPTION 2 - PORCELAIN "WOOD-PLANK" SERIES BY TILETECH ON PEDESTALS WITH HEX-TRAY SNOWMELT SYSTEM. WWW.TILETECHPAVERS.COM

SHEET NOTES:

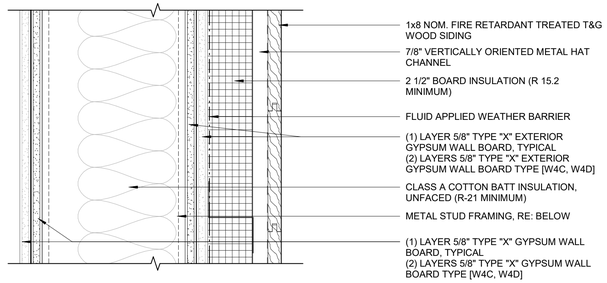
1. USE CEMENTITIOUS BACKER BOARD AT INSIDE FACE OF WET WALLS.
2. WHERE BATT INSULATION IS SHOWN, TO BE CLASS 'A' COTTON BATT INSULATION. WIDTH AS INDICATED IN WALL TYPE TABLES



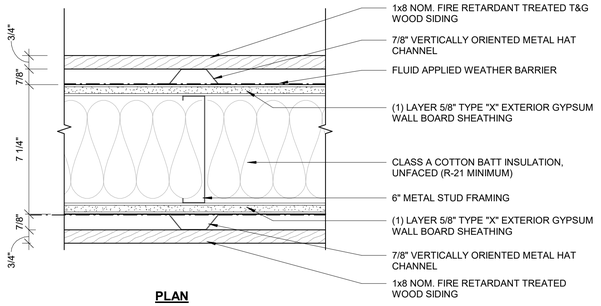
SECTION



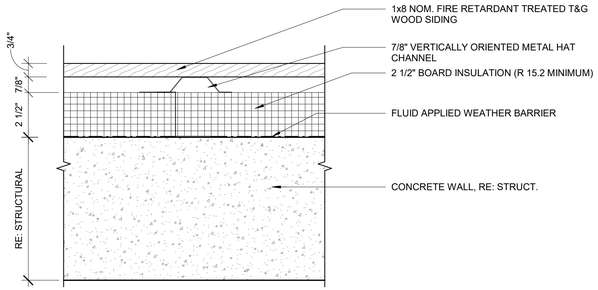
SECTION



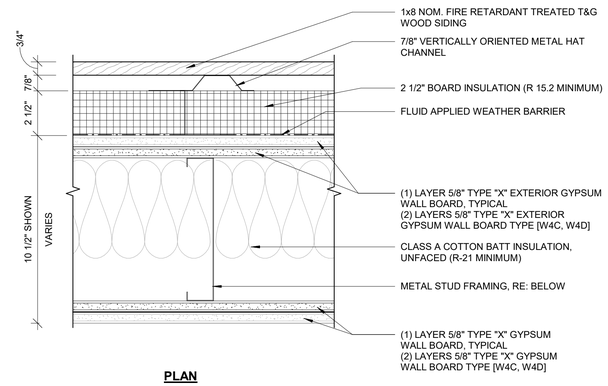
SECTION



PLAN



PLAN



PLAN

W6 EXT. WALL ASSEMBLY - WOOD WINGWALL

SCALE: 3" = 1'-0"

WALL TAG	FRR	WIDTH	DESCRIPTION
W6A	NR	10 1/2"	6" METAL STUD FRAMING W/ BATT INSULATION, (1) LAYER GYP. EACH SIDE, EXTERIOR WOOD T&G SIDING EACH SIDE

W5 EXT. WALL ASSEMBLY - CONCRETE W/ WOOD SIDING

SCALE: 3" = 1'-0"

WALL TAG	FRR	WIDTH	DESCRIPTION
W5A	NR	4 1/8"	CIP CONCRETE WALL WITH BOARD INSULATION, EXTERIOR WOOD T&G SIDING - REFER TO STRUCTURAL FOR CONCRETE THICKNESS

W4 EXT. WALL ASSEMBLY - MTL STUD W/ WOOD SIDING

SCALE: 3" = 1'-0"

WALL TAG	FRR	WIDTH	DESCRIPTION
W4A	NR	1' - 1 3/8"	8" METAL STUD FRAMING W/ BATT INSULATION, (1) LAYER GYP. EACH SIDE, EXTERIOR WOOD T&G SIDING
W4B	1HR	1' - 1 3/8"	UL #U432 - 1 HR RATED - 8" METAL STUD FRAMING W/ BATT INSULATION, (1) LAYER GYP. EACH SIDE, EXTERIOR WOOD T&G SIDING
W4C	2HR	1' - 2 5/8"	UL #U425 - 2 HR RATED - 8" METAL STUD FRAMING W/ BATT INSULATION, (2) LAYERS GYP. EACH SIDE, EXTERIOR WOOD T&G SIDING
W4D	1HR	1' - 2 5/8"	1 HR - 8" METAL STUD FRAMING W/ BATT INSULATION, (2) LAYER GYP. EACH SIDE, EXTERIOR WOOD T&G SIDING

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver

EXTERIOR WALL TYPES

A502

EXTERIOR FINISH NOTES:

STONE:

REGIONALLY SOURCED, DRY STACK GREY GRANITE (GALLEGOS OR EQUIV). RANDOM, ASHLAR PATTERN.

WOOD CLADDING:

OPTION 1 - STAINED DOUGLAS FIR CLADDING, CLEAR WITH INTEGRATED FIRE RETARDANT

OPTION 2 - STAINED ACCOYA WOOD CLADDING WITH INTEGRATED "ULTRA-A" FIRE RETARDANT BY MULTI-PRO SYSTEM OR EQUIV.

OPTION 3 - CEDAR, CLEAR, A & BETTER, TONGUE AND GROOVE, SMOOTH V-JT BY REAL CEDAR OR EQUIV. WWW.REALCEDAR.COM. WITH INTEGRATED FIRE RETARDANT

WINDOWS:

OPTION 1 - ZOLA 'THERMOCLAD PANORAMIC VIEW", ALUMINUM CLAD WOOD TILT TURN (R-7). WWW.ZOLAWINDOWS.COM

OPTION 2 - ZOLA "CLASSIC CLAD PANORAMIC VIEW", ALUMINUM CLAD WOOD TILT TURN (R-4). WWW.ZOLAWINDOWS.COM

OPTION 3 - SIERRA PACIFIC ALUMINUM CLAD WOOD WINDOW

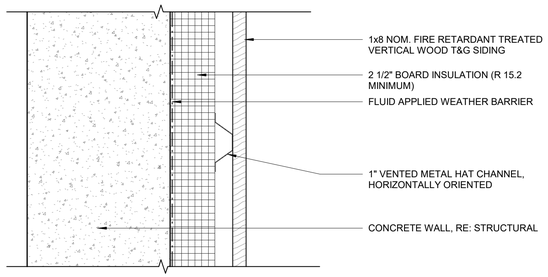
ROOF DECK FINISH:

OPTION 1 - 2'X2' FSC IPE WOOD TILE ON PEDESTALS WITH SNOWMELT SYSTEM. WWW.BISONIP.COM

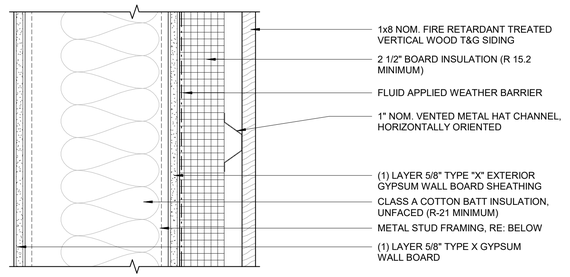
OPTION 2 - PORCELAIN "WOOD-PLANK" SERIES BY TILETECH ON PEDESTALS WITH HEX-TRAY SNOWMELT SYSTEM. WWW.TILETECHPAVERS.COM

SHEET NOTES:

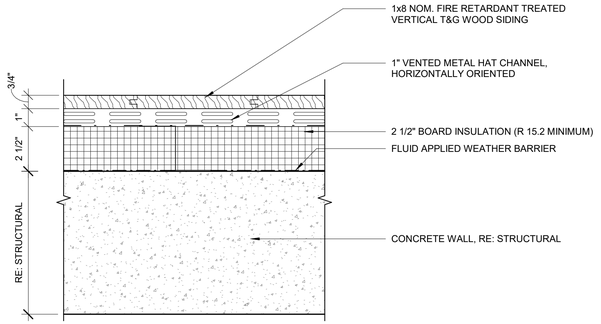
1. USE CEMENTITIOUS BACKER BOARD AT INSIDE FACE OF WET WALLS.
2. WHERE BATT INSULATION IS SHOWN, TO BE CLASS 'A' COTTON BATT INSULATION. WIDTH AS INDICATED IN WALL TYPE TABLES



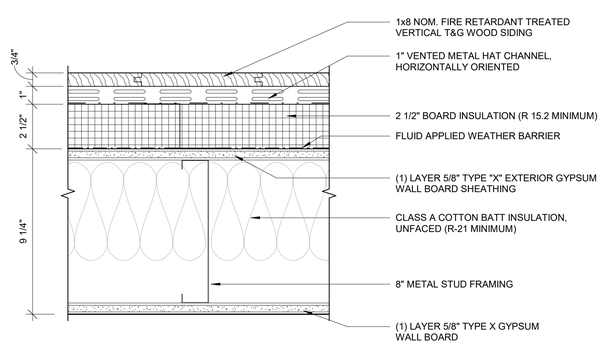
SECTION



SECTION



PLAN



PLAN

W8 EXT. WALL ASSEMBLY - CONCRETE W/ VERTICAL WD SIDING

SCALE: 3" = 1'-0"

WALL TAG	FRR	WIDTH	DESCRIPTION
W8A	NR	4 1/4"	CIP CONCRETE WALL WITH BOARD INSULATION, EXTERIOR VERTICAL WOOD SIDING - REFER TO STRUCTURAL FOR CONCRETE THICKNESS

W7 EXT. WALL ASSEMBLY - MTL STUD W/ VERTICAL WD SIDING

SCALE: 3" = 1'-0"

WALL TAG	FRR	WIDTH	DESCRIPTION
W7A	NR	1' - 1 1/2"	8" METAL STUD FRAMING W/ BATT INSULATION, (1) LAYER GYP. EACH SIDE, EXTERIOR VERTICAL WOOD SIDING

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

EXTERIOR WALL TYPES

A503

PRIMARY ROOF FINISH

BASE OPTION:

SUNSTYLE PHOTOVOLTAIC ROOF - GREY SHINGLES
WWW.SUNSTYLE.COM

ALTERNATE OPTION:

PREWEATHERED ZINC SHINGLE, SIZE 20 (.8MM) WITH 90 DEGREE PROFILE BY FIND METAL ROOF TECH
WWW.FINEMETALROOFTECH.COM

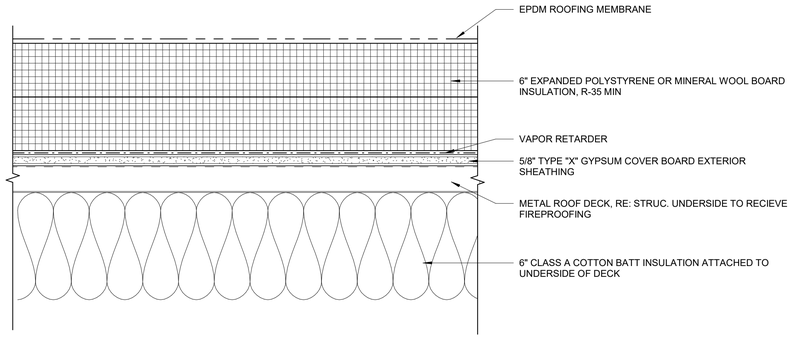
ROOF DECK FINISH

BASE OPTION:

PORCELAIN "WOOD-PLANK" SERIES BY TILETECH WITH HEX-TRAY SNOWMELT SYSTEM
WWW.TILETECHPAVERS.COM

SHEET NOTES:

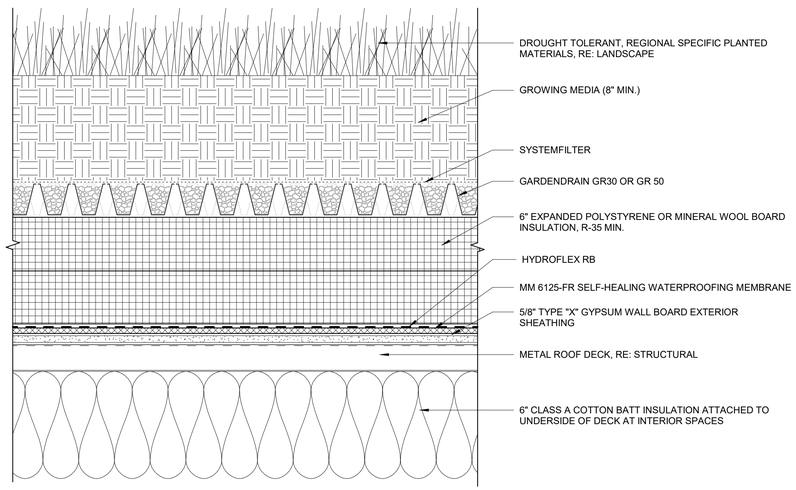
1. XXX



R3 ROOF ASSEMBLY R3A - EPDM

SCALE: 3" = 1'-0"

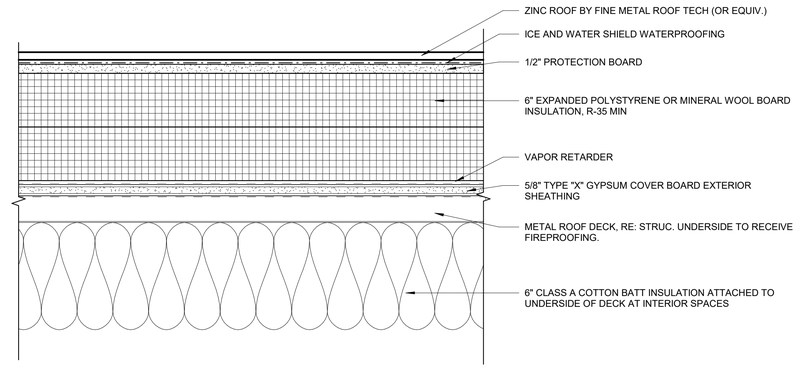
ROOF TAG	FIRE RATING	DESCRIPTION
R3A	1HR	EPDM ROOFING MEMBRANE OVER RIGID INSULATION, STRUCTURAL METAL DECKING. COTTON BATT INSULATION ATTACHED TO UNDERSIDE OF DECK.



R2 ROOF ASSEMBLY R2A - GREEN ROOF

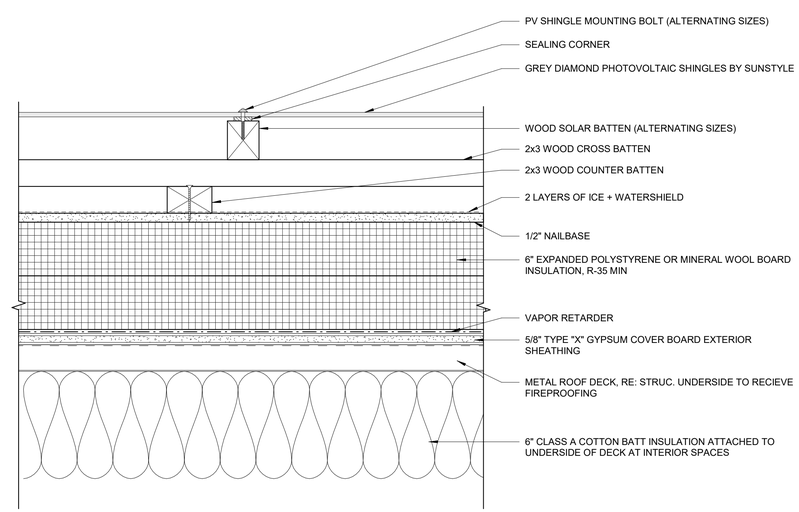
SCALE: 3" = 1'-0"

ROOF TAG	FIRE RATING	DESCRIPTION
R2-B	1HR	GREEN ROOF OVER RIGID INSULATION, STRUCTURAL METAL DECKING. COTTON BATT INSULATION ATTACHED TO UNDERSIDE OF DECK.
R2A	1HR	GREEN ROOF OVER RIGID INSULATION, STRUCTURAL METAL DECKING. COTTON BATT INSULATION ATTACHED TO UNDERSIDE OF DECK.



R1-ALT ROOF ASSEMBLY R1A - ZINC ROOF_ALTERNATE OPTION

SCALE: 3" = 1'-0"



R1 ROOF ASSEMBLY R1A - PV ROOF_BASIS OF DESIGN

SCALE: 3" = 1'-0"

ROOF TAG	FIRE RATING	DESCRIPTION
R1A	1HR	PHOTOVOLTAIC SHINGLES ON SLATS OVER RIGID INSULATION, STRUCTURAL METAL DECKING. COTTON BATT INSULATION ATTACHED TO UNDERSIDE OF DECK.

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

ROOF / FLOOR ASSEMBLIES

A504

PRIMARY ROOF FINISH

BASE OPTION:

SUNSTYLE PHOTOVOLTAIC ROOF - GREY SHINGLES
WWW.SUNSTYLE.COM

ALTERNATE OPTION:

PREWEATHERED ZINC SHINGLE, SIZE 20 (.8MM) WITH 90 DEGREE PROFILE BY FIND METAL ROOF TECH
WWW.FINEMETALROOFTECH.COM

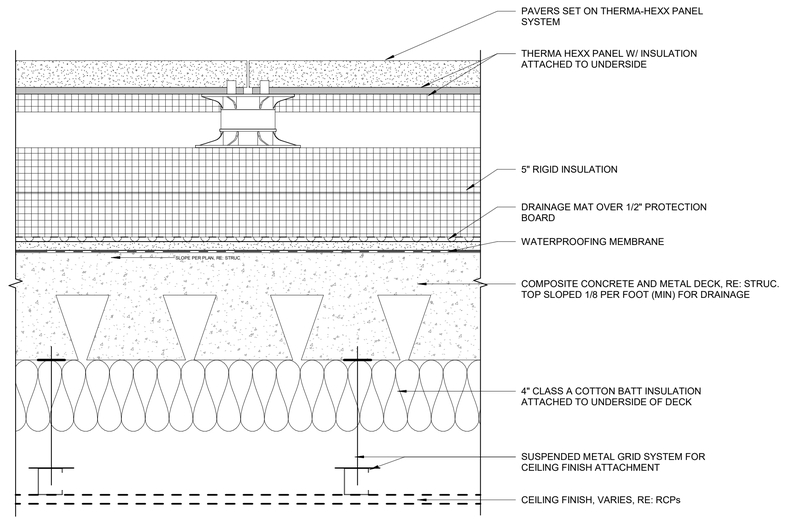
ROOF DECK FINISH

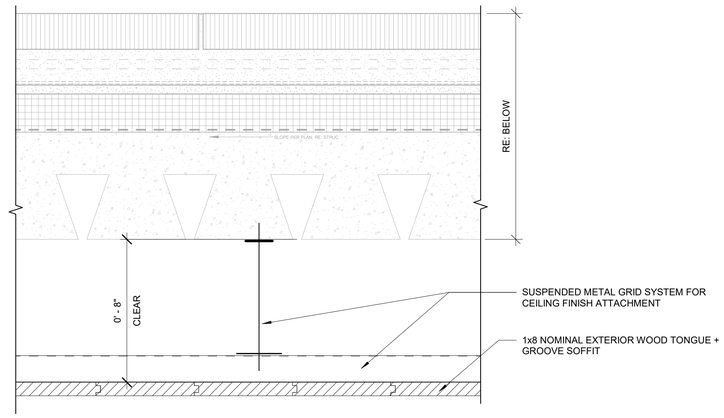
BASE OPTION:

PORCELAIN "WOOD-PLANK" SERIES BY TILETECH WITH HEX-TRAY SNOWMELT SYSTEM
WWW.TILETECHPAVERS.COM

SHEET NOTES:

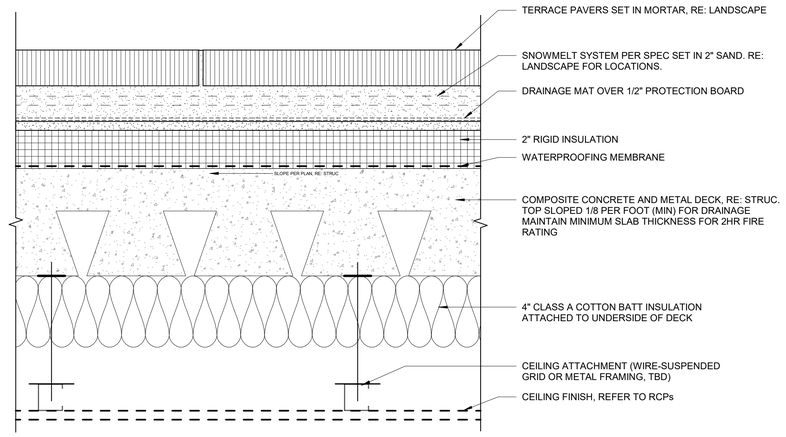
1. XXX





F3 @ EXT F3A - EXTERIOR TERRACE ASSEMBLY - OVER EXTERIOR SPACE

SCALE: 3" = 1'-0"



F3 F4A - EXTERIOR TERRACE ASSEMBLY - OVER CONDITIONED SPACE

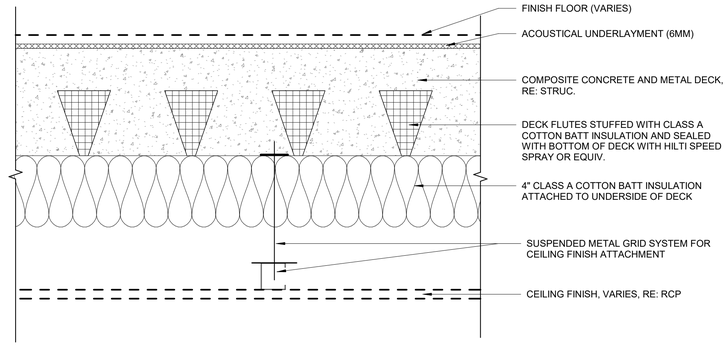
SCALE: 3" = 1'-0"

FLOOR TAG	FIRE RATING	STC	DESCRIPTION
F3A	2HR		6" SOMD
F3B	2HR		5" SOMD

F2 F2A - EXTERIOR SNOW-MELT PAVER SYSTEM ON PEDESTALS

SCALE: 3" = 1'-0"

FLOOR TAG	FIRE RATING	STC	DESCRIPTION
F2A	2HR		2" PAVERS SET ON PANEL SCREEN W/INSULATION. PEDESTALS INSTALLED OVER BOARD INSULATION, DRAINAGE MAT AND WATERPOOFING MEMBRANE. 6" SOMD WITH BATT INSULATION AND SUSPENDED CEILING.



F1 F1A - TYPICAL FLOOR ASSEMBLY

SCALE: 3" = 1'-0"

FLOOR TAG	FIRE RATING	STC	DESCRIPTION
F1A		60	6" SOMD - TYPICAL FLOOR ASSEMBLY
F1B	2HR		6" SOMD W/ 3" TOPPING SLAB (RADIANT HEAT)
F1C	2HR	50	5" SOMD - EXIT ENCLOSURE STAIR FLOOR - OMIT PLENUM, INSULATION, AND CEILING BELOW SLAB.
F1D	2HR		6" SOMD W/ 4" TOPPING / HOUSEKEEPING SLAB (CHILLER PAD)

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

ROOF / FLOOR ASSEMBLIES

A505

PRIMARY ROOF FINISH

BASE OPTION:

SUNSTYLE PHOTOVOLTAIC ROOF - GREY SHINGLES
WWW.SUNSTYLE.COM

ALTERNATE OPTION:

PREWEATHERED ZINC SHINGLE, SIZE 20 (.8MM) WITH 90 DEGREE PROFILE BY FIND METAL ROOF TECH
WWW.FINEMETALROOFTECH.COM

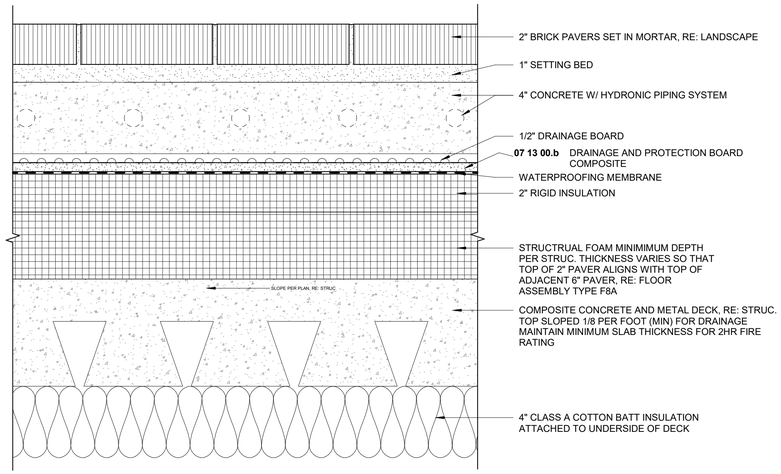
ROOF DECK FINISH

BASE OPTION:

PORCELAIN "WOOD-PLANK" SERIES BY TILETECH WITH HEX-TRAY SNOWMELT SYSTEM
WWW.TILETECHPAVERS.COM

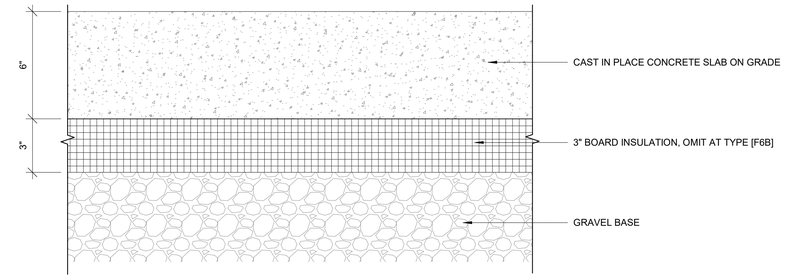
SHEET NOTES:

1. XXX



F8 F8A - 2" BRICK PAVER FLOOR ASSEMBLY

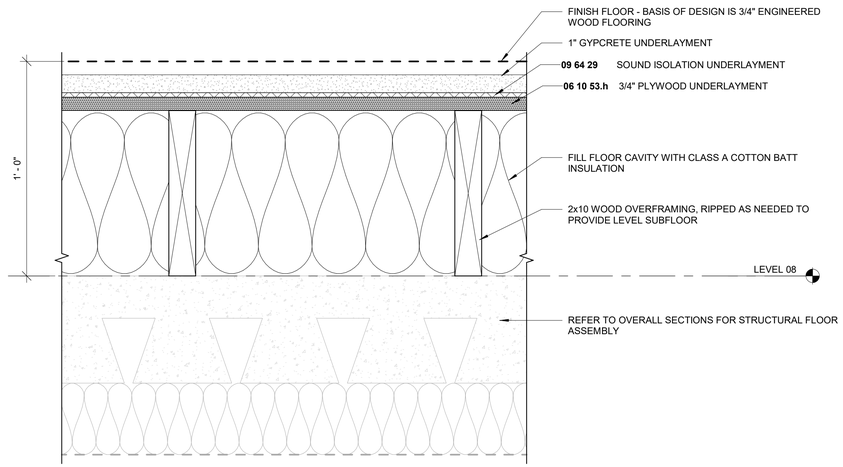
SCALE: 3" = 1'-0"



F6 F6A - CONCRETE SLAB ON GRADE

SCALE: 3" = 1'-0"

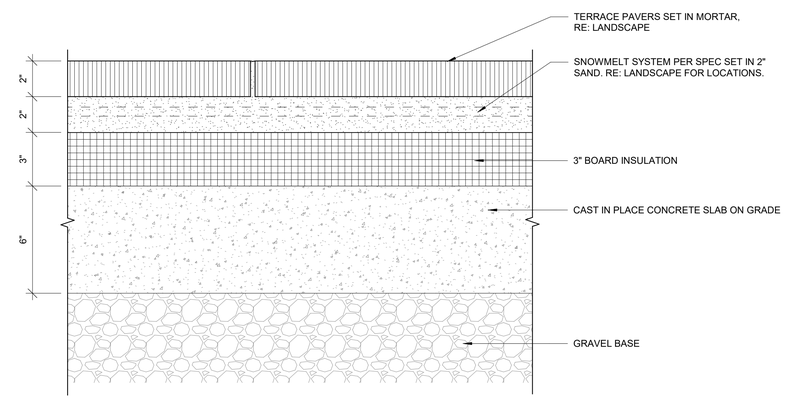
FLOOR TAG	FIRE RATING	STC	DESCRIPTION
F6A	NR		6" CONCRETE S.O.G. - INSULATED
F6B			6" CONCRETE S.O.G. - OMIT UNDERSLAB INSULATION



F7 F7A - OVERFRAMED FLOOR @ LEVEL 08

SCALE: 3" = 1'-0"

FLOOR TAG	FIRE RATING	STC	DESCRIPTION
F7A	NR		3/4" FINISH FLOOR OVER 1" GYPCRETE AND 6MM SOUND UNDERLAYMENT. 3/4" PLYWOOD SUBFLOOR AND 2x WOOD FLOOR FRAMING FILLED W/ INSULATION.



F5 F5A - EXTERIOR SNOW-MELT PAVER SYSTEM ON S.O.G.

SCALE: 3" = 1'-0"

FLOOR TAG	FIRE RATING	STC	DESCRIPTION
F5A	NR		2" PAVERS SET IN 2" SANDBED WITH SNOWMELT OVER 3" BOARD INSULATION AND 6" CONCRETE S.O.G.

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

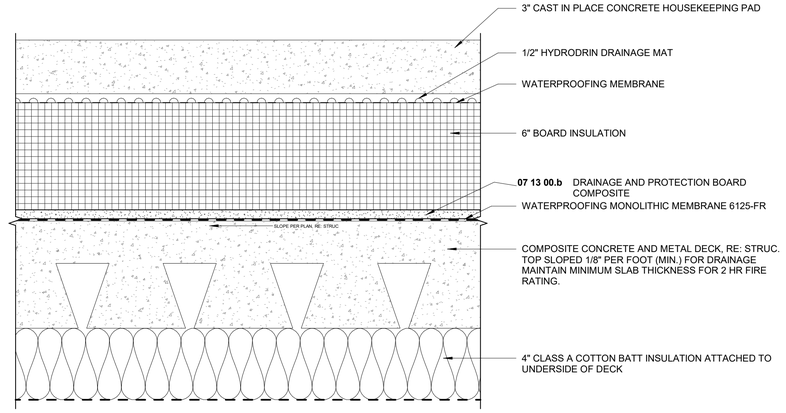
ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

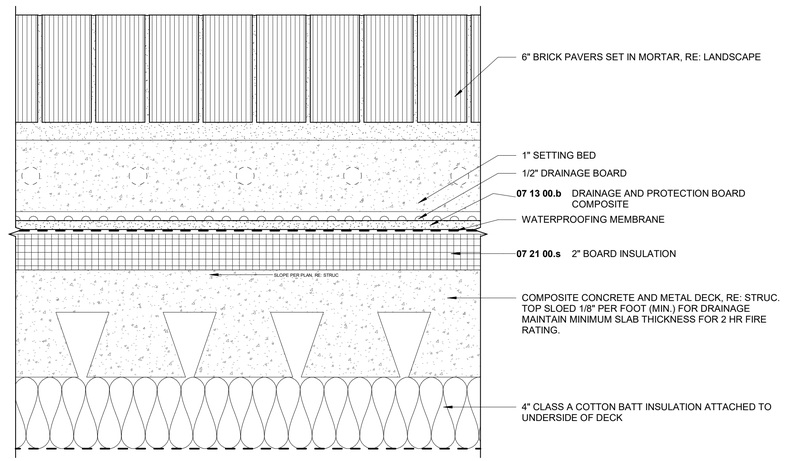
ISS. # DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

ROOF / FLOOR ASSEMBLIES

A506



F10 F10 - 3" HOUSEKEEPING PAD @ CHILLER
SCALE: 3" = 1'-0"



F9 F9A - 6" BRICK PAVER FLOOR ASSEMBLY
SCALE: 3" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER **NORWAY ISLAND, LLC**
ASPEN, CO 81611

STRUCTURAL ENGINEER **STUDIO NYL**
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER **BG BUILDINGWORKS**
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY **INTEGRAL GROUP**
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER **GEILER & ASSOCIATES**
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING **186 LIGHTING DESIGN GROUP**
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 15 JAN 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

ROOF / FLOOR ASSEMBLIES

A507

1. CODE COMPLIANCE NARRATIVE

JENSEN HUGHES
Advancing the Science of Safety

July 26, 2019

Christian Barlock
Principal
4240 Architecture Inc.
3507 Ringsby Court, Suite 117
Denver, Colorado 80216

RE: Gorsuch Haus – Aspen, Colorado
Code Compliance Narrative

The Gorsuch Haus project is a proposed commercial residential (hotel and condominium) hospitality facility in Aspen, Colorado. The building design covers a footprint of approximately 26,000 square feet and is generally four stories above adjacent grade with several sub-grade floors housing parking and support/amenity spaces. Located on sloping terrain, the building will maintain a consistent height above the adjacent grade but will increase in overall height as the grade elevation rises.

Given the building height variation due to the sloped site, the building may be subject to certain prescriptive code requirements applicable to very tall buildings, but which are intended to address hazards not present in the proposed design.

Jensen Hughes has been asked to evaluate the proposed design and outline significant code provisions including rationale supporting how compliance will be achieved or options for compliance, as appropriate. The project is subject to the 2015 International Building Code (IBC) as amended and adopted by the City of Aspen.

Occupancy Classification

The facility will house both Groups R-1 and R-2 occupancies (hotel and condominium) in addition to Groups A-2/A-3 (dining and meeting spaces) as well as Group S-2 (enclosed, below-grade parking) and various functional building support rooms and guest amenity spaces.

The building's various occupancies will not be required to be separated per the provisions for mixed, nonseparated occupancies in 508.3. In accordance with this approach, the most restrictive provisions of IBC Chapter 9 and minimum construction type determined from the occupancies present are applicable to the entire building.

Building Height and Area

Stories. A building's number of stories above grade is based on the location of grade plane or the finished ground level, whichever is most restrictive (202). For this building, Levels 3 and above qualify as stories above grade plane resulting in the building being classified a 7-story building. Construction type for this building is driven by the number of stories above grade, which, given the occupancies present, will require a minimum of Type I-B construction (Table (504.4).

Building Height. In a building of Type I-B construction, the maximum allowable building height is 180 feet. Building height is measured from grade plane to the average roof height. The method for establishing the average roof height on a roof with multiple facets as in the proposed design is not clear in the code. For this project, the average roof height was established at the midpoint in a single theoretical plane representing the roof. The resulting building height is calculated to be approximately 43 feet, well within the code allowable height.

Building Area. In a building of Type I-B construction, the allowable floor area per story and the total building area is unlimited per Table 506.2.

4445 Northpark Drive, Suite 204,
Colorado Springs, CO, 80907 USA
O:+1 720-441-6608

jensenhughes.com

Construction Type

Type I-B construction requires structural elements (from Table 601) to be of noncombustible materials with a minimum 2-hour fire-resistance rating (FRR) for primary structural frame, bearing walls, and floors and a minimum 1-hour FRR for roof construction and associated secondary members. Per Table 601, footnote c, heavy timber is permitted for roof the construction and associated secondary members.

Fire Protection Systems

Automatic Sprinkler. The building is required to be protected throughout with an automatic sprinkler system. Insofar as the building is classified as a 7-story building, and NFPA 13R sprinkler systems are limited to buildings with a maximum of 4 stories, the required sprinkler system will be required to be designed per NFPA 13.

Standpipe System. A standpipe system is required in a building where the highest occupied story is more than 30 feet above the lowest level of fire department vehicle access (905.3.1). A Class I standpipe system will be required per 905.3.1, Exception 1.

Fire Alarm. A manual fire alarm system is required throughout the residential and assembly occupancies (907.2.1, 907.2.8, 907.2.9). Manual fire alarm boxes are not required provided that notification appliances will activate on sprinkler flow; except at least one manual fire alarm box is required for the R-1 (hotel) occupancy (907.2.1, Exception; 907.2.8.1, Exception 2; 907.2.9, Exception 2). Automatic smoke detection is required in Group R-1 corridors (907.2.8.2).

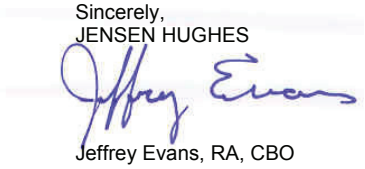
Exterior Walls

Exterior Wall Covering. Exterior wall covering, as regulated by the IBC, includes veneers, siding, cornices, soffits, and facias (202). In a building of Type I-B construction, combustible exterior wall coverings are permitted but are limited to a maximum of 40 feet above grade plane (1406.2.1, 2). Combustible exterior wall coverings constructed of fire-retardant-treated wood are permitted up to a height of 60 feet above grade plane (1406.2.1, 3). More than 60 feet above grade plane, exterior wall covering is required to be non-combustible.

Balconies. Exterior balconies are limited to a maximum of 50 percent of the building's perimeter on each floor (1406.3) unless sprinkler protection is extended to the balcony areas (1406.3, Exception 4). Balconies made of combustible construction are required to be Type IV, heavy timber construction or have a minimum 2-hour FRR (1406.3). Guards, pickets, rails, and similar guardrail devices are permitted to be of untreated wood (1406.3, Exception 2).

If you have any questions regarding this evaluation or would like to discuss further, please feel free to contact me directly at jevans@jensenhughes.com or 719-314-7381.

Sincerely,
JENSEN HUGHES



Jeffrey Evans, RA, CBO

2. CPTSB FIRE & LIFE SAFETY REQUIREMENTS

BG BUILDINGWORKS
systems fulfilled

ALBUQUERQUE · AVON · DENVER · FORT COLLINS

July 30, 2019

Attn: Marc Snyder
3507 Ringsby Court, Ste. #117
Denver, CO 80216

RE: Gorsuch Haus
CPTSB Fire & Life Safety Requirements

Dear Marc,

We are providing this letter to summarize Fire Alarm system design intent to meet Colorado Passenger Tramway Safety Board (CPTSB) requirements for the Gorsuch Haus project.

The fire alarm system at the Gorsuch Haus facility shall be designed to meet the minimum requirements of NFPA 72 (Fire Alarm Code), NFPA 101 (Life Safety Code) and the International Building Code (IBC). As the fire alarm system pertains to the ski lift, a remote annunciation panel from the Gorsuch Haus fire alarm system will reside in the ski lift operator facility to notify lift personnel of general building alarm events at the hotel so the lift may be shut down. It is anticipated that an audio/visual notification appliance such as a speaker strobe will be located above the annunciation panel to indicate an alarm.

Additionally flammable liquids will not be stored under the Airspace encroachment as part of plumbing systems design, and the building will be fully sprinklered.

Please update us with if any requirement changes or contact us with any questions.

Sincerely,

Wesley Ploof, P.E.
Engineer

Cc: Brian Robertson, Eric Aden – BG Buildingworks

1626 Cole Boulevard, Suite 300
Lakewood, CO 80401
P 303.278.3820
www.bgbuildingworks.com

PAGE INTENTIONALLY
LEFT BLANK

DEVELOPMENT TEAM

PLANNER + LANDSCAPE ARCHITECTURE
Design Workshop, Inc

120 East Main Street, Suite 100

Aspen, CO 81611

970.925.8354 | www.designworkshop.com

ARCHITECTURE
4240 Architecture

3507 Ringsby Court, Suite 117

Denver, CO 80216

303.292.3388 | www.4240architecture.com

CIVIL ENGINEERING + SURVEYING
Sopris Engineering, LLC

502 Main Street, Suite A3

Carbondale, CO 81623

970.704.0311| www.sopriseng.com

FIRE PROTECTION CONSULTANT
Jensen & Hughes

4445 Northpark Drive, Suite 204,

Colorado Springs, CO 80907

719.257.2728 | jensenhughes.com

MUDFLOW ANALYSIS
Tetra Tech

130 Ski Hill Road, Suite 130

Breckenridge, CO 80424

970.453.6394 | www.tetratech.com

GEOTECHNICAL ASSESSMENT
HP Geotech

5020 County Road 154

Glenwood Springs, CO 81601

970.945.7988 | www.hpgeotech.com

PUBLIC COMMUNICATIONS
O Communications

P.O. Box 5128

Aspen, CO 81611

970.925.8480 | www.ocommunications.net

LEGAL REPRESENTATION
Holland & Hart, LLP

600 East Main Street, Suite 104

Aspen, CO 81611

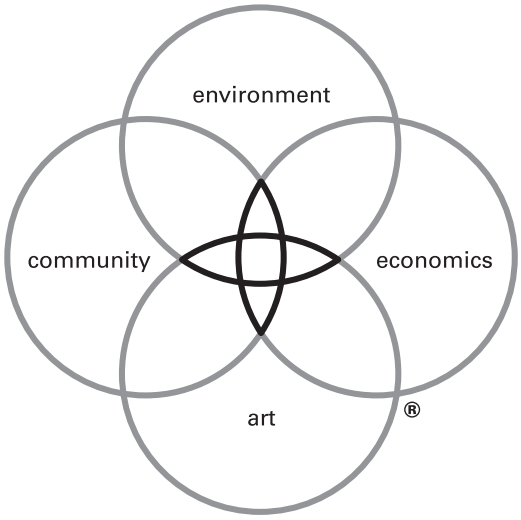
970.925.3476 | www.hollandhart.com

HOTEL OPERATIONS
CoralTree Hospitality

5299 DTC BLVD #1260

Greenwood Village, CO 80111

303.799.3830 | www.coraltreehospitality.com



DW LEGACY DESIGN®

We believe that when environment, economics, art and community
are combined in harmony with the dictates of the land and needs
of society, magical places result — sustainable places of timeless beauty,
significant value and enduring quality, places that lift the spirit.
Design Workshop is dedicated to creating Legacy projects:
for our clients, for society and for the well-being of our planet.

FELSBURG HOLT & ULLEVIG
connecting & enhancing communities

MEMORANDUM

TO: Norway Island, LLC

FROM: Todd Frisbie, PE, PTOE
Associate, FHU

DATE: December 3, 2018

SUBJECT: Gorsuch Haus Traffic Evaluation

The memorandum is intended to provide an assessment of traffic related to the proposed Gorsuch Haus and the Lift One Lodge developments, including the proposed site planning for lift access and public parking. In this document is an assessment of the combined trip generation impacts of the two developments. Also presented, is an assessment of the difference in traffic on South Aspen Street south of Dean Street as a result of these two future developments.

Summary Overview

The combined new-vehicles trips added to intersections and roadways by both the Gorsuch Haus and the Lift One Lodge developments will not have a significant negative impact on traffic conditions in the area. South Aspen Street will experience a change in traffic volumes. The change will occur because traffic impacts of the Gorsuch Haus and Lift One Lodge operations is mitigated by the relocation of the existing Lift 1A drop-off / pickup area and available public parking from South Aspen Street to Dean Street.

Gorsuch Haus Trip Generation

The peak hour trip generation is a function of the traffic generated by the lodging and commercial components of the Gorsuch Haus. The trip generation estimates, per the City of Aspen's traffic impact study guidelines, must be based on City of Aspen specific trip generation rates. **Table 1** shows these City specific rates and the resulting trip generation estimate for the Gorsuch Haus. As shown, the peak hour trip generation for Gorsuch Haus is estimated at about 35 vehicle-trips in the AM peak hour and about 50 vehicle-trips in the PM peak hour.

Table 1. Gorsuch Haus Trip Generation Estimate

Proposed Land Use	Size	Trip Generation Rates		Trips Generated									
				AM Peak Hour					PM Peak Hour				
				Entering		Exiting		Total	Entering		Exiting		Total
		AM	PM	% Trips	Trips	% Trips	Trips	Trips	% Trips	Trips	% Trips	Trips	Trips
Lodge Units	81 Units	0.25	0.31	57%	12	43%	9	21	52%	13	48%	12	25
Affordable Housing	1 Unit	0.67	0.82	48%	0	52%	1	1	55%	0	45%	1	1
Commercial	7,130 Leasable SF	2.27	4.14	69%	11	31%	5	16	40%	12	60%	18	30
Total Trip Generation Estimate					**23**		**14**	**37**		**25**		**31**	**56**
Internal Trip Reduction[1]					**1**		**1**	**2**		**4**		**4**	**8**
Total External Traffic Volumes					**22**		**13**	**35**		**22**		**26**	**48**

[1] Internal trip reduction recognizes that hotel visitors and skiers will be commercial use customers and therefore would already be at the base area. To estimate internal reduction the following assumptions were used.
AM peak hour 4% reduction per City of Aspen Traffic Impact Study Guidelines
PM peak hour 14% reduction per City of Aspen Traffic Impact Study Guidelines

Traffic Volume Impact Assessment

In this effort we have focused on the peak hour volume impact to adjacent intersections. **Tables 2 and 3** show the increase in peak hour traffic volumes to be added to adjacent intersections as a result of both the Gorsuch and Lift One Lodge developments. The average skier day is the average number of skier visits during the ski season while a peak skier day represents the highest number of skier visits.

As shown in both **Tables 2 and 3** the peak hour vehicle-trips are mostly attributed to the Lift One Lodge and mountain portal development. This is primarily due to the public parking and skier drop-off / pick-up area associated with the Lift One Lodge. [1] Of the intersections evaluated, the South Aspen Street intersections with Durant and Dean will experience much of the traffic generated by both the Gorsuch Haus and Life One Lodge developments.

Table 2. Peak Hour Volume Impact to South Aspen Street Intersections – Average Skier Day

Intersection	Lift One Lodge		Gorsuch Haus		Total	
	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
Durant / Aspen	47	98	31	43	78	141
Dean / Aspen	47	98	36	48	83	146

Table 3. Peak Hour Volume Impact South Aspen Street Intersections – Peak Skier Day

Intersection	Peak Hour – Average Day		Gorsuch Haus		Total	
	AM Peak	PM Peak	AM Peak	PM Peak	AM Peak	PM Peak
Durant / Aspen	70	146	31	43	101	189
Dean / Aspen	70	146	36	48	106	194

[1] ASC projects that the lower lift location at Dean Street and the proposed improvements to the Lift One Mountain Portal will increase the number of skiers that begin their day [initial scans] at this portal to 20%. Currently, approximately 3% of skiers on Aspen Mountain begin their day at Lift 1A.

Given the location of these intersections relative to the City of Aspen, the overall traffic at these intersections prior to the development of these lodges is likely to be relatively low. Plus, the additional peak hour trips generated by the proposed development are not significantly high numbers. Given these two factors, the existing stop-controlled intersections listed in **Table 4** likely have enough excess capacity to accommodate the increase in traffic without causing a significant increase in delay.

In addition, intersection safety can be a concern when traffic volumes approach capacity. Since these intersections likely have excess capacity to accommodate the increase in traffic, it is expected that the additional traffic will not cause a safety concern for vehicles or pedestrians.

Difference in South Aspen Street Traffic with Proposed Development

Prior to the recent reconstruction of South Aspen Street, skiers could access Lift 1A by parking on South Aspen Street or by driving up the hill to drop off skiers. The reconstruction of South Aspen Street eliminated much of the on-street parking. The site changes to relocate access to the ski lift combined with the proposed Lift One Lodge development moving skier drop-off to Dean Street significantly reduce the level of traffic on South Aspen Street south of Dean Street. In this section, a peak hour volume estimate based on Lift 1A skier loadings is developed for South Aspen Street prior to the reconstruction. This estimate will be compared to projected South Aspen Street peak hour traffic after the opening of the Lift One Lodge and Gorsuch Haus developments.

The Gorsuch Haus Transit Strategy Memorandum (LSC June 27, 2016) provides Lift One day skier visits from the 2015-2016 ski season. This data shows that on an average day 153 skiers accessed the Mountain using Lift One and on a peak day 530 skiers accessed the Mountain using Lift One. Building on the assumption that most of the South Aspen Street traffic will be directly related to skier visits, **Table 4** describes assumptions and calculations to convert these skier visits into peak hour vehicle-trips. As shown, it is estimated that peak hour traffic on South Aspen Street prior to its reconstruction was about 45 vehicle-trips on an average day and about 160vehicle trips on a peak skier day.

Table 4. South Aspen Street Peak Hour Traffic Volume Estimate (Prior to Reconstruction)

Description	Parameter	Average Day	Peak Day
Skiers Accessing the Mountain at Lift 1A	Total First Scans Per the 2016 LSC Study	153	530
Number of skiers using the 50 on-street parking spaces[1]	2.75 skiers per car for garage	69	138
Number of skiers staying in nearby lodges that walk[2]	2.75 skiers per room	55	110
Number of skiers arriving by vehicle		**29**	**283**
Number of skiers arriving by transit	**See note below[3]**	**2**	**57**
Number of skiers per car using the drop off area	1.75 skiers per car for garage		
Number of vehicles dropping off skiers		**15**	**129**
Number of skiers arriving at the peak hour	40% per previous work FHU has done for ski areas		
Peak hour number of vehicles using the drop off area		**6**	**52**
Peak hour number of vehicles leaving the drop off area		**6**	**52**
Peak hour number of vehicles using the 50 on-street parking spaces[1]		**25**	**50**
Shadow Mountain Lodge Trip Generation		**7**	**7**
Total Peak Hour Trips on South Aspen Street		**44**	**160**

[1] it is assumed that on an average day half of the on-street parking spaces would fill during the peak hour. On a peak day all on-street parking spaces would fill during the peak hour
[2]Assumed 40 nearby lodges for skiers to stay in. 50% would be occupied on an average day and 100% would be occupied on a peak day
[3]RFTA data shows an 8% mode share for personal trips. Used this 8% for an average day but used 20% for a peak day

With the development of Lift One Lodge and Gorsuch Haus it is anticipated that overall peak hour traffic on South Aspen Street will decrease significantly as both the drop-off/pick-up and parking operations related to the Lift One base will move from South Aspen Street to Dean Street. As shown in **Table 5**, peak hour traffic on South Aspen Street will increase on an average day but will decrease on a peak skier day. .

Table 5. South Aspen Street Peak Hour Traffic Comparison

	Aspen Street Peak Hour Volumes South of Dean Street		
	Prior to Recent Reconstruction	After Development of Gorsuch Haus and Lift One Lodge[1]	Change in Peak Hour Trips
Average Skier Day	44	73	29 vehicle increase
Peak Skier Day	160	73	87 vehicle decrease

[1]Volume based on the following:
- Gorsuch Haus trip generation estimate of 50 vehicles for the PM peak hour presented in Table 1.
- Trip generation for the Shadow Mountain Lodge which equates to 7 peak hour vehicle-trips
- Lift One Lodge Valet Service – The trip generation for lodging units is 32 vehicles per peak hour. Assumed 50% are related to the valet service. This equates to 16 trips.

In addition to the change in passenger car activity on South Aspen Street, there will also be a change in operations that occur today at Lift 1A with the new Lift One portal which will result in a drop in commercial vehicle activity along South Aspen Street. For example, snow cat deliveries and trash removal for on-mountain restaurants will no longer occur at the Lift 1A site.

Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
and Environmental Scientists

5020 County Road 154
Glenwood Springs, CO 81601
phone: (970) 945-7988
fax: (970) 945-8454
email: kaglenwood@kumarusa.com
www.kumarusa.com

An Employee Owned Company

Office Locations: Denver (HQ), Parker, Colorado Springs, Fort Collins, Glenwood Springs, and Summit County, Colorado

March 2, 2020

Norway Island, LLC
Attn: Jean Coulter
P.O. Box 12393
Aspen, Colorado 81612
jeanncoulter@gmail.com

Project No. 19-7-615

Subject: Geotechnical Review Comments of Grading Plan, Proposed Gorsuch Haus, South Aspen Street, Aspen, Colorado

Dear Ms. Coulter:

As requested by Tim Carpenter, we are providing review comments for the grading plan prepared by Sopris Engineering concerning slope stability. We previously conducted a subsoil study for development of the project at the subject site and presented our findings in a report dated December 5, 2019, Project No. 19-7-615.

The grading plans for the project considered in our review consist of sheets C.2.00 through C.2.06 dated January 15, 2020. In general, the development plan and building location is consistent with that described in our previous report. Of note is that sheet C.2.03, the perimeter grading plan is identified as conceptual. In the west perimeter area, the building footprint encroaches the west slope causing oversteepening of the hillside cut slopes. Cut depths for the drainage swale on that side are up to 10 to 12 feet causing this issue. Typically, the oversteepening can be handled by structural walls of either the building or the hillside. We understand that site plan modifications will be made in this area from what is shown by the current grading.

The slope grading design can generally use the following criteria:

1) Natural dry slope (deep groundwater level, no seepage) parallel cut to slope grade, 2H:1V.
2) Natural wet slope area (perched seasonal shallow water seepage) parallel cut to slope grade 2½H:1V.
3) Natural wet slope area mitigated by subsurface drainage (such as trench drain), 1¾H:1V.
4) Natural slope area with possible seepage (such as Mtn Road) cut made across slope grade, 2H:1V.

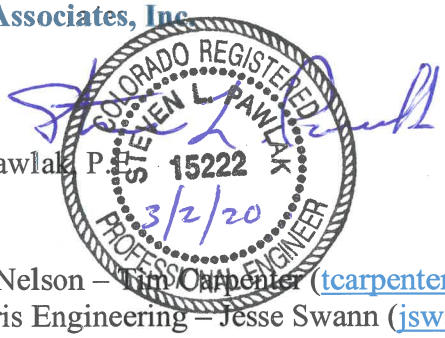
It appears the west side slope stability condition can be mitigated with soils nail walls possibly stepped in tiers at an effective 1H:1V with 2½H:1V minor cut above that if needed. This condition occurs for about 150 feet beginning at the southwest building corner

northwestward. The west side northernmost 2H:1V cut adjacent Shadow Mountain is probably in a natural dry slope area being lower down on the hillside and the 2H:1V cut there should be acceptable. Likewise, the double cut, Mtn Road sta 5+50 at 2H:1V is across the contours and appears acceptable.

If you have any questions or need further assistance, please call our office.

Sincerely,

Kumar & Associates, Inc.



Steven L. Pawlak, P.E.

SLP/kac

cc: RA Nelson – Tim Carpenter (tcarpenter@ranelson.com)
Sopris Engineering – Jesse Swann (jswann@sopriseng.com)

CERTIFICATE OF OWNERSHIP, DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS, THAT ASPEN SKIING COMPANY ("ASC") BEING THE RECORD TITLE OWNER OF THE SUBJECT PROPERTY AS DESCRIBED AND DEPICTED ON SHEET 2 HEREOF, SITUATED IN THE CITY OF ASPEN, PITKIN COUNTY, COLORADO.

PURSUANT TO AND IN ACCORDANCE WITH ORDINANCE NO. 39, SERIES OF 2016, (HEREINAFTER, "ORDINANCE 39") RECORDED APRIL 8, 2019 IN THE PITKIN COUNTY REAL PROPERTY RECORDS UNDER RECEPTION NO. 655085, OWNER HAS, BY THESE PRESENTS, LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS 1 AND 2, AS DEPICTED AND DESCRIBED HEREON UNDER THE NAME AND STYLE OF GORSUCH HAUS PD/SUBDIVISION.

ASC EXPRESSLY RESERVES THE RIGHT TO ENGAGE IN SKI OPERATIONS ON, OVER AND ACROSS ALL OF LOT 2 IN CONJUNCTION WITH THE OPERATION AND MANAGEMENT OF THE ASPEN MOUNTAIN SKI AREA. IN THIS REGARD, ASC EXPRESSLY RESERVES THE RIGHT TO CONDUCT AND ACCOMMODATE SKIING, SKI OPERATIONS AND RECREATIONAL ACTIVITIES ON THE PROPERTIES COVERED BY THIS PLAT AS DESCRIBED IN THE PLAT NOTES ON SHEET 4 AND SHEET 5 HEREOF, INCLUDING, WITHOUT LIMITATION TO CONDUCT AND ACCOMMODATE SKI ACTIVITIES AND SKI OPERATIONS ON THE "SKIWAY" SHOWN AND IDENTIFIED ON SHEET 4 HEREOF AND ON THE DRAINAGE ACCESS AND MAINTENANCE EASEMENTS SHOWN AND IDENTIFIED ON SHEET 5 . ALL OF THE FOLLOWING DEDICATIONS AND RESERVATIONS ARE MADE SUBJECT TO SUCH RESERVED RIGHTS AND EXPRESS AUTHORIZATIONS CONTAINED IN ORDINANCE 39 TO ENGAGE IN SKI ACTIVITIES AND RECREATIONAL OPERATIONS ON LOT 2, AND SPECIFICALLY WITHIN THE SKIWAY ON LOT 1 AND LOT 2 AND THE DRAINAGE AND MAINTENANCE EASEMENTS SHOWN AND IDENTIFIED ON SHEET 5 .

ASC HEREBY MAKES THE FOLLOWING DEDICATIONS AND RESERVATIONS FOR THIS PLAT:

1. DOES HEREBY DEDICATE TO THE CITY OF ASPEN THOSE PORTIONS OF THE LANDS CONTAINED HEREIN SHOWN AND DEPICTED ON SHEET 3 HEREON, AND LABELED "DEDICATED ROW" FOR PURPOSES OF CONSTRUCTING, OPERATING, AND MAINTAINING SUBGRADE PUBLIC UTILITIES, A PUBLIC ROADWAY, PEDESTRIAN SIDEWALK, AND OTHER ASSOCIATED IMPROVEMENTS NECESSARY FOR VEHICULAR AND PEDESTRIAN TRAVEL; PROVIDED, HOWEVER, THAT THIS DEDICATION IS SUBJECT TO, CONDITIONAL ON AND WILL NOT BECOME EFFECTIVE UNTIL THE CITY OF ASPEN ACCEPTS THE FINAL, AS-BUILT ROADWAY, UTLITY INFRASTRUCTURE AND OTHER BUILDING IMPROVEMENTS CONTEMPLATED TO BE PLACED WITHIN SUCH DEDICATED ROW AREAS AS THE SAME ARE DESCRIBED IN THE CIVIL ENGINEERING DESIGN PLANS RECORDED SIMULTANEOUSLY WITH THIS FINAL PLAT; AND

2. DOES HEREBY DEDICATE AND GRANT A PERPETUAL, NON-EXCLUSIVE PUBLIC TRAIL EASEMENT, SIX (6)~~FIVE (5) FEET~~ IN WIDTH, FOR PURPOSES OF NON-MOTORIZED INGRESS AND EGRESS, COMMENCING ON THE NORTHERLY BOUNDARY LINE OF THE

PUBLIC PEDESTRIAN EASEMENT ON LOT 1 AS SHOWN HEREON AND THENCE CONTINUING IN A NORTHEASTERLY DIRECTION OVER LOT 1 AND THE HILL STREET RIGHT OF WAY AND THENCE CONTINUING IN A SOUTHEASTERLY DIRECTION ACROSS LOT 2, IN THE AREA DEPICTED AS THE "PUBLIC TRAIL EASEMENT" ALIGNMENT SHOWN AND DEPICTED ON SHEET 4 HEREOF; SUCH PUBLIC TRAIL EASEMENT EXTENDS TO A POINT ON THE EASTERLY BOUNDARY LINE OF LOT 2, WHICH POINT COINCIDES WITH THE WESTERLY BOUNDARY LINE OF THE ADJOINING SKIER AND PEDESTRIAN EASEMENT SHOWN AND DESCRIBED IN THE DOCUMENT RECORDED IN PLAT BOOK 4 AT PAGE 489; OWNER RESERVES THE RIGHT TO UNILATERALLY RE-ALIGN THIS PUBLIC TRAIL EASEMENT TO COINCIDE WITH THE AS-BUILT LOCATION THEREOF SO LONG AS SUCH REALIGNMENT DOES NOT ADVERSELY IMPACT THE INTENDED USES OF THE PUBLIC TRAIL EASEMENT AND ASC ALSO RESERVES THE RIGHT TO UTILIZE LOT 2 FOR SKI AREA OPERATIONS AND TO PROHIBIT PEDESTRIAN, BICYCLE OR SIMILAR USES OF THE PUBLIC TRAIL EASEMENT DURING THE SKI SEASON AND TO LIMIT THE USE OF AND/OR TEMPORARILY CLOSE THE PUBLIC TRAIL EASEMENT DURING THE SKI SEASON TO ACCOMMODATE SNOWMAKING, SNOW STORAGE, SNOW GROOMING, SKIING AND OTHER WINTER SKI OPERATIONS; AND

3. DOES HEREBY DEDICATE AND RESERVE A RECIPROCAL, NON-EXCLUSIVE CONSTRUCTION EASEMENT FOR THE USE AND BENEFIT OF THE OWNERS OF LOTS 1 AND 2 AND THEIR RESPECTIVE GRANTEES, SUCCESSORS, ASSIGNS, AFFILIATES, AGENTS, CONTRACTORS, AND EMPLOYEES OVER, UPON, AND ACROSS ONLY THE PORTIONS OF LOTS 1 AND 2 NECESSARY TO COMPLETE THE IMPROVEMENTS ON SAID LOTS WITHIN THE AREA DEPICTED AS THE “TEMPORARY CONSTRUCTION EASEMENT” SHOWN AND DEPICTED ON SHEET 4 HEREOF, INCLUDING THE EXCAVATION, SHORING, DEWATERING AND ALL OTHER CONSTRUCTION ACTIVITIES APPROVED IN ACCORDANCE WITH CITY OF ASPEN ORDINANCE 39 (SERIES OF 2016), TOGETHER WITH A REASONABLE RIGHT OF ACCESS FOR THE ACCOMPLISHMENT OF SUCH PURPOSES. THIS RECIPROCAL TEMPORARY CONSTRUCTION EASEMENT SHALL BE TEMPORARY AND SHALL AUTOMATICALLY TERMINATE UPON THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE IMPROVEMENTS APPROVED AND CONSTRUCTED UNDER ORDINANCE 39; THE TERMS AND CONDITIONS OF THIS RECIPROCAL TEMPORARY CONSTRUCTION EASEMENT ARE MORE PARTICULARLY DESCRIBED IN THAT CERTAIN RECIPROCAL TEMPORARY CONSTRUCTION EASEMENT RECORDED IN THE OFFICE OF THE PITKIN COUNTY CLERK & RECORDED AT RECEPTION NO. _____; AND

4. DOES HEREBY DEDICATE AND RESERVE RECIPROCAL, PERPETUAL, NON-EXCLUSIVE SUBSURFACE STRUCTURAL EASEMENTS OF VARYING WIDTHS ALONG EITHER SIDE OF PORTIONS OF THE COMMON BOUNDARY OF LOTS 1 AND 2 (THE “SUBSURFACE STRUCTURAL EASEMENTS”), SHOWN AND DEPICTED ON SHEET 4 HEREOF, FOR THE USE AND BENEFIT OF THE OWNERS OF SAID LOTS AND THEIR RESPECTIVE GRANTEES, SUCCESSORS, ASSIGNS, AFFILIATES, AGENTS, CONTRACTORS, AND EMPLOYEES FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING ANY

SUBSURFACE FOUNDATIONS, FOOTER PADS, DEWATERING FACILITIES, DRAINAGE FACILITIES OR OTHER STRUCTURAL ELEMENTS OF THOSE STRUCTURES THAT MAY BE CONSTRUCTED WITHIN SAID SUBSURFACE STRUCTURAL EASEMENTS, TOGETHER WITH A REASONABLE RIGHT OF ACCESS FOR THE ACCOMPLISHMENT OF SUCH PURPOSES PROVIDED THAT THE SAME DOES NOT INTERFERE WITH ASC'S LIFT FACILITIES, UTILITIES AND OPERATIONS; AND, ASC RESERVES THE RIGHT TO UNILATERALLY RE-ALIGN SUBSURFACE STRUCTURAL EASEMENTS TO COINCIDE WITH THE AS-BUILT LOCATIONS OF SUCH STRUCTURAL ELEMENTS; AND

5. DOES HEREBY DEDICATE AND RESERVE A NON-EXCLUSIVE PRIVATE ACCESS EASEMENT OVER, UPON, AND ALONG THE MOUNTAIN OPERATIONS ROAD, SHOWN AND DEPICTED ON SHEET 4 HEREOF AS IT CROSSES LOT 2, LABELED "MOUNTAIN OPERATIONS ROAD PRIVATE ACCESS EASEMENT," AND OVER, UPON AND ALONG THOSE PORTIONS OF LOT 2 LOCATED WEST OF THE MOUNTAIN OPERATIONS ROAD PRIVATE ACCESS EASEMENT, FOR THE USE AND BENEFIT OF THE OWNER OF LOT 1 AND ITS SUCCESSORS, ASSIGNS, EMPLOYEES, LICENSEES AND INVITEES FOR THE PURPOSES OF VEHICULAR AND PEDESTRIAN ACCESS FROM TIME TO TIME NECESSARY FOR THE OPERATION, MAINTENANCE AND UPKEEP OF IMPROVEMENTS LOCATED ON SAID LOT 1 AND FOR ACCESS TO LIMITED, PERIODIC SPECIAL EVENTS ACTIVITIES LOCATED ON, IN AND AROUND PUBLIC AMENITIES SPACES ON LOT 1; SUCH PRIVATE ACCESS EASEMENT DOES NOT CONFER ANY RIGHTS TO THE GENERAL PUBLIC, AND NO PUBLIC ACCESS IS INTENDED TO BE CREATED BY THIS DEDICATION; ASC FOR ITSELF, ITS GRANTEES, SUCCESSORS AND ASSIGNS, RESERVES THE RIGHT TO LIMIT THE USE OF AND/OR TEMPORARILY DENY THE OWNER OF LOT 1 AND ITS SUCCESSORS, ASSIGNS, EMPLOYEES, LICENSEES, AND INVITEES ACCESS TO THE MOUNTAIN OPERATIONS ROAD PRIVATE ACCESS EASEMENT DURING THE SKI SEASON TO ACCOMMODATE SNOWMAKING, SNOW STORAGE, SNOW GROOMING, SKIING AND OTHER WINTER SKI OPERATIONS; AND

6. DOES HEREBY DEDICATE AND GRANT A PERPETUAL, NON-EXCLUSIVE PUBLIC PEDESTRIAN EASEMENT OVER AND ACROSS LOT 1 AND SUCH PORTIONS OF LOT 2 AS ARE SPECIFICALLY IDENTIFIED ON PAGE 4 HEREOF FOR PURPOSES OF NON-MOTORIZED, PEDESTRIAN-ONLY ACCESS OVER AND UPON A STRIP OF LAND AS SHOWN AND DEPICTED ON SHEET 4 HEREOF AND LABELED "PUBLIC PEDESTRIAN EASEMENT" [NOTE: THIS EASEMENT IS FOR (A) PUBLIC PEDESTRIAN ACCESS WITHIN THE 8' WIDE SIDEWALK ON THE OUTER EDGE OF THE CUL-DE-SAC, (B) THE STAIRWAY AREAS ALONG THE WEST SIDE OF LOT 1 AND (C) THE IRREGULARLY SHAPED AREA PROVIDING PEDESTRIAN ACCESS OVER AND ACROSS THE FAR WESTERN PORTION OF LOT 2 TO THE BARBEE OPEN SPACE PARCEL.]; ASC RESERVES THE RIGHT FOR ITSELF, ITS GRANTEES, SUCCESSORS AND ASSIGNS TO BLOCK, LIMIT OR DENY ACCESS TO SUCH PORTIONS OF THE PUBLIC PEDESTRIAN EASEMENT AS ARE NECESSARY FOR PURPOSES OF USE OF THE MOUNTAIN OPERATIONS ROAD PRIVATE ACCESS EASEMENT BY THE OWNER OF LOT 1 FOR PURPOSES AS DESCRIBED

IN PARAGRAPH 5 ABOVE AND ASC, ITS GRANTEES, SUCCESSORS, ASSIGNS, LICENSEES AND INVITEES, AS DESCRIBED IN PARAGRAPH 10 BELOW; AND

7. DOES HEREBY DEDICATE AND RESERVE FOR THE USE AND BENEFIT FROM TIME TO TIME OF THE OWNERS OF LOTS 1 AND 2 AND THEIR RESPECTIVE GRANTEES, SUCCESSORS, ASSIGNS, AFFILIATES, AGENTS, CONTRACTORS, AND EMPLOYEES, PERPETUAL, NON-EXCLUSIVE EASEMENTS ON THOSE PORTIONS OF LOTS 1 AND 2 ALONG THE ENTIRE COURSE OF THE ON-SITE DRAINAGE IMPROVEMENTS SHOWN AND DEPICTED ON THE CONCEPTUAL MASTER DRAINAGE PLAN (SHEET C.4.02) RECORDED SIMULTANEOUSLY WITH THIS PLAT, FOR PURPOSES OF CONSTRUCTION, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF PRIVATE ON-SITE STORM WATER DRAINAGE SYSTEMS FACILITIES, WITH ALL APPROPRIATE SUB-SURFACE AND SURFACE IMPROVEMENTS, TOGETHER WITH A REASONABLE RIGHT OF ACCESS FOR THE ACCOMPLISHMENT OF SUCH PURPOSES (COLLECTIVELY, THE "DRAINAGE EASEMENTS"); ASC RESERVES THE RIGHT TO UNILATERALLY RELOCATE THE ACTUAL LOCATION OF SUCH DRAINAGE EASEMENTS TO COINCIDE WITH THE AS-BUILT LOCATION OF SUCH DRAINAGE IMPROVEMENTS; AND

8. DOES HEREBY DEDICATE AND RESERVE THE RIGHT TO GRANT EASEMENTS AND LICENSES TO AND FOR THE USE AND BENEFIT OF UTILITY COMPANIES OWNING, OPERATING OR OTHERWISE MANAGING THE UTILITY LINES AND SYSTEMS WITHIN LOTS 1 AND 2, AND FOR THE USE AND BENEFIT FROM TIME TO TIME OF THE OWNERS OF SAID LOTS AND THEIR RESPECTIVE GRANTEES, SUCCESSORS, ASSIGNS, AFFILIATES, AGENTS, CONTRACTORS, AND EMPLOYEES, A PERPETUAL, NON-EXCLUSIVE UTILITY EASEMENT OVER, UPON, AND BENEATH THE "UTILITY EASEMENT" SHOWN AND LABELED ON SHEET 4 HEREOF, FOR THE PURPOSE OF CONSTRUCTION, INSTALLATION, ENLARGEMENT, USE, OPERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF UNDERGROUND UTILITIES INCLUDING WATER, SEWER, STORM WATER DRAINAGE, GAS, ELECTRICITY, TELEPHONE, TELEVISION AND TELECOMMUNICATIONS, TOGETHER WITH ASSOCIATED EQUIPMENT AND FACILITIES REQUIRED ABOVE GROUND, REGARDING WHICH ALL SAID EASEMENTS AND LICENSES SHALL BE IN LOCATIONS REASONABLY APPROVED IN ADVANCE BY THE OWNER(S) OF THE IMPACTED LOT(S), TOGETHER WITH A REASONABLE RIGHT OF ACCESS FOR THE ACCOMPLISHMENT OF SUCH PURPOSES; THE FINAL OWNER UTILITY EASEMENTS TO COINCIDE WITH THE AS-BUILT LOCATIONS OF SUCH UTILITIES; AND

9. DOES HEREBY RESERVE UNTO ASC, ITS GRANTEES, SUCCESSORS, ASSIGNS, AFFILIATES, AGENTS, CONTRACTORS, AND EMPLOYEES, AS THE OWNER, OPERATOR OR MANAGER OF THE LIFT FACILITIES LOCATED ON LOT 1 A PERPETUAL, NON-EXCLUSIVE EASEMENT OVER, UPON AND BENEATH THE "LIFT FACILITIES EASEMENT" SHOWN ON SHEET 4 HEREOF, FOR THE PURPOSE OF CONSTRUCTING, INSTALLING, ENLARGING, OPERATING (INCLUDING, WITHOUT LIMITATION, TRANSPORTING

PEOPLE, GOODS AND MATERIALS), MAINTAINING, REPAIRING, REMOVING AND REPLACING LIFT FACILITIES, AND FOR THE ADDITIONAL USE AND BENEFIT OF ASC, ITS GRANTEES, SUCCESSORS, ASSIGNS, LICENSEES AND INVITEES; AND

10. DOES HEREBY RESERVE FOR THE USE AND BENEFIT OF ASC, ITS GRANTEES, SUCCESSORS, ASSIGNS, AFFILIATES, AGENTS, CONTRACTORS AND EMPLOYEES, AS OPERATOR AND MANAGER OF THE LIFT FACILITIES WITHIN THE LIFT FACILITIES EASEMENT DESCRIBED ABOVE AND AS OPERATOR AND MANAGER OF THE ASPEN MOUNTAIN SKI AREA, A NON-EXCLUSIVE PRIVATE ACCESS EASEMENT OVER, UPON, AND ALONG THE MOUNTAIN OPERATIONS ROAD, SHOWN AND DEPICTED ON SHEET 4 HEREOF AS IT CROSSES LOT 1, LABELED "MOUNTAIN OPERATIONS ROAD PRIVATE ACCESS EASEMENT," FOR THE USE AND BENEFIT OF THE OWNER OF LOT 2 AND ITS SUCCESSORS, ASSIGNS, EMPLOYEES, LICENSEES AND INVITEES FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS FROM TIME TO TIME NECESSARY FOR THE OPERATION AND MAINTENANCE OF IMPROVEMENTS LOCATED ON LOT 2 AND FOR ACCESS TO THE ASPEN MOUNTAIN SKI AREA THROUGHOUT THE YEAR; SUCH PRIVATE ACCESS EASEMENT INCLUDES THE RIGHT TO INSTALL SNOWMAKING WATER LINES AND ENGAGE IN SNOWMAKING, SNOW STORAGE, SNOW GROOMING, SKIING AND SKI OPERATIONS, INCLUDING, WITHOUT LIMITATION, SKI RACING AND SPECIAL EVENTS, ON THAT PORTION OF THE SKIWAY LOCATED WITHIN THE MOUNTAIN OPERATIONS ROAD PRIVATE ACCESS EASEMENT; SUCH PRIVATE ACCESS EASEMENT DOES NOT CONFER ANY RIGHTS TO THE GENERAL PUBLIC, AND NO PUBLIC ACCESS OR USE OF THE MOUNTAIN OPERATIONS ROAD AS SHOWN HEREON IS INTENDED TO BE CREATED BY THIS PLAT, EXCEPT AS OUTLINED IN DEDICATION PARAGRAPH 12 HEREON; AND

11. DOES HEREBY DEDICATE AND RESERVE FOR THE USE AND BENEFIT FROM TIME TO TIME OF THE OWNERS OF LOTS 1 AND 2 AND THEIR RESPECTIVE GRANTEES, SUCCESSORS, ASSIGNS, AFFILIATES, AGENTS, CONTRACTORS, AND EMPLOYEES, A PERPETUAL, NON-EXCLUSIVE “UTILITY SERVICE LINE EASEMENT” OVER, UNDER AND UPON SAID LOTS ALONG THE ENTIRE COURSE OF ALL UTILITY SERVICE LINES THAT MAY BE CONSTRUCTED BETWEEN OR OTHERWISE CONNECT TO THE UTILITY SERVICE LINES AND MAINS ON LOTS 1 AND 2 TO THE IMPROVEMENTS THEREON, IN THE AS-BUILT LOCATIONS OF SUCH UTILITY SERVICE LINES, FOR PURPOSES OF CONSTRUCTION, INSTALLATION, USE, OPERATION, MAINTENANCE, REPAIR, REMOVAL AND REPLACEMENT OF SUCH UTILITY SERVICES LINES, TOGETHER WITH A REASONABLE RIGHT OF ACCESS FOR THE ACCOMPLISHMENT OF SUCH PURPOSES AND TOGETHER WITH A REASONABLE RIGHT OF ACCESS FOR THE PURPOSE OF RELOCATING SAID UTILITY SERVICE LINES; ASC AND ITS SUCCESSORS RESERVES THE RIGHT, EXCEPT IN THE CASE OF A BONA FIDE EMERGENCY, TO TEMPORARILY DENY THE OWNER OF LOT 1 AND ITS SUCCESSORS, ASSIGNS, EMPLOYEES, LICENSEES, AND INVITEES ACCESS TO THE UTILITY SERVICE LINE EASEMENT DURING THE SKI SEASON TO ACCOMMODATE SNOWMAKING, SNOW STORAGE, SNOW GROOMING, SKIING AND OTHER WINTER SKI OPERATIONS; AND

12. DOES HEREBY DEDICATE AND GRANT TO THE GENERAL PUBLIC THE LIMITED, NON-EXCLUSIVE RIGHT TO USE THE MOUNTAIN OPERATIONS ROAD PRIVATE EASEMENT OUTSIDE OF THE SKI SEASON FOR PEDESTRIAN AND BICYCLE USES; SUCH EASEMENT SHALL EXTEND FROM THE MOUNTAIN OPERATIONS ROAD'S INTERSECTION WITH THE HILL STREET RIGHT OF WAY AND CONTINUE ALONG AND WITHIN THE ALIGNMENT OF THE MOUNTAIN OPERATIONS ROAD SOUTHWARD TO THE SOUTHERN BOUNDARY OF THE GORSUCH HAUS PD/SUBDIVISION; SUCH GRANT IS EXPRESSLY MADE SUBJECT TO ASC'S RIGHTS, EXERCISED IN ITS SOLE DISCRETION, TO CONTROL AND MANAGE AND/OR ENFORCE CLOSURES OF THE MOUNTAIN OPERATIONS ROAD IN CONNECTION WITH ASPEN MOUNTAIN SKI AREA OPERATIONS AT ANY TIME AS DETERMINED BY THE OPERATOR OF ASPEN MOUNTAIN SKI AREA FOR SAFETY, MAINTENANCE, OPERATIONS, LOADING, UNLOADING AND STAGING PURPOSES AND/OR AS CONTEMPLATED UNDER THE ASPEN MOUNTAIN SKI AREA MASTER PLAN, AS AMENDED FROM TIME TO TIME; AND

~~12.~~13. DOES HEREBY DEDICATE TO THE CITY OF ASPEN NON-EXCLUSIVE DRAINAGE ACCESS AND MAINTENANCE EASEMENTS OVER AND ACROSS THE AREAS SHOWN ON SHEET 5 HEREOF, FOR PURPOSES OF ACCESS TO AND MAINTENANCE OF THE STORM WATER DRAINAGE FACILITIES SHOWN AND IDENTIFIED ON SHEET 5, WHICH INCLUDE THE MAIN UNDERGROUND STORM DRAINAGE PIPELINE AND THE LATERAL CONNECTIONS THERETO, THE STORM INLETS, THE ROADSIDE SWALES AND THE DRAINAGE SWALE (ALSO KNOWN AS THE WEST SWALE) SHOWN THEREON (THE "DRAINAGE INFRASTRUCTURE"). THE ACCESS AND MAINTENANCE EASEMENTS SHOWN AND IDENTIFIED ON SHEET 5 ARE INTENDED TO ALLOW FOR THE CITY OF ASPEN, UPON REASONABLE ADVANCE WRITTEN NOTICE TO THE OWNERS OF LOT 1 AND LOT 2 (EXCEPT IN EMERGENCIES, WHEN NO ADVANCE WRITTEN NOTICE WILL BE REQUIRED), TO ACCESS AND MAINTAIN THE DRAINAGE INFRASTRUCTURE , AND INCLUDE THE RIGHT TO CONSTRUCT, INSTALL, REMOVE, REPLACE, MAINTAIN, REPAIR, OPERATE BUT NOT ADD TO, CHANGE OR ALTER THE DRAINAGE FACILITIES LO CATED ON LOT 1 OR LOT 2 UNLESS THE AFFECTED OWNER(S) EXPRESSLY AGREE IN WRITING TO SUCH ADDITONS, CHANGES OR ALTERATIONS. THE CITY OF ASPEN'S ACCESS AND MAINTENANCE ACTIVITIES SHALL BE CONDUCTED AT ALL TIMES TO PROVIDE MINIMUM DISRUPTION TO THE DAY-TO-DAY HOSPITALITY AND SKI OPERATIONS OF THE OWNERS OF LOT 1 AND LOT 2 AND THEIR RESPECTIVE GUESTS AND INVITEES. THESE EASEMENTS ARE ALSO EXPRESSLY MADE SUBJECT TO THE RESERVED RIGHTS OF ASC TO ENGAGE IN SKI OPERATIONS AS DESCRIBED IN THE THIRD PREFATORY PARAGRAPH SET FORTH ABOVE, AND ARE ALSO SUBJECT TO THE RESERVED RIGHT OF THE OWNER OR OWNERS OF LOT 1 TO ENGAGE IN LODGE, HOTEL, COMMERCIAL AND RESIDENTIAL CONDOMINIUM ACTIVITIES AND OPERATIONS IN CONNECTION WITH THE DEVELOPMENT, OPERATION, MANAGEMENT, MAINTENANCE AND CAPITAL REPAIRS OR REPLACEMENTS OF THE BUILDING IMPROVEMENTS AND LANDSCAPING IMPROVEMENTS PLACED ON LOT 1 AND WITHIN ALL EASEMENT AND LICENSED AREAS APPURTENANT TO LOT 1. THE

CITY OF ASPEN SHALL BE RESPONSIBLE FOR THE RESTORATION, REPAIR OR REPLACEMENT OF BUILDING IMPROVEMENTS OR LANDSCAPING DAMAGED AS A RESULT OF THE CITY OF ASPEN'S EXERCISE OF ITS ACCESS AND MAINTENANCE EASEMENT RIGHTS DESCRIBED IN THIS PARAGAPAH 13.

IN CONNECTION WITH THE EXERCISE OF ANY RIGHT UNDER AND USE OF ANY EASEMENT GRANTED OR RESERVED BY THIS CERTIFICATE, THE OWNER (OF LOT 1 OR LOT 2 AS THE CASE MAY BE) EXERCISING SUCH RIGHT SHALL INDEMNIFY AND HOLD HARMLESS THE OTHER OWNER (OF LOT 1 OR 2, AS THE CASE MAY BE) FROM ANY CLAIMS, DEMAND, SUIT, JUDGMENT, LIEN OR DAMAGES OF ANY NATURE ARISING OUT OF SUCH OWNER'S RIGHT, EXERCISE OR USE, INCLUDING REASONABLE ATTORNEYS FEES AND COSTS INCURRED IN CONNECTION THEREWITH; AND THE OWNERS OF LOTS 1 AND 2 SHALL EACH AT ALL TIMES MAINTAIN A COMMERCIAL LIABILITY INSURANCE POLICY WITH AN INSURANCE COMPANY WITH A BEST'S RATING OF $_____, AND WITH MINIMUM LIMITS OF

Design Workshop, Inc.
Landscape Architecture
Planning
Urban Design
Strategic Services

120 East Main Street
Aspen, Colorado 81611
970.925.8354
designworkshop.com

September 21, 2020

Garrett Larimer
Community Development Department
Copy to: Jennifer Phelan
Capital Assets
City of Aspen
130 South Galena Street, 3rd Floor
Aspen, CO 81611

Dear Garrett,

In response to the collective August 17th, 2020 Development Review Committee (DRC) Comments and subsequent requests for additional details/revisions to the Gorsuch Haus Detailed Review Application and Draft Plan Set submitted on March 2nd, 2020 we have prepared a package of updated materials with responses to questions raised in your review. The package also includes previously requested materials and additional studies useful for our upcoming Planning and Zoning review.

Summary of Amendments
The following summary of our amendments is organized around the comments we received from the Detailed Review Development Review Committee. Life safety and further detailing has required changes as detailed herein; the application is materially consistent with the Ordinance 39.

Tramway Board Approval
The Aspen Skiing Company airspace variance request for the Gorsuch Haus was approved by the Colorado Passenger Tramway Safety Board on September 9, 2020. The Project obtained approval following review and recommendations by the Technical committee. These changes are:

- The addition of a lift tower between the previously located Tower 4 and 5. Tower 5 shifted upslope and was renumbered Tower 6.
- Tower heights increased to achieve greater vertical separation between the public amenity space below.
- The Gorsuch Haus roof overhang at the Northeast corner of the building was reduced and the face of building was modified to provide 12ft of horizontal clearance between the downhill carrier and face of building. To make this change, a reduction of the enclosed dining area at the World Cup Terrace occurred.

Tree Mitigation and Landscape Plan
As a result of the September 1, 2020 meeting with the Parks Department, it was determined the removal of all trees in South Aspen St. ROW would be necessary due to

grade changes below the drip line of the trees to accommodate mudflow and stormwater infrastructure. Submitted as part of this update are:

- Updated Survey identifying these trees to be removed and their size.
- Updated Existing Landscape Plan and tree mitigation fee calculation
- Updated Landscape Plan showing additional replacement trees and updates of street trees type to red maple.

Engineering

Meeting between the Applicant team and Engineering occurred on August 28 and September 10, 2020 to discuss the DRC comments received. The changes reflected in the draft Detailed Review Plan Set included as part of this update include:

- Minor changes documented in the West Swale Plan, Profile and Sections due to grade modification in ROW as a result of tree removal and the lower the cul de sac wall height.
- Minor changes documented in the Perimeter Grading Plan. On the west, changes have occurred to the top of wall heights as a result of the swale adjustments and also the modification the exiting on Level 4 from a door on the west side to a door and a new corridor on the east. East perimeter grades have been updated to accommodate this new exiting strategy.
- The Cul de Sac Plan, Profile & Grading Plan reflects the adjusted wall heights at the cul-de-sac walls and provides further clarification of spot elevations at the entrance to the garage – indicating that the entrance is also the high point.
- Bollards have been included at the cul de sac.
- The snow-melted concrete specification has been updated to reflect a higher strength psi.
- Design Workshop memos of August 26th and September 15th to the Engineering Department provided additional responses to the Department's comments.

Development Agreement, Easement Modifications and Plat Updates

The Applicant team discussed easement and plat modifications with Engineering during the discussions on August 28 and September 10, 2020. All modifications have been reviewed and verified with the Aspen Skiing Company. The noted changes to the Draft Development Agreements, Easements and Plat include:

- Additional language clarifying access for pedestrians and bicyclists on the Mountain Access Road.
- The access easement from the Project to Monarch Street has increased in width to 6ft.
- An access easement has been included for City maintenance of the mudflow inlet.
- A permanent encroachment license agreement has been included for the 16in water line in the Hill Street ROW.
- Drainage easements have been updated.

Dimensional Standards

The Applicant team engaged Community Development and Zoning in several discussions related to the classification of space and calculations of floor area. The Project design steps

with the topography so minor floor area adjustments have been driven by proportionate sub-grade area, as revised. This has resulted in updates listed below to the overall project. The revised floor areas are documented in the tables provided.

- Adjustments have been made to the classification of space from non-unit to lodge use. Greater detail of non-unit spaces has been provided. Additionally, calculations have been updated to include the following areas:
    - The Parking Level entry to garage
    - Level 4 Mechanical space
- Average net livable are for individual lodge units has been updated to comply with the method for measuring determined by Community Development. This resulted in a decrease of the average unit size – impacting Affordable Housing calculations.

Table 1. Floor Area Comparison

	Project Review	Detailed Review
Lodge	42,077	34,022
Commercial	7,730	7,483
Affordable Housing	730	730
Free Market Residential	8,633	8,000
Total Floor Area	**64,023**	**63,614**
Total Number of Keys (Hotel Rooms)		**81**

Table 2. Proposed Floor Area

TOTAL FLOOR AREA		Total Proposed Unit Space SF				Non-Unit Space AH, L, C ,R	Total Above Grade Floor Area
Floor Level	% of Exposed Wall	Affordable Housing	Lodge	Commercial	Residential		
Below Grade Parking Level	0.0%	0	0	0	0	0	-
Level 1 Arrival	27.0%	0	806	49	0	2,595	3,450
Level 2	41.6%	334	3,400	308	0	1,137	5,179
Level 3	67.3%	0	1,923	3,852	0	1,793	7,568
Level 4	69.5%	0	6,094	582	0	1,138	7,815
Level 5	72.5%	0	9,496	0	0	718	10,214
Level 6	75.5%	0	8,226	0	0	747	8,973
Level 7	85.2%	0	10,217	0	0	488	10,705
Level 8 Rooftop Deck	100.0%	0	0	0	5,441	1,076	6,517
Level 9	100.0%		0	0	3,192	0	3,192
Total Floor Area		**334**	**40,163**	**4,791**	**8,633**	**9,693**	**63,614**

Total Lot Area (slopes and rights-of-ways excluded)	28,301

PROPOSED FLOOR AREA RATIO	**0.01**	**1.42**	**0.17**	**0.31**		**2.25**

The Applicant maintains the request that the approved dimensions from the Project Approval pursuant to Ordinance 39 Series of 2016 remain in full effect. Minor adjustments to reflect programming changes as the project moves from planning to building permit shall be permitted, but in no instance shall any dimensions exceed what is outlined in said Ordinance.

Table 3. Proposed Net Livable/Net Leasable Calculations

Floor Level	Net Leasable / Livable Sq. Ft.			
	Affordable Housing	Lodge	Free Market Residential	Commercial
Below Grade Parking Level	-	-		-
Level 1 Arrival	-	-		180
Level 2	730	2,394		742
Level 3	-	1,944		5,723
Level 4	-	5,010		838
Level 5	-	7,704		-
Level 6	-	7,858		-
Level 7	-	9,112		-
Level 8	-	-	5,072	-
Level 9	-	-	2,928	-
Total Net Livable / Leasable	**730**	**34,022**	**8,000**	**7,483**
Total Number of Keys (Hotel Rooms)				81
Average Net Livable Area of Individual Lodge Units				**420.02**

Affordable Housing

Updated calculations will be conducted at final review and confirmed at building permit. The Affordable Housing requirement with the Density Standard incentives applied are derived using 26.470.100(A)[3] and interpolated from the chart in Code Section: 26.470.070.8.a.2 based on the average unit size of 420.

Table 4. Affordable Housing Mitigation Requirements

Lodging Take-offs[1]	
Regular Hotel Rooms	81
Total Number of Keys	81
Total Lodging Net Livable Area (sf)	34,022
Average Unit Size - Total Lodging Net Livable Area / Total Number of Keys (sf)	420.0

Required GMQS Pillow Allotments	2016 Pillow Allotments	2017 Pillow Allotments
162	112	50

Required Mitigation Percentage - Interpolated Chart - Sec. 26.470.070.8.a.2 Lodge Development [2]			
Chart / Average Unit Size - Net Livable Area of Lodge Units	**Percent** (431.9-400)/100	**Mitigation % of Net Livable Area (Free Market)** ((30-20)*0.20+20)*100	**Mitigation % of Employee Generation (Lodge/Commercial)** ((40-20)*0.20+20)*100
500		30	40
420.0	0.20	22.00%	24.00%
400		20	20

Table 5. Affordable Housing Mitigation Calculations

Required Mitigation Percentage	
Free Market - Net Livable Area Percentage Requiring Mitigation	**0.00%**
Lodging/Commercial - Employee Generation Percentage Requiring Mitigation	**24.00%**

Lodge Land Use Category[4]	**Totals for Mitigation**		**Employee (FTEs) Generation Rate**[5] (Code Generation)	**FTE Employees Generated** (81 x 0.6)	**Percent of Employee Generation Required for Mitigation**[1]	**Requited Mitigation** (48.6 FTE x 26.39%)
	# of Keys	**Average Unit Size**				
Lodge / Owner Restricted Condominiums	81	420.0	0.6 Employees / Key[4]	48.60	24.00%	11.67
					Total Employee Generation Required (FTE)	**11.67**
					Total Square Footage Requirement[9] (at 400 sf per FTE)	**4,666.56**
Commercial Land Use Category[6]	**Net Leasable Square Feet (sf)**[7]		**Employees (FTEs) Generated for each 1,000 sf**[8] (Code Generation)	**FTE Employees Generated** a.(5,958/1000)* 4.7 b.(642/1000)*3. 5	**Percent of Employee Generation Required for Mitigation**[1]	**Requited Mitigation**
Total Commercial Net Leasable	7,483					
Total Commercial Net Leasable At Grade	5,368		4.7	25.23	24.00%	**6.06**
Total Commercial Net Leasable Subgrade [Level 2 & 3]	2,362		3.5	8.3	24.00%	1.98
					Total Employee Generation Required (FTE)	**8.04**
					Total Square Footage Requirement[9] (at 400 sf per FTE)	**3,216.34**
Free Market Multi-Family Residential	**Net Livable Square Feet (sf)**[7]				**Percent of Square Footage Required for Mitigation**	**Requited Mitigation** (8,000 x 30%)
Net Livable Area	8,000				0.00%	-
					Total Employee Generation Required (FTE)[3]	**0.00**
					Total Square Footage Requirement[9] (at 400 sf per FTE)	-

AFFORDABLE HOUSING REQUIREMENTS SUMMARY:	
Total Employee Mitigation Required (FTEs) (Lodging FTE + Commercial FTE +,Free Market Net Livable Conversion to FTE)	**19.71**
Total Square Footage Mitigation Requirement (sq. ft.)	**7,882.90**

Notes:

1. For lodging projects with flexible unit configurations, also known as "lock-off units," each separate "key" or rentable division shall constitute a unit.

2. With the density bonus established at 550 sf of gross lot area per lodging key through the dimensional standards for the Gorsuch Haus Planned Development within the Lodge zone district, the employee generation mitigation requirements are established utilizing the chart applicable to lodging development pursuant to the chart in Section 26.470.070.8.a.2 of the Land Use Code. The chart requires an interpolation of the percentage of mitigation required based on the average net livable area of the lodging units for the Gorsuch Haus development. When the average unit size falls between the square-footage categories (in this case between 400 sf and 500 sf) the required affordable housing is determined by interpolating the schedule illustrated in the chart for Section 26.470.070.8.a.2 (in this case between 20% and 30% for the Affordable Housing Net Livable Area required as a percent of free-market net livable area and between 20% and 40% for the percentage of employee generation requiring the provision of mitigation).

3. Per Code Section 26.470.100 (A) for lodge projects only: An efficiency or reduction in the number of employees required for the lodging component of the project may, at the discretion of the Commission as a City of Aspen Land Use Code Part 400 – GMQS Page 9 means of incentivizing a lodge project, be applied as a credit towards the mitigation requirement of the free-market residential component of the project. Any approved reduction shall require an audit to determine actual employee generation after two (2) complete years of operation of the lodge.

4. AH employee generation for Lodging is based off of the number of lodging units, other uses including administration, back of house, living room, front desk, ski concierge, ski locker, valet, storage, conference space, business center, etc. are classified as accessory uses and therefore they do not generate employees. The spa is also under the accessory use category as it is not anticipated to be open to the public and will serve only lodging and residential guests. Additionally, the unit space for lodging does not include circulation, mechanical, and other space that is not included in the calculations for net-livable or net leasable space.

5. Employee Generation Rate for the Lodge zone district pursuant to code section 26.470.100.A.1. Employee generation is 0.6 per lodging bedroom and 4.7 employees generated per 1000 sf of net leasable space

6. Commercial uses include Food and Beverage, Retail, Service and Recreation. The accessory lodging uses such as the spa area and conference facilities are not included in the mitigation for affordable housing as these are accessory lodging uses.

7. AH calculations for commercial and residential areas are based on the Net Leasable and Net Livable areas within a development as defined Per Code Section 26.575.020.I Measurement of Net Leasable Area and Net Livable Area.

8. Section 26.470.100.A states that per the Lodge or Commercial district zoning 4.7 employees are generated per 1,000 sf of net leasable space; however, for basement and upper floors the rates of employee generation shall be reduced by 25% (does not apply to lodge units) this equates to an employee generation rate of 3.525 employees per 1,000 sf of net leasable commercial space.

9. Per code section 26.470.100.A.4. Employee/square footage conversion. Whenever an affordable housing mitigation requirement is required to be converted between a number-of-employees requirement and a square-footage requirement, regardless of direction, the following conversion factor shall be used: 1 employee equals 400 square feet of net livable area.

Building

Code compliance review performed by Jensen Hughes in addition to DRC comments from Building resulted in modifications to the existing strategy and construction to improve life safety. Changes are listed below:

- Emergency egress and exiting change occurred at Level 4. Exiting was redirected from the west to the east through a new corridor and discharge door.
- Additional wall sections and code compliance reviews are included to provide greater detail.
- The Jensen Hughes Code Compliance narrative of September 8, 2020 was provided to the City of Aspen Building Department to provide detailed support for the project's IBC compliance.

Measurement of Height

Community Development, Zoning and the Applicant Team have engaged in detailed discussions to confirm the method for measuring height. Following is the method defined by the Land Use Code and the approach the Applicant is utilizing for this Project:

- At the perimeter of the building, height is measured from the most restrictive of proposed or interpolated grade measured at the midpoint of the continuous roof plane. The midpoint is defined by Aspen Land Use code section 26.575.020.f.2.b. It is our understanding from this code section that the midpoint of each roof plane and all portions below the midpoint of the roof line must be to be under 40ft of the most restrictive grade.
- Within the proposed grade definition, our understanding of what is considered finished grade is either the dirt or occupiable surface at the face of the building as would be defined by measuring grade under the IBC.
    - Within 15ft of that perimeter, we are using interpolated grade (per code section 26.575.020.f.3.b).
- For the west elevation, proposed grade is measured at the top of the western most retaining wall as documented in Ordinance 39 Series of 2016.

Additional modifications related to height include:

- The roof top deck amenity has been lowered and a 50% transparent pool deck railing has been included.
- Building perimeter has been modified due to revised exiting strategy at Level 4
- The Height Plan has been updated to document all changes

Special Review

The Applicant team maintains the request for special review of the transformer, recloser and switchgear currently proposed on the east side of the Project, within the property setback and crossing into the proposed Lot 2. This utility vault design will include a metal, mesh-screen lid and is considered as exterior space. No additional construction is proposed within the setbacks.

Supplemental Materials Package:
The materials included provide additional details and refinements to the plans submitted as an amendment to the application on September 1st, 2016. While some of the calculations have changed slightly due to conversations/clarifications with Staff, no substantial changes have been made.

1. Gorsuch Haus CPTSB Variance Request – Submitted May 25, 2020
   Approved September 9, 2020
2. Gorsuch Haus Subdivision and PD Development Agreements
3. Certificate of Ownership, Dedications and Reservations

Draft Plan Set Exhibit Revised Materials:
Only the updated materials have been included in this package of updated exhibits. Sheets *italicized* indicate new materials prepared as requested by review agency.

P001 Draft Gorsuch Haus Subdivision/Detail Review Plan Set Cover Sheet
P002 Site Improvement Survey
P003 Proposed Illustrative Site Plan
P004.1 Existing and Proposed Development Overlay
P004.2 Proposed Development Enlargements
P004.3 Proposed Development Enlargements
P005 Existing Landscape Plan
P006 Proposed Landscape Plan
P008 Illustrative Perspective
P010 Illustrative Plan arrival at South Aspen St.
P011 Illustrative Perspective South Aspen St. Approach
R100 Reference Plan - Level P1
R101 Reference Plan - Level 01
R102 Reference Plan - Level 02
R103 Reference Plan - Level 03
R104 Reference Plan - Level 04
R105 Reference Plan - Level 05
R106 Reference Plan - Level 06
R107 Reference Plan - Level 07
R108 Reference Plan - Level 08
R109 Reference Plan - Level 09
R110 Reference Plan - Roof
G021 Code Summary
G022 Code Summary
G023 Code Summary
G024 Code Summary

G025 Code Summary
G026 Code Summary
G031 Proposed Floor Area Calculations
G032 Proposed Floor Area Calculations
G033 Proposed Floor Area Calculations
G034 Height Plan - Proposed Grade
G090 Code Analysis – Fire Separation Distance
G091 Code Analysis – Fire Separation Distance
G100 Code Analysis – Occupancy & Fire Rated Walls
G101 Code Analysis – Occupancy & Fire Rated Walls
G102 Code Analysis – Occupancy & Fire Rated Walls
G103 Code Analysis – Occupancy & Fire Rated Walls
G104 Code Analysis – Occupancy & Fire Rated Walls
G105 Code Analysis – Occupancy & Fire Rated Walls
G106 Code Analysis – Occupancy & Fire Rated Walls
G107 Code Analysis – Occupancy & Fire Rated Walls
G108 Code Analysis – Occupancy & Fire Rated Walls
G109 Code Analysis – Occupancy & Fire Rated Walls
G110 Exterior Stair Protection
G200 Code Analysis – Egress and Travel Distance
G201 Code Analysis – Egress and Travel Distance
G202 Code Analysis – Egress and Travel Distance
G203 Code Analysis – Egress and Travel Distance
G204 Code Analysis – Egress and Travel Distance
G205 Code Analysis – Egress and Travel Distance
G206 Code Analysis – Egress and Travel Distance
G207 Code Analysis – Egress and Travel Distance
G208 Code Analysis – Egress and Travel Distance
G209 Code Analysis – Egress and Travel Distance
D200 Building Elevations
D201 Building Elevations
D202 Building Elevations Conceptual Approval vs Detailed Review
D306 Height Study – Section 1
D307 Height Study – Section 2
D308 Height Study – Section 3
D309 Height Study – Section 4
D310 Height Study – Section 5
D311 Height Study – Section 6
D312 North Height – Section 1 and 2
D312 North Height – Section 3 and 4

G050 Snow Shedding Roof Plan
G051 Dormer Plan
A801 Material Board
C.2.00 Cul-de-sac Plan, Profile and Grading
C.2.03 Conceptual Perimeter Grading Plan
C.2.06 West Swale Plan, Profile & Sections
S.101 Gorsuch Haus PD/ Subdivision
S.102 Gorsuch Haus PD/ Subdivision
S.103 Gorsuch Haus PD/ Subdivision
S.104 Gorsuch Haus PD/ Subdivision
S.105 Gorsuch Haus PD/ Subdivision

HOLLAND & HART DRAFT
February 28, 2020; Updated 9/16/20

GORSUCH HAUS SUBDIVISION/PD
DEVELOPMENT AGREEMENT

THIS GORSUCH HAUS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into this _____ day of _____ by and between **THE CITY OF ASPEN, COLORADO**, a Colorado home rule municipal corporation (hereinafter referred to as "City"), and **NORWAY ISLAND, LLC** a Delaware limited liability company (hereinafter referred to as "Norway Island").

WITNESSETH:

WHEREAS, Norway Island has, with the consent of the Aspen Skiing Company, submitted to the City an application for Planned Development - Detailed Review approval (the "**Application**") for that certain property in the City of Aspen, Colorado, including Parcel ID Nos. 273513127001, 273513126001, and 273513400028 (4 parcels total, 3 Parcel ID numbers) more particularly described on **Exhibit A** attached hereto and a made a part hereof by this reference (all of which, together with a portion of the South Aspen Street and all of the Summit Street rights-of-way to be vacated by the City, are collectively referred to in this Agreement as the "**Property**"), which Application requests the approval and recordation of an Approved Plan Set documenting the design, layout and configuration of the proposed development (the "**Approved Plan Set**"); and the approval, execution and recordation of a Final Plat of the Gorsuch Haus Subdivision/Planned Development (the "**Final Plat**"), consisting of two (2) platted lots, identified on the Final Plat as Lot 1 ("Lot 1") and Lot 2 ("Lot 2"); and

WHEREAS, City has fully considered the Application, the Approved Plan Set, the Final Plat, the proposed development and improvement of the Property, and the effects of the proposed development and improvement of said Property on adjoining or neighboring properties and property owners; and

WHEREAS, City has approved the Application and in connection therewith has imposed certain conditions and requirements in connection with its approval and recordation of the Approved Plan Set and its approval, execution and recordation of the Final Plat, such matters being necessary to protect, promote and enhance the public safety, health and welfare; and

WHEREAS, Norway Island is willing to acknowledge, accept, abide by and faithfully perform the conditions and requirements imposed by City in approving the Application, the Approved Plan Set, and the Final Plat; and

WHEREAS, pursuant to Section 26.490.060.B., Site Protection Guarantee, and Section 26.490.060.C., *Site Enhancement Guarantee*, of Title 26, *Land Use Regulations*, of the Aspen Municipal Code (the "Regulations"), City is entitled to certain financial guarantees to ensure recovery of the Property and surrounding grounds to a safe and visually acceptable condition, and the installation of public improvements on or adjacent to the Property in the event of a work stoppage, and Norway Island is prepared to provide such guarantees as hereinafter set forth; and

WHEREAS, pursuant to Section 26.490.070.A.1., *Landscape Guarantee*; Section 26.490.070.A.7., *Public Facilities and Public Infrastructure Guarantee*; and Section 26.490.070.8., *Storm Water and Drainage Improvements Guarantee*, of the Regulations, City is entitled to certain financial guarantees to ensure (i) that the required landscaping is implemented and maintained, (ii) that required public facilities are installed and (iii) the successful implementation of required storm water and drainage infrastructure, and Norway Island is prepared to provide such guarantees as hereinafter set forth; and

WHEREAS, contemporaneously with the execution and recording of this Agreement, City and Norway Island have recorded the Approved Plan Set as Reception No. _____ and City and Aspen Skiing Company have executed and recorded the Final Plat in Plat Book _____ at Page ____ as Reception No. _____, both in the Real Estate Records of the Clerk and Recorder of Pitkin County, Colorado (all recording information described in this Agreement refers to the Real Estate Records of the Clerk and Recorder of Pitkin County, Colorado); and

WHEREAS, contemporaneously with the execution and recording of this Agreement Aspen Skiing Company has conveyed to Norway Island all of Lot 1; and

WHEREAS, for the purpose of this Agreement, the following additional definitions shall apply:

"Gorsuch Haus Project" or the "Project"—the subject development to contain up to 81 lodge keys, four free-market residential units totaling up to 8000 sq. feet of net livable area, one 1-bedroom affordable housing unit, 7,730 sq. feet of net leasable commercial space (including restaurant and retail uses), and ski lift and facilities on Lot 1, together with ski area operations and associated ski and non-mechanized summer uses for the relocated Lift 1A, skier return, snow making infrastructure and event staging and viewing areas on Lot 2.

"Gorsuch Haus Lodge"—the main mixed-use building to be developed as part of the Gorsuch Haus Project upon Lot 1, with features to include 81 lodge units and a rooftop public amenity area.

"Current Lift 1A"—this term is used to describe the existing and functioning Lift 1A terminal and related skier services and ski patrol facilities

"Future Lift Terminal" – this term is used to describe the new lift terminal that will be located in Willoughby Park.

"Lift 1 Corridor"—this includes the Property and the property related to the adjacent Lift One Lodge project described in Ordinance No. 38, Series of 2018, together with

adjacent future park lands that will eventually become a necessary part of the ski way and ski operations.

the "Lift One Lodge Project"—a separate development project approved by the City pursuant to Ordinance No. 38, Series of 2018 that will be developed in connection with the development of the Gorsuch Haus Project.

NOW, THEREFORE, for and in consideration of the forgoing provisions, the mutual covenants and agreements herein contained, the approval of the Application and approval and acceptance of the Approved Plan Set and the approval, execution and acceptance of the Final Plat for recordation by the City, and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

ARTICLE I.
PURPOSE OF DEVELOPMENT AGREEMENT

1.1 **Purpose**. The purpose of this Agreement is to set forth the complete and comprehensive understanding and agreement of the parties hereto with respect to the development of the Gorsuch Haus Project, and to enumerate all terms and conditions under which such development may occur.

ARTICLE II.
LAND USE APPROVALS

2.1 **Approval Actions**. The following land use approvals (the "**Approvals**") have been granted to Norway Island for the development of the Property:

(a) Ordinance No. 39, Series of 2016, approved December 12, 2018 and recorded on April 8, 2019 as Reception No. 655085 ("**Ordinance 39**") granted the following land use approvals (i) Planned Development -Project Review; (ii) Rezoning; (iii) Growth Management Quota System Reviews; (iv) Conceptual Commercial Design Review; (v) 8040 Greenline Review; (vi) Mountain View Plane; (vii) Major Subdivision; (viii) Special Review for Lodge Density Standard; (ix) Special Review for affordable housing net unit livable standards; and (x) Vested Property Rights. Ordinance 39 also included approval of vacation by the City of approximately 8,206 sq. feet of public street right of way (a portion of the South Aspen Street right-of-way and the entire Summit Street right-of-way) adjacent to the Property for use in connection with the Project, which vacation is depicted on the Street and Easement Vacation Plat to be executed by the Aspen Skiing Company and the City and recorded immediately prior to recordation of the Final Plat.

(b) Planning and Zoning Commission Resolution No. ____ Series of _____ approved _____ and recorded _____ as Reception No. _____ granted Planned Development – Detailed Review approval and Final Commercial Design Review approval for the Project.

(c) The Development Order ("Development Order") for the above-described Approvals was issued by City of Aspen Community Development on _____, with an effective date of _____.

2.2 **Development Orders Control**. The provisions of the above-described Approvals, including the Development Order, are incorporated herein and made a part of this Agreement. To the extent that matters addressed in such Approvals are also addressed in this Agreement, the provisions of the Approvals and the Development Order shall control.

2.3 **Dimensional Requirements**. Exhibit B to Ordinance 39 established and approved the following dimensional requirements for the Project:*

(a)	**Minimum Gross Lot Area**	**44,545 Sq. Ft. (lot 1)**
(b)	**Minimum Net Lot Area Per Dwelling Unit**	**N/A**
(c)	**Minimum Lot Width**	**+/- 60 Feet**
(d)	**Minimum Front Yard Setback**	**5 feet**
(e)	**Minimum Side Yard Setback**	**5 feet**
(f)	**Minimum Rear Yard Setback**	**5 feet**
(g)	**Maximum Height**	**40 feet (except as otherwise allowed by Section 7.A of Ordinance 39).**
(h)	**Allowable Floor Area**	**64,023 Sq. Ft.**
	Lodge	**42,077 Sq. Ft.**
	Commercial	**7,730 Sq. Ft.**
	Multi-family	**8,633 Sq. ft.**
	Affordable Housing	**730 Sq. Ft.**
(i)	**Maximum Multi-Family Size Cap**	**4 units with 1,500 Sq. Ft. per unit (up to 2,000 Sq. Ft. per unit via use of TDRs)**
(j)	**Minimum Off-Street Parking**	
	Lodge	**81 keys = 41 spaces**
	Residential	**4 units = 4 spaces**
	Commercial	**7,730 Sq. Ft. = 7.7 spaces**
(k)	**Public Amenity Space**	**Minimum of 11,136 Sq. Ft.**

DRAFT

~~*Note:~~ The approved dimensions from the Project Approval pursuant to Ordinance 39 Series of 2016 remain in full effect. Minor adjustments to reflect programming changes as the project moves from planning to building permit shall be permitted, but in no instance shall any dimensions exceed what is outlined in said Ordinance. Minor changes to the Project's dimensional requirements may be approved by the City's Community Development Department provided that the resulting floor areas do not exceed that which is permitted in the Lodge zone district. Should the dimensions of the Final Building Permit issuance be lower than those outlined in the Ordinance 39, the Applicant shall have the right to add additional square footage to the project though an Insubstantial Amendment through the period of vesting. The governing Dimensional Standard in Section 1: General Approval, Section 7: Project Dimensions paragraphs A and B and ~~Exhibit B~~ Dimensional Standards on Exhibit B of Ordinance 39 complete approved standards. Norway Island shall also comply with the additional conditions regarding dimensional requirements set forth in sub-sections 7.A (exceptions to height limitation for rooftop elevators, 7.B and 7.C of Ordinance 39).

2.4 **Vested Rights**. In accordance with the requirements of C.R.S. Section 24-68-103(b) (2019), a properly noticed public hearing concerning the establishment of such vested rights for the Property was conducted on January 7, 2019. The City has since determined that the Project and the Approvals related to the same constitute a new site-specific development plan pursuant to Land Use Code Section 26.308.010 and C.R.S. § 24-68-101 et seq. attaching to and running with the Property and conferring upon Norway Island the right to undertake and complete the site-specific development plan and use of the Property under the terms and conditions of the site-specific development plan, and any approved amendments thereto. As such, development of the Project and shall not be altered, impaired, diminished or delayed by any subsequent zoning or land use action that is prohibited by C.R.S. Section 24-68-105(1). However, any failure to abide by any of the terms and conditions attendant to the Approvals that is not cured by Norway Island after written notice from the City, a right to a public hearing in accordance with applicable provisions of the Land Use Code, and a reasonable opportunity to cure, will result in the forfeiture of said vested property rights.

The City and Norway Island further agree that, due to various factors, including but not limited to the significant scope of this Project, the City's request to pursue relocation of the base of Current Lift 1A, and the need to wait until all required City-owned property is available for this use, it is appropriate for vested rights to extend beyond three years. Consequently, the right to undertake and complete the development and use of the Property pursuant to the terms and conditions of the Approvals and the Approved Plan Set for the Property shall commence upon the effective date of the Development Order for the Project issued by the City pursuant to Section 26.304.080 of the Land Use Code and be vested thereafter for a period extending until five years following the effective date of the use rights conferred as part of the initial 40-year term of the Dolinsek License pursuant to Section 6.A.1 of Ordinance No. 38, Series of 2018. If the effective date of the use rights conferred as part of the initial 40-year term of the Dolinsek License has already occurred, the vested rights shall extend for a period of five (5) years from the effective date of the Development Order. However, the vesting period shall not extend longer than the validity of the Development Order issued for the Project pursuant to Section 26.304.080 of the Land Use Code, as amended from time to time (which Section 26.304.080 currently provides that a Development Order will not be valid for more than ten years). Additionally, nothing herein shall be construed as limiting Norway Island's right to proceed with the Project

Formatted: Highlight

prior to the commencement of the initial 40-year term of the Dolinsek License, provided that the Project has received the required Detailed/Final Review approvals described in Ordinance 39 and complied with the City's permit requirements.

As authorized by CRS § 24-68-102(4)(a), the City and Norway Island agree that the Site Specific Development Plan for the Property consists of and includes, but is not limited to, the number, permitted size, and configuration of the Project's lodge units, residential units, affordable housing unit, the size and configuration of associated commercial spaces, and other areas of the Project; all matters set forth in the Approvals referenced in Section 2.1 above; the Approved Plan Set recorded as Reception No. _____; the Final Plat recorded as Reception No._____; this Agreement; and all other documents recorded concurrent herewith. For purposes of this Section 2.4, this Agreement shall be considered a "development agreement" as that term is used in C.R.S. Section 24-68-104(2).

ARTICLE III.
DEVELOPMENT REQUIREMENTS AND RESTRICTIONS

3.1 **Project Components**. The Project approved pursuant to the Approvals referenced in Section 2.1 above consists of the following principal components:

(a) **Lodge**. The Project will contain eighty-one (81) lodge units with 81 keys. The Project's lodge units will contain maximum allowable floor area of approximately 42,077 square feet. Minor changes to the Project's allowable lodge floor area, and any resulting changes to its net livable area, may be administratively approved by the City's Community Development Department provided that the resulting floor area does not exceed that which is permitted in the Lodge (L) zone district.

(b) **Commercial Net Leasable Area**. The Project's commercial components will include ~~a~~ restaurant and retail uses~~, [and others?]~~. These components are limited to a total net leasable area of 7,730 square feet and to a maximum allowable floor area of approximately 7,730 square feet. Minor changes to the Project's allowable commercial floor area may be administratively approved by the City's Community Development Department provided that the resulting commercial floor area does not exceed that which is permitted in the Lodge zone district.

(c) **Affordable Housing Unit**. The Project will contain one onsite (1) one-bedroom affordable housing unit. The one-bedroom unit will contain a minimum of 730 square feet of net livable area. The Project's affordable housing component is limited to a maximum allowable floor area of approximately 730 square feet. Minor changes to the Project's allowable affordable housing floor, and any resulting changes to its net livable area, area may be administratively approved by the City's Community Development Department provided that the resulting lodge affordable housing floor area does not exceed that which is permitted in the Lodge zone district.

Formatted: Highlight

(d) **Parking**. The Project will contain fifty-six (56) off-street parking spaces in its Subgrade Garage which are permitted to be tandem spaces. All parking spaces in the Subgrade Garage shall be limited to the use of lodge guests, residential unit owners, affordable

housing unit tenants, and users of the Project on space available basis. Each residential unit and the affordable housing unit shall be assigned a standard, non-stacked parking space in the Subgrade Garage. Long-term car parking by any user of the Subgrade Garage shall be prohibited provided, however, that the parking of vehicles that are owned or used by the residential unit owners and the affordable housing tenants is permitted.

(e) **Public Amenity Spaces**. Norway Island shall provide a total of 11,136 square~~.~~ feet of public amenity space, a portion of which shall be on the rooftop of the Gorsuch Haus Lodge building. Minor changes in the distribution of the Project's public amenity space may be approved by the City's Community Development Department. These spaces shall remain permanently accessible to the general public via stairs and/or elevators. These spaces shall not be enclosed with temporary or permanent walls or windows, or otherwise enclosed as interior conditioned space, except to the extent that tents and similar soft-sided enclosures may be allowed pursuant to the land use code, and some portions for the public amenity spaces may need to be covered due to the proximity of the proposed ski lift. The public amenity space may be partially covered by overhangs due to the close proximity of this space to the future ski lift alignment. All public amenity space may be oriented to the ski slope east of the Project. The rooftop public amenity space shall be subject to a public access easement, said easement to be referenced on the Final Plat. The rooftop public access easement shall be subject to the reasonable additional rules and regulations governing its use by the public to be established and periodically updated by the Gorsuch Haus Lodge.

(f) **Other Ski-R~~r~~elated Uses on Lot 2**. The Project approvals also contemplate the construction, operation, and maintenance of ski-related infrastructure on Lot 2, ownership of which shall be retained by Aspen Skiing Company. These improvements include a relocated ski lift alignment for the Future Lift Terminal, development of new lift towers, regrading for skier return, regrading for the Aspen Mountain service road, traditional ski and non-mechanized recreational operation maintenance activities, and a ski race finish/special event use viewing area. A special event permit shall be obtained for the viewing area to the extent required by City code at the time of development. Service gates may be placed at the entrance of the realigned Aspen Mountain service road on Lot 2, provided that the service gate locations, dimensions, materials and color shall be subject to future administrative review and approval by the City's Community Development Department.

(g) **Growth Management Allotments**. The following growth management allotments have been allocated to the Project:

(i) Four free market residential dwelling unit allotments (from 2016 GMQS calendar year).

(ii) One 1-bedroom affordable housing unit allotment (from 2016 GMQS calendar year).

(iii) 7,730 square feet of new commercial net leasable space (from 2016 GMQS calendar year).

DRAFT

(iv) 112 lodging pillows, which equals 56 lodging keys, from the 2016 calendar year, with approval for 50 lodging pillows, which equals 25 keys, to be granted from the 2017 GMQS calendar year.

3.2 **Affordable Housing**.

(a) **Mitigation Requirements**. The Community Development Department has determined that the Project will require the mitigation of 24.68 Full-Time Equivalent employees ("FTEs"). Upon request of APCHA two years after issuance of certificates of occupancy for the Project, Norway Island or its successors, at their own expense, shall complete an audit to evaluate actual employee generation by the Project—if the free market component is shown to generate FTEs in addition to those supplied by the lodging component, additional mitigation may be required by the City commensurate with the employees generated by the free market component, up to an additional 4.64 FTEs. As set forth in Section 3.1(c) above, the Project will contain one (1) one-bedroom unit which is credited with housing 1.95 FTEs. In addition to the provision of one on-site affordable housing unit, mitigation may be satisfied utilizing on-site units, off-site units, "buy-down" units, or City of Aspen Affordable Housing Credits. Off-site units may be provided at locations within the Aspen Urban Growth Boundary. Cash in lieu is not permitted to satisfy affordable housing requirements. All required affordable housing mitigation shall be satisfied prior to issuance of certificates of occupancy for the Project.

Formatted: Highlight

Formatted: Highlight

Formatted: Highlight

(b) **Special Review**. Special Review approval pursuant to Land Use Code Section 26.430.040 was granted pursuant to Ordinance 39 to allow a maximum of fifty (50) percent of the finished floor of the affordable housing unit to be located below finished grade.

(c) **Affordable Housing Conditions**. The Project's one affordable housing unit shall be deed restricted to the Aspen/Pitkin County Housing Authority's ("APCHA") Category 4 income and occupancy guidelines, and shall meet the following conditions:

(i) The affordable housing unit shall meet or exceed the minimum net livable area requirements for Category 4 units;

(ii) The deed restriction for the affordable housing unit shall be recorded prior to the issuance of a Certificate of Occupancy ("CO") for the unit. The CO for the affordable housing units shall be issued at the same time or prior to the CO for the Gorsuch Haus Lodge;

(iii) All tenants shall be approved by APCHA prior to occupancy;

(iv) Employees of the Project residing within the on-site affordable housing unit shall be exempt from APCHA's maximum asset and income limitations provided, however, that such tenants work full time and do not own any other property within APCHA's ownership exclusion zone, both as defined in the APCHA Guidelines;

(v) Minimum occupancy requirements shall be maintained for each unit as defined in the APCHA Guidelines;

DRAFT

(vi) The unit shall not remain vacant for more than forty-five (45) days unless APCHA is notified as to why the unit has been left vacant;

(vii) A washer and dryer shall be provided in the affordable housing unit;

(viii) The affordable housing unit shall be assigned one (1) parking space in the Subgrade Garage--this space shall not be a stacked or tandem space; and

(ix) The affordable housing unit shall be a rental unit. The Project's Condominium Declaration shall contain language, to be reviewed and approved by APCHA, that in the event the unit becomes an ownership unit:

~~1.~~ It will be sold through the lottery system;

~~2.~~ The dues for the unit will be pro-rated based on the assessed value of the deed restricted unit versus the free market residential units, as well as the relative square footage of the units; and

~~3.~~ No common expenses will be charged to the deed restricted unit owner unless approved by APCHA.

Formatted: Indent: Left: 1.5", Bulleted + Level: 1 + Aligned at: 0.5" + Indent at: 1", Tab stops: Not at 0.5"

3.3 **Reimbursement Agreement for South Aspen Street Improvements**. Norway Island agrees to enter into a reimbursement agreement for purposes of cost-sharing, on a proportionate basis, the costs of reconstruction of South Aspen Street as depicted on the engineering drawings prepared by Schmueser, Gordon & Meyer, Inc., and recorded as part of the development approvals for Lift One Lodge in Plat Book 102 at Pages 11-19 (the "South Aspen Street Improvement Plans"). The proportionate share of such expenses allocated to Lot 1 shall be 20.45%. The reimbursement agreement shall also include cost recovery provisions regarding prior road surface and sidewalk improvements as well as certain infrastructure improvements (including water lines, sewer lines, and shallow utility lines) consistent with the development approvals for the One Aspen Townhome project. Any improvements to the cul-de-sac beyond the scope of the South Aspen Street Improvement Plans shall be allocated fully to Norway Island.

3.4 **Construction in Accordance with Building Codes and Plans**. Construction of the Project, and all its component parts, shall be accomplished in substantial compliance with adopted City building and accessibility codes in effect at the time a Building Permit application is submitted, and with the Approved Plan Set. The elevator access to the Project's rooftop amenities shall meet International Building Code accessibility requirements. The affordable housing unit shall be provided with an ADA compliant circulation path within the hotel interior that connects the unit to the Subgrade Garage and the public right-of-way.

(a) The Project shall be subject to the 2015 IECC Energy Code.

(b) Pursuant to Section 26.575.020 (F)(3)(c) of Title 26, Land Use Regulations, building/mechanical heights shall be measured to the first layer of exterior sheathing or weatherproofing membrane. Any additional insulation and associated material

Formatted: Not Highlight

requirements imposed by the 2015 IECC Energy Code shall constitute "other veneer treatments" for the purpose of calculating building/mechanical heights.

3.5 **Engineering Department Requirements**. The Project shall comply with all sections of Title 21, Streets, Sidewalks and Other Public Places, of the Aspen Municipal Code, and all construction and excavation standards published by the Engineering Department.

(a) **Drainage**. The Project shall meet the requirements of the City's Urban Runoff Management Plan. A compliant drainage plan, including a 100-year mudflow analysis, shall be submitted with the building permit application for the Project.

(b) **Sidewalk/Curb/Gutter**. All sidewalk curb and gutter shall meet the Engineering Standards set forth in Title 21 of the City of Aspen Municipal Code.

(c) **Excavation Stabilization**. Due to the scale of excavation and proximity of excavation to neighboring property, an excavation stabilization plan shall be submitted to the Engineering Department at building permit submittal. Soil stabilization shall be located within the ~~p~~Property boundaries and within the construction easements established in Section 5(D) of Ordinance 39 or follow Section 21.12.140 of the Municipal Code.

(d) **Ground Stability Monitoring**. In order to ensure that development of the Project does not exacerbate naturally occurring ground movement, an inclinometer shall be installed and maintained by Norway Island or its successors or assigns and bi-annual readings shall be taken through the time until issuance of certificates of occupancy for the Project.

(e) **West Drainage Swale Headwall and Catch Basin Maintenance**. Norway Island shall provide routine maintenance and periodic inspections of the headwall and catch basin facilities for the west swale located on portions of Lot 1 and Lot 2 as well as within the South Aspen Street right of way, as depicted on Sheet 5 of the Final Plat. This routine maintenance and periodic inspection shall include trash and debris removal. Actual ownership of the headwall and catch basin facilities shall remain with the City, and the City shall be responsible for any and all future capital repairs, improvements or replacements of these facilities upon acceptance of these facilities by the City following construction of the Project. The City shall have non-exclusive easements for access to and maintenance of these facilities as well as other drainage facilities, as provided in Paragraph 13 of the Certificate of Ownership, Dedications and Reservations on Sheet 1 of the Final Plat, and as shown and described on Sheet 5 of the Final Plat.

Formatted: Font: Bold

3.6 **Fire Mitigation**. The Project shall comply with all codes adopted by the Aspen Fire Protection District. This includes, but is not limited to, access (International Fire Code, 2003 Edition, Section 503), approved fire sprinkler, and fire alarm systems (International Fire Code, as amended, Sections 903 and 907). The Subgrade Garage shall have adequate fire access which shall be reviewed and approved by the City's Fire Marshall.

3.7 **Parks Department Requirements**.

(a) Tree removal permits are required prior to issuance of a building permit for any demolition or significant site work. Mitigation for tree removal (after consideration of

any appropriate credits) shall be met by a cash-in-lieu payment, by on-site plantings, or a combination of both as provided for in Title 13, Chapter 13.20, Tree Removal Permits, of the Aspen Municipal Code. Rooftop plantings shall not qualify as mitigation.

(b) A tree protection plan depicting the drip lines of each individual tree or group of trees which is to remain on the Property shall be included in the building permit submittal for any demolition or significant site work. The plan shall depict the location of tree protection zones which shall be approved by the City Forester. The plan shall prohibit excavation; the storage of building materials, construction and equipment; and access over or through the protection zones by foot or vehicles.

(c) Norway Island shall dedicate to the City on the Final Plat an easement for a public pedestrian and bicycle trail that provides access from Hill Street to the existing public access and skiers easement recorded in Book 42 on Page 489 to the satisfaction of the Parks Department.

(d) The Final Plat shall also include a public access easement that permits access from Hill Street, across Lot 2 and along and within the alignment ~~and is commensurate with~~ of the Aspen Mountain Operations~~Service~~ Road to the satisfaction of the Parks Department. The City agrees, however, that public access may be managed to restrict access from time to time at the discretion of the Aspen Skiing Company for safety, maintenance, operations, loading, unloading, and staging purposes, as it determines. This easement may overlap with the trail easement referred to in the preceding sub-paragraph.

(e) The Final Plat shall also include dedication of a public access easement on the western stairway of the Gorsuch Haus Lodge to the satisfaction of the Parks Department.

3.8 **Aspen Consolidated Sanitation District Requirements**. Sanitary sewer service is contingent upon compliance with the Aspen Consolidated Sanitation District's ("ACSD") rules, regulations and specifications which are on file at the ACSD office. Prior to certificates of occupancy for the Project, Norway Island shall connect to the recently upgraded sanitary sewer line in the South Aspen Street right-of-way. Prior to construction of the connection, the connection shall be approved to the satisfaction of ACSD.

3.9 **Environmental Health Department Requirements**.

(a) **Environmental Health Codes**. Code requirements to be aware of when filing a building permit include (i) a prohibition against engine idling, (ii) regulation of fireplaces, (iii) fugitive dust requirements, (iv) noise abatement, and (v) pool design.

(b) **Trash Requirements**. The Project's trash enclosures shall meet the minimum requirements outlined in Title 12, Solid Waste, of the Aspen Municipal Code. Special Review approval from the Environmental Health Department may be required to satisfy dimensional requirements.

(c) **Ski Lift Operations**. The City and Norway Island understand and acknowledge that functional operation of the Lift 1 Corridor requires that the Aspen Skiing Company undertake certain operation and maintenance activities, including snowmaking, snow

grooming, lift maintenance, load in and load out for special events and mountain operations, outside of operational hours, including during early morning, evening, and nighttime hours throughout the Lift 1 Corridor.

3.10 **Water / Utilities Department Requirements**. The Project shall comply with the City of Aspen Water System Standards, with Title 25, and with the applicable standards of Title 8 (Water Conservation and Plumbing Advisory Code) of the Aspen Municipal Code, as required by the City of Aspen Water Department. All water System Distribution Standards in place at the time of building permit submittal shall apply, and all tap fees will be assessed per applicable codes and standards.

3.11 **Outdoor Lighting and Signage**. All outdoor lighting and signage shall meet the requirements of Section 26.575.150, Outdoor Lighting, of the Regulations. Compliance with this condition shall be verified at building permit review.

3.12 **Colorado Passenger Tramway Safety Board Review.** The Colorado Passenger Tramway Safety Board will conduct a review of the lift and ski corridor for compliance with safety and design standards. If the review by the Tramway Board requires modification to any element of the design of this approved project to comply with standards, such modifications will be reviewed and may be approved administratively by the Community Development Director.

3.13 **Cost Sharing for Dean Street Improvements and Skiers' Chalet Relocation and Rehabilitation**. Pursuant to Ordinance No. 38, Series of 2018 and a separate development agreement between the City and Lift One Lodge, the City shall contribute a fixed amount of $4,360,000.00 to Lift One Lodge in support of the public facing elements of its project, including improvements to Dean Street and the relocation and rehabilitation of the Skiers' Chalet Lodge. Additionally, at the time of demolition of Aspen Skiing Company's existing Lift 1A ski operations space), Norway Island shall contribute $1,000.000.00 to the City toward the relocation, rehabilitation and repurposing of the ski operations-related elements of the Skiers' Chalet Building. Such funds shall then be held in escrow and released to Lift One Lodge upon its delivery of the relocated and rehabilitated Skiers' Chalet Building in a "white box" condition as provided in Ordinance No. 38, Series of 2018. However, if the delivery of the relocated and rehabilitated Skiers' Chalet Building in "white box" condition takes place prior to the demolition of the Current Lift 1A ski operations space, then Norway Island shall deliver the $1,000,000.00 contribution directly to Lift One Lodge at the time of delivery.

3.14 **Lot 2 Development Restriction**. The Property Owner shall include a plat note on the final subdivision plat that restricts Lot 2 against all future residential building and residential development and other land uses and activities that are not consistent with the intent and approved development contemplated by Ordinance 39. Any amendment to the condition relating to residential building and residential development shall require a successful majority vote of the public. This plat note shall expressly authorize the construction and use of all ski and non-mechanized recreational infrastructure, including ski lifts, towers, snowmaking equipment, accessory and support structures pursuant to Ordinance 39 as well as the ability to conduct skiing, recreational uses and uses that do not require mechanized infrastructure, all related ski and recreational operations and accessory ski and recreational uses, including snowmaking, snow management, grooming, hiking, biking, up-hilling and events related thereto, as well as

DRAFT

traditional and routine ski operations and maintenance on the Property, including Mountain Access Road use and maintenance, as well as motorized vehicle, equipment and material staging and access in both winter and summer seasons along the Mountain Access Road.

~~[NOTE: See also the dedications and reservations as well as the Plat Notes covering ski and non-mechanized recreational uses and operations set forth on the draft Final Plat.]~~

3.15 **South Aspen Street Winter Maintenance**. The City is not presently requiring the Gorsuch Haus Project or the Lift One Lodge Project to construct a snowmelt system in South Aspen Street. However, Norway Island hereby expressly confirms, acknowledges, and agrees to be bound to participate in the South Aspen Street Winter Maintenance process outlined in Section 30 of Ordinance 39 and also set forth on **Exhibit B** attached hereto to evaluate the feasibility and efficacy of installation of a snowmelt system, to include the pursuit of alternatives to a snowmelt system. After completion of all required elements and triggers pursuant to that process, if it is nonetheless determined by the City that a snowmelt system is the only mechanism to adequately and reasonably respond to winter street conditions and actual post-development traffic impacts from this Project and the Lift One Lodge Project, the City may then proceed to require Norway Island and the developer of the Lift One Lodge Project to install a snowmelt system, in which case Norway Island shall only be required to pay 1/3 of the cost. Norway Island expressly accepts these obligation as a condition of approval of the Project. As Aspen Street is a public street, any contemplated snowmelt system shall be exempt from applicable Renewable Energy Mitigation Program (REMP) fees.

Formatted: Font: Bold

3.16 **Construction Staging and Sequencing Plan**. A preliminary construction staging and sequencing plan of coordination between Norway Island, the developer of the Lift One Lodge Project, and Aspen Skiing Company is attached to this Agreement as **Exhibit** C___.

3.17 **Material Representations**. All material representations and commitments made by Norway Island in connection with the Project's development approvals contained or referenced herein, whether made in public hearings or in documentation presented before the Aspen Planning and Zoning Commission or the Aspen City Council, are hereby expressly incorporated in said Project's development approvals and such representations and commitments shall be complied with by Norway Island as if fully set forth herein, unless amended by an authorized entity.

3.18 **School Land Dedication Fee**. Before building permits are issued for the Project, Norway Island shall pay to City a cash payment in lieu of school land dedication for the Project's four free market residential units and one affordable housing unit in an amount to be determined at building permit issuance based on the regulations in effect at that time.

3.19 **Park Development Impact Fee**. Before building permits are issued for the Project, Norway Island shall pay to City a Park Development Impact Fee for the Project in an amount to be determined at building permit issuance based on the regulations in effect at that time.

3.20 **Air Quality Impact Fee**. Before building permits are issued for the Project, Norway Island shall pay to City an Air Quality Impact Fee in an amount to be determined at building permit issuance based on the regulations in effect at that time.

3.21 **Additional Licenses and Easements.** Pursuant to Section 5 of Ordinance 39, within 180 days following the City's issuance of a Development Order for the Project, and prior to issuance of a CO, Norway Island shall finalize and provide the following additional licenses and easements to the City, which agreements shall all contain commercially reasonable insurance and indemnity provisions (provided, however, that the City will not provide an indemnification to any party):

A. As contemplated in the dedications and reservations set forth in the Final Plat, an easement agreement between Norway Island and the Aspen Skiing Company to allow ski-related activity and infrastructure on Lot 1 and to allow skiing and ski and lift related activities, equipment, improvements and infrastructure, including, without limitation, subgrade snowmaking infrastructure as well as above grade ski and lift related equipment, improvements and infrastructure to occur on, over and under the Hill Street right-of-way. The easement agreement will provide that Aspen Skiing Company will own and exclusively control all ski and lift related equipment, improvements and infrastructure construed on, over, and under the Hill Street right-of-way.

~~[NOTE: See dedications and reservations shown and described on the Final Plat as well as in the Ski Operations Agreement.]~~

B. A fee-free easement agreement between Norway Island and the City pursuant to which the City will grant to Norway Island an easement over, under and across and through all public rights-of-way and City-owned lands adjacent to the Project for the purpose of allowing construction work and staging, crane swinging, over-digging, shoring, soil nails and other construction activities necessary or appropriate to undertake the construction of the Project and to establish and maintain a safe working environment during such construction. However, no such easements to be granted by the City with respect to the Dolinsek Property shall be legally effective until the City is permitted to grant such easements pursuant to the Dolinsek Deed, and no such easements on the Dolinsek Property shall violate the terms and restrictions of the Conservation Easement on the Dolinsek Property held by the Aspen Valley Land Trust.

C. As provided in Paragraph 13 of the Certificate of Ownership, Dedications and Reservations on Sheet 1 of the Final Plat, and as shown on Sheet 5 of the Final Plat, the City shall be granted limited, non-exclusive easements over and across Lot 1 and Lot 2 for access to and maintenance of storm water and surface drainage facilities and infrastructure, including the west swale headwall and catch basin depicted on Sheet 5 of the Final Plat.

~~[NOTE: See dedications and acceptances shown and described in the Vacation Plat as well as in the Final Plat.]~~

DRAFT

3.22 **City Vacation of Street Rights-of-Way and Acceptance of Private Property**. Pursuant to Section 4 of Ordinance 39, the City has approved vacation of public right-of-way comprising approximately 8,206 square feet of area, to be replaced with all necessary utility easements, all as shown on the Final Plat. The City has also agreed to accept the dedication of approximately 3,462 square feet of private property at the terminus of South Aspen Street for a public right-of-way for cul-de-sac improvements. To the extent that such dedications and acceptance of private property by the City are not effectuated by the Final Plat, the parties agree to exchange deeds no later than 45 days following the recordation of the Final Plat

3.23 **Encroachment Licenses**. Upon receipt by the City from Norway Island of completed revocable easement license applications, the City shall grant revocable encroachment licenses to Norway Island for all private improvements and infrastructure for the Project shown on the Approved Plan Set that will be located within City rights of way.

3.24 **Other Agreements**. Following completion of the construction of the building improvements on Lot 1, a Condominium Map and Condominium Declaration shall be submitted pursuant to Section 26.480.050(A) of the City of Aspen Municipal Code.

~~[See Section 16.C.2 of Ordinance 39 which refers to "Other Agreements as necessary — between the stakeholders to the project including: the City of Aspen, Aspen Historical Society, Aspen Skiing Company, Lift One Lodge, and Gorsuch Haus." We should specifically identify any agreements to be signed by the City after the date of the Development Agreement and make sure the Development Agreement commits the City to approve/sign.]~~

ARTICLE IV.
PUBLIC IMPROVEMENTS

4.1 Prior to issuance of a final CO for the Project, Norway Island shall accomplish certain public improvements, all as depicted on the recorded Approved Plan Set, and summarized in narrative format on ~~including~~ the following Exhibits:

(a) **Landscape Improvements**. See **Exhibit D~~C~~** attached hereto and incorporated herein by this reference.

(b) **Public Infrastructure Improvements**. See **Exhibit E~~D~~** attached hereto and incorporated herein by this reference.

(c) **Storm Water and Drainage Improvements**. See **Exhibit F~~E~~** attached hereto and incorporated herein by this reference.

ARTICLE V.
FINANCIAL ASSURANCES

5.1 **Site Protection/Enhancements Requirements**.

(a) **Site Protection Guarantee**. Before the issuance of any building permits for the Project, Norway Island shall deposit with _____ ("Escrow

Agent") the sum of _____ and 00/ U.S. Dollars ($_____) in the form of cash or wired funds (the "Escrow Funds") and will execute an Escrow Agreement and Instructions with the Escrow Agent which recites as follows:

> In the event construction work on the Project shall cease for 90 days or longer ("Work Stoppage") prior to a final inspection by the City of the work authorized by a foundation/structural frame permit and cessation of such construction work continues for a period of one hundred twenty (120) days after notice from the City to Norway Island specifying the subject work in reasonable detail, or if such Work Stoppage cannot reasonably be cured within such one hundred twenty (120) day period and Norway Island fails to commence and proceed diligently to cure such Work Stoppage within a reasonable time period, then the City, in its reasonable discretion, may draw upon the Escrow Funds from time to time as needed for the purposes of protecting and securing the Project site and improvements from damage by the elements and/or from trespass by unauthorized persons and for purposes of improving the Project site to a safe condition such that it does not become an attractive nuisance or otherwise pose a threat to neighbors or other persons. The City shall use commercially reasonable efforts to not adversely impact the operation of, or access to the Project by Norway Island. The Escrow Funds or any remaining balance thereof shall be returned to Norway Island upon completion by the City of a final inspection of the work authorized by the Foundation/Structural Frame Permit on the Project; provided, however, that the Community Development Director shall promptly authorize partial releases, in increments of no less than 25% of the original surety, of the Site Protection Guarantee as portions of the Project protection, security, and safety are reduced.

The City shall be a named party to the Escrow Agreement with the express right and authority to enforce the same from time to time.

(b) **Site Enhancement Guarantee**. Before the issuance of a Building Permit for the Project, Norway Island shall deposit with _____ ("Escrow Agent") the sum of _____ and 00/ U.S. Dollars ($_____) in the form of cash or wired funds (the "Escrow Funds") and will execute an Escrow Agreement and Instructions with the Escrow Agent which recites as follows:

> In the event construction work on the Project shall cease for 90 days or longer ("Work Stoppage") prior to a final inspection by the City of the work authorized by any permit or phase of permit for the Project and cessation of such construction work continues for a period of one hundred twenty (120) days after notice from the City to Norway Island specifying the subject work in reasonable detail, or if such Work Stoppage cannot reasonably be cured within such one hundred twenty (120) day period and Norway Island fails to commence and proceed diligently to cure such Work Stoppage within a reasonable time period, then the City, in its reasonable discretion, may draw upon the Escrow Funds from time to time as needed for the purposes of improving the appearance of any construction work already completed on the Project site and for installing any public improvements on or adjacent to the Project site. The City shall use commercially reasonable

DRAFT

discretion with respect to the manner or improving the appearance of construction work in progress as well as determining the public improvements to be installed. The City shall use commercially reasonable efforts to not adversely impact the operation of, or access to the Project by Norway Island. The Escrow Funds or any remaining balance thereof shall be returned to Norway Island upon completion by the City of a final inspection of the work authorized by the Foundation/Structural Frame Permit on the Project; provided, however, that the Community Development Director shall promptly authorize partial releases, in increments of no less than 25% of the original surety, of the Site Enhancement Guarantee as portions of the Project pertaining to its appearance, or the installing any public improvements on or adjacent to the Project are substantially performed.

The City shall be a named party to the Escrow Agreement with the express right and authority to enforce the same from time to time.

5.2 **Performance Guarantees**.

5.2.1 **Public Improvements**.

(a) **Public Improvements Itemized**.

(i) Landscape Improvements for landscaping to be placed on Lot 1 and Lot 2 are itemized on **Exhibit D~~C~~** attached hereto and incorporated herein by this reference.

(ii) Public Infrastructure Improvements for Lots 1 and 2 are itemized on **Exhibit E~~D~~** attached hereto and incorporated herein by this reference.

(iii) Storm Water and Drainage Improvements associated with Lot 1 and Lot 2 are itemized on **Exhibit F~~E~~** attached hereto and incorporated herein by this reference.

(b) Security for Improvements. Prior to the issuance of a Building Permit for the Project, Norway Island shall provide a performance guarantee (the "Guarantee") in an amount (the "Guarantee Amount") equal to one hundred fifty percent (150%) of the estimated costs of the Public Improvements ("Improvements") itemized on **Exhibits D, E and F~~C, D & E~~** attached hereto. The Guarantee may be in the form of a cash escrow held by a third-party escrow agent (an "Escrow Agent"), an irrevocable sight draft or letter of commitment from a financially responsible lender, or any financial security acceptable to the City Attorney. It is further agreed that Guarantee Amount described above shall constitute the total of all security required for all the Improvements which Norway Island is required to perform. For purposes hereof "Substantially Complete" or "Substantial Completion" shall mean that the City has inspected the Improvements and has reasonably determined that they are Substantially Complete in compliance with applicable specifications and has issued a Certificate of Substantial Completion or similarly intended form of approval. Subject to provisions below in section 5.2.1 (c) including, without limitation, partial release provisions, the Guarantee Amount representing the cost of part or all of the Improvements (as itemized on **Exhibit D, E and F~~C, D, or E~~**) which are Substantially Complete shall be immediately released to Norway Island. If there is any balance remaining in the Guarantee Amount after all partial releases and all Improvements are Substantially Complete, all such remaining amounts shall be immediately released to Norway

Island upon delivery of written notice to any applicable Escrow Agent by Norway Island directing such delivery.

(c) Escrow Release Provisions.

Upon delivery by Norway Island of written notice that the Improvements or any part or parts thereof are complete and ready for inspection ("Request for Inspection") along with a showing of the value of the Improvements or part(s) thereof completed, the City will, within 14 days, inspect the Improvements identified in the Request for Inspection, to determine whether or not such Improvements are Substantially Complete. If the City finds that the Improvements identified in the Request for Inspection are Substantially Complete, the City shall, within 7 days, deliver a written Certificate of Substantial Completion to Norway Island and any applicable Escrow Agent. Upon receipt of a Certificate of Substantial Completion for Improvements identified in the Request for Inspection, the City or any applicable Escrow Agent shall immediately release to Norway Island the total itemized amount (per **Exhibit** D, E or F~~C, D, or E~~) corresponding to all Improvements which the City has certified as Substantially Complete. Pursuant to Section 26.445.070(C)(4) of the Land Use Code, ten percent (10%) of the value of the Improvement(s) set forth in the City's Certification of Substantial Completion shall be retained by the City or any applicable Escrow Agent. If no Certificate of Substantial Completion is delivered within the said seven (7) day period, all Improvements identified in the Request for Inspection shall automatically be deemed Substantially Complete without requirement of any further action. Norway Island need only provide written notice to any applicable Escrow Agent, with a copy to the City that no Certificate of Substantial Completion was delivered. Such notice to any applicable Escrow Agent shall be deemed the equivalent of a Certificate of Substantial Completion from the City and upon receipt of such notice, the City or any applicable Escrow Agent is authorized to promptly release to Norway Island the total itemized amount (per **Exhibit** D, E or F~~C, D, or E~~) corresponding to all Improvements which the City has certified as Substantially Complete minus the 10% withholding as per Section 26.445.070(C)(4) of the Land Use Code.

If the cost to Substantially Complete the Improvements, or part(s) thereof is less than the corresponding amount itemized in each of **Exhibits** D, E or F~~C, D & E~~ attached hereto, and the City certifies that such Improvements, or part (s) thereof are Substantially Complete, the City or any applicable Escrow Agent shall immediately release to Norway Island the total itemized amount (per **Exhibit** D, E or F~~C, D, or E~~) corresponding to all Improvements which the City has certified as Substantially Complete minus the 10% required to be withheld pursuant to Section 26.445.070(C)(4) of the Land Use Code.

If the City finds that all or a portion of the Improvements identified in the Request for Inspection are not Substantially Complete, the City shall furnish a letter of potential deficiencies to Norway Island and any applicable Escrow Agent within fourteen (14) days of such finding. Any such letter of potential deficiencies shall specify which Improvements identified in the Request for Inspection are potentially deficient.

If a letter of potential deficiencies is issued which specifies a portion of the Improvements identified in the Request for Inspection as potentially deficient, then all Improvements identified in such Request for Inspection which are not specified as being

potentially deficient shall automatically be deemed Substantially Complete without requirement of any further action. Norway Island need only provide written notice to any applicable Escrow Agent with a copy to the City that the Improvements not specified in the letter of potential deficiencies are Substantially Complete. Such notice to any applicable Escrow Agent shall be deemed the equivalent of a Certificate of Substantial Completion from the City and upon receipt of such notice, the City or any applicable Escrow Agent shall immediately release to Norway Island the total itemized amount (per **Exhibit** D, E or F~~C, D, or E~~) corresponding to all Improvements which the City has certified as Substantially Complete minus the 10% withholding as per Section 26.445.070(C)(4) of the Land Use Code. If no letter of potential deficiency is furnished within the said fourteen (14) day period, all Improvements identified in the Request for Inspection shall automatically be deemed Substantially Complete without requirement of any further action. Norway Island need only provide written notice to any applicable Escrow Agent, with a copy to the City that no letter of potential deficiency was provided as required hereunder. Such notice to any applicable Escrow Agent shall be deemed the equivalent of a Certificate of Substantial Completion from the City and upon receipt of such notice, the City or any applicable Escrow Agent shall promptly release to Norway Island the total itemized amount (per **Exhibit** D, E or F ~~C, D, or E~~) corresponding to all Improvements which the City has certified as Substantially Complete minus the 10% withholding as per Section 26.445.070(C)(4) of the Land Use Code.

With respect to any Improvements identified in the Request for Inspection that are specified as potentially deficient in a letter of potential deficiencies as provided hereunder, Norway Island shall have a reasonable period of time to cure any such potential deficiencies. After performing cure measures, Norway Island shall submit to the City a Request for Inspection, along with a showing of the cost of the Improvements completed. The City will, within 14 days, inspect the Improvements previously identified as potentially deficient to determine whether or not such Improvements have been made Substantially Complete. If the City reasonably finds that the Improvements previously identified as potentially deficient have been made Substantially Complete, the City shall, within 7 days, deliver a Certificate of Substantial Completion to Norway Island and any applicable Escrow Agent. In such event, the City or any applicable Escrow Agent shall release to Norway Island within 5 days, the total itemized amount (per **Exhibit** D, E or F~~C, D, or E~~) corresponding to all Improvements which the City has certified as Substantially Complete minus the 10% withholding as per Section 26.445.070(C)(4) of the Land Use Code. If the City fails to respond to Norway Island's Request for Inspection regarding cure measures taken as to previously identified potentially deficient Improvements within such 7-day period, all such Improvements identified in the Request for Inspection shall automatically be deemed Substantially Complete. Norway Island need only provide written notice to any applicable Escrow Agent, with a copy to the City that no letter of potential deficiency was provided as required hereunder. Such notice to any applicable Escrow Agent shall be deemed the equivalent of a Certificate of Substantial Completion from the City and upon receipt of such notice, the City or any applicable Escrow Agent shall promptly release to Norway Island the total itemized amount (per **Exhibit** D, E or F~~C, D, or E~~) corresponding to all Improvements which the City has certified as Substantially Complete minus the 10% withholding as per Section 26.445.070(C)(4) of the Land Use Code.

If the City reasonably finds that the Improvements previously identified as potentially deficient have not been made Substantially Complete then City and Norway Island shall have 14

days after the date of the City's finding, to reach written resolution regarding the Improvements determined by the City to be potentially deficient. If Norway Island and the City are not able to reach resolution within such 14 day period then the City and Norway Island agree to submit the dispute to the Board of Appeals and Examiners of the City of Aspen (hereinafter referred to as "Board"). The Board shall base its decision upon substantial evidence presented. The Board's finding would be subject to review pursuant to C.R.C.P. Rule 106(a)(4) in accordance with the laws of the State of Colorado.

If Norway Island has not applied to the District Court for review of the determination of the Board within that time set forth pursuant to C.R.C.P. 106(a)(4) and has not obtained a Certificate of Substantial Completion City regarding the potentially deficient Improvements within such time or such additional time as may be reasonably needed by Norway Island under the circumstances, the City may cause the potentially deficient Improvements to be Substantially Complete and the costs of making the potentially deficient Improvements Substantially Complete shall be paid from the Guarantee Amount; provided, however, that in so doing, the City's expenses shall be commercially reasonable. If the City's costs are less than the itemized amounts for such Improvements (per **Exhibit** D, E or F~~C, D or E~~) the difference remaining shall be promptly paid to Norway Island.

If the Board finds that the City's determination was correct, then Norway Island, in addition to appeal rights, shall have the right to take such corrective action as may be reasonably necessary to correct the Improvements found by the Board to be potentially deficient. Upon completion of such corrective action, Norway Island will submit to the City a Request for Inspection. If the City determines that Improvements found by the Board to be potentially deficient have been made Substantially Complete then the City shall, within 7 days, deliver a Certificate of Substantial Completion to Norway Island and any applicable Escrow Agent. In such event, the City or any applicable Escrow Agent shall release to Norway Island within five (5) days, the total itemized amount (per **Exhibit** D, E or F~~C, D, or E~~) corresponding to all Improvements which the City has certified as Substantially Complete minus the 10% withholding as per Section 26.445.070(C)(4) of the Land Use Code. If the City determines that Improvements found by the Board to be potentially deficient remain potentially deficient then the City may cause such potentially deficient Improvements to be Substantially Complete and the costs of making such potentially deficient Improvements Substantially Complete shall be paid from the Guarantee Amount; provided, however, that in so doing, the City's expenses shall be commercially reasonable. If the City's costs are less than the itemized amounts for such Improvements (per **Exhibit** D, E or F~~C, D or E~~) the difference remaining shall be promptly paid to Norway Island.

In the event the Board finds in favor of Norway Island, then the Improvements in issue shall automatically be deemed Substantially Complete without requirement of any further action. Norway Island need only provide written notice to any applicable Escrow Agent, with a copy to the City that the Board found in favor of Norway Island. Such notice to any applicable Escrow Agent shall be deemed the equivalent of a Certificate of Substantial Completion from the Board. Upon receipt of such notice, the City or any applicable Escrow Agent shall immediately release to Norway Island the total itemized amount (per **Exhibit** D, E or F~~C, D, or E~~) corresponding to all Improvements which the City has certified as Substantially Complete minus the 10% withholding as per Section 26.445.070(C)(4) of the Land Use Code.

Notwithstanding anything to the contrary contained herein, after any and all partial releases, and once all Improvements are Substantially Complete, the 10% withheld pursuant to Section 26.445.070(C)(4) of the Land Use Code shall be immediately released by the City or any applicable Escrow Agent to Norway Island.

If there are delays in performance hereunder due to abnormal adverse weather conditions, acts of God, casualties or any causes beyond the control of Norway Island or the City, or by other causes which reasonably would justify delay, then the affected time period or deadline shall be extended for a reasonable period of time, as may be agreed upon by the parties. No agreement to extend may be unreasonably withheld or delayed.

It is the express understanding of the parties that compliance with the procedure set forth in Article VI below pertaining to the procedure for default and amendment of this Agreement shall be required with respect to the enforcement and implementation of the financial assurances and guarantees to be provided by Norway Island as set forth above; provided, however that all procedures and requirements of this Article V shall be exhausted by the City before any action under Article VI below is taken by the City with regard to matters pertaining to this Article V.

ARTICLE VI.
NON-COMPLIANCE AND REQUEST FOR AMENDMENTS OR EXTENSIONS

In the event that the City determines that Norway Island is not acting in substantial compliance with the terms of this Agreement, the City shall notify Norway Island in writing specifying the alleged non-compliance and asking that Norway Island remedy the alleged non-compliance within such reasonable time as the City may determine, but not less than 30 days. If the City determines that Norway Island has not complied within such time, the City may issue and serve upon Norway Island a written order specifying the alleged non-compliance and requiring Norway Island to remedy the same within thirty (30) days. Within twenty (20) days of the receipt of such order, Norway Island may file with the City Council either a notice advising the City that it is in compliance or a written request to determine any one or both of the following matters:

(a) Whether the alleged non-compliance exists or did exist, or

(b) Whether a variance, extension of time or amendment to this Agreement should be granted with respect to any such non-compliance which is determined to exist.

Upon the receipt of such request, the City shall promptly schedule a meeting of the parties to consider the matters set forth in the order of non-compliance. The meeting of the parties shall be convened and conducted pursuant to the procedures normally established by the City. If the City determines that a non-compliance exists which has not been remedied, it may issue such orders as may be appropriate, including the imposition of daily fines until such non-compliance has been remedied, the withholding of permits and/or certificate of occupancy, as applicable; provided, however, no order shall terminate any land use approval. The City may also grant such variances, extensions of time or amendments to this Agreement as it may deem appropriate under the circumstances.

In addition to the foregoing, Norway Island may, on its own initiative, petition the City for a variance, an amendment to this Agreement or an extension of one or more of the time periods required for performance hereunder. The City may grant such variances, amendments to this Agreement, or extensions of time as it may deem appropriate under the circumstances. The parties expressly acknowledge and agree that the City shall not unreasonably refuse to extend the time periods for performance hereunder if Norway Island demonstrates that the reasons for the delay(s) which necessitate said extension(s) result from acts of God or other events beyond the reasonable control of Norway Island, despite good faith efforts on its part to perform in a timely manner.

ARTICLE VII.
PRIOR INSTRUMENTS AND APPROVALS

7.1 **Prior Instruments and Approvals**.

(a) Ordinance 39.

(b) Street and Easement Vacation Plat**.**

(c) Planning and Zoning Commission Resolution No. ____

(d) City of Aspen Community Development Order No. _____

~~(e) [Any others?]~~

~~(f)~~(e) Any and all agreements, approvals, ordinances, resolutions, and similar instruments not specifically listed above (recorded or unrecorded) which could be construed to adversely affect, negate, or otherwise diminish the Approved Plan Set, Final Plat, this Agreement, any amendments to any of the foregoing, and any and all agreements or instruments made or given in connection with the Approved Plan Set, Final Plat, and this Agreement.

ARTICLE VIII.
GENERAL PROVISIONS

8.1 The provisions hereof shall be binding upon and inure to the benefit of Norway Island and City and their respective successors and assigns.

8.2 This Agreement shall be subject to and construed in accordance with the laws of the State of Colorado.

8.3 If any of the provisions of this Agreement or any paragraph, sentence, clause, phrase, word, or section or the application thereof in any circumstance is invalidated, such invalidity shall not affect the validity of the remainder of this Agreement, and the application of any such provision, paragraph, sentence, clause, phrase, word, or section in any other circumstance shall not be affected thereby.

8.4 This Agreement and the exhibits attached hereto contain the entire understanding between the parties hereto with respect to the transactions contemplated hereunder. Norway

Island, its successors or assigns, may, on its own initiative, petition the City Council for an amendment to this Agreement or for an extension of one or more of the time periods required for performance hereunder. The City Council shall not unreasonably deny such petition for amendment or extension after considering all appropriate circumstances. Any such amendments or extensions of time shall only become effective upon the execution by all parties hereto that are affected by the proposed amendment.

8.5 Numerical and title headings contained in this Agreement are for convenience only, and shall not be deemed determinative of the substance contained herein. As used herein, where the context requires, the use of the singular shall include the plural and the use of any gender shall include all genders.

8.6 Upon execution of this Agreement by all parties hereto, City agrees to approve and execute the Final Plat and to approve the Approved Plan Set and to accept the same for recordation in the Office of the Clerk and Recorder of Pitkin County, Colorado, upon payment of the recordation fees by Norway Island.

8.7 Notices to be given to the parties to this Agreement shall be considered to be given if hand delivered or if deposited in the United States Mail to the parties by certified mail, return receipt requested, at the addresses indicated below, or such other addresses as may be substituted upon written notice by the parties or their successors or assigns

DRAFT

CITY:

City of Aspen
City Manager
130 South Galena Street
Aspen, CO 81611

(Email: _____)

NORWAY ISLAND:

Norway Island, LLC
c/o James DeFrancia and Jean Coulter
P.O. Box 12393
Aspen, CO 91612

(Email: jdefrancia@lowe-re.com; jeanncoulter@gmail.com)

With copies to:

_____

_____

8.8 This Agreement may be executed in counterparts, in which case all such counterparts together shall constitute one and the same instrument which is binding on all of the parties thereto, notwithstanding that all of the parties are not signatory to the original or the same counterpart. Facsimile and email signatures shall be treated as original signatures hereon.

8.9 The terms, conditions, provisions and obligations herein contained shall be deemed covenants that run with and burden the Property and any and all owners thereof or interests therein, their respective successors, grantees or assigns, and further shall inure to the benefit of and be specifically enforceable by or against the parties hereto, their respective successors, grantees or assigns.

DRAFT

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals as of the day and year first above written.

CITY: **THE CITY OF ASPEN, COLORADO, a Colorado home rule municipal corporation**

By: _____
_____, Mayor

Attest:

_____
City Clerk

APPROVED AS TO FORM:

_____
James True, City Attorney

STATE COLORADO)
) ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020__, by _____ as Mayor and _____ as City Clerk of the City of Aspen, Colorado, a Colorado home rule municipal corporation.

Witness my hand and official seal.

My commission expires: **_____**
Notary Public

DRAFT

NORWAY ISLAND:

NORWAY ISLAND, LLC
a Delaware limited liability company

By: Destination Lift One, LLC, a Delaware limited liability company, its Administrative Managing Member,

By: LDD Lift One Investor, LLC, a Delaware limited liability company, its Managing Member

By: _____
Name/Title

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____ as _____ of LDD Lift One Investor, LLC, a Delaware limited liability company, as Managing Member of Destination Lift One, LLC, a Delaware limited liability company, as Administrative Managing Member of Norway Island, LLC, a Delaware limited liability company.

Witness my hand and official seal.

My commission expires:

_____
Notary Public

DRAFT

EXHIBIT B

South Aspen Street Winter Maintenance:

The City of Aspen has considered the potential traffic impacts to South Aspen Street from the approved Gorsuch Haus Development and Lift One Lodge Development (Applicants), including the ability for South Aspen Street, as it exists, to provide safe, unobstructed access. Due to its steep grade, narrow width, and north facing aspect, requiring South Aspen Street to be improved with a snowmelt system has been considered in relation to the subject applications. At the time of this approval, the City of Aspen defers requiring the Applicant to install a snowmelt system. The purpose of this deferment is to engage in a process to evaluate the efficacy of requiring the Applicants to install a South Aspen Street snowmelt system. At the conclusion of this process, the City of Aspen may require installation. The following timeframes, service/maintenance adjustments, and triggers shall be used to evaluate the potential installation of a snowmelt system:

Year 1 - from date of Final approval:

A. The Applicants shall complete a traffic study that provides a baseline evaluation of existing traffic volumes associated with the existing land uses located along South Aspen Street. The traffic study shall also include an evaluation of future traffic impacts as a result of the Gorsuch Haus development, the Lift One Lodge Development, and new location of Lift 1A near Dean Street. This evaluation of future traffic impacts shall consider the width, grade, and winter conditions of South Aspen Street and consider types personal and commercial vehicles that will access the future lodges. Once complete, this study shall be submitted to the Community Development Director for evaluation.

B. The City of Aspen shall evaluate the general impacts and potential effectiveness of alternative product applications that could provide increased traction on South Aspen Street such as salt-based de-icers, use of Magnesium Chloride or other similar product, increase application of sand or other similar material, or some combination of these alternatives. The City of Aspen shall also evaluate the potential of resurfacing South Aspen Street with a combination of traction base material, permanent bonding, and grooved pavement, as well as restrictions on vehicle types and vehicle tires. These evaluations shall include referral comments from the Environmental Health Department for environmental impact consideration and the Engineering Department. Once complete, the evaluation shall be released to the Applicants.

Year 2 – from date of Final approval:

C. The City of Aspen shall identify current snowmelt system technologies and evaluate the financial and environmental costs of installation, maintenance, and operation of such a system. The City of Aspen shall also explore renewable energy alternatives associated with this potential installation. Due to the unknown timeframe for completion of the Gorsuch Haus and Lift One Lodge developments and the potential for future

Formatted: Centered

Formatted: Centered

Formatted: Numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5", Tab stops: Not at 0.5"

Formatted: Numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5", Tab stops: Not at 0.5"

Formatted: Numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5", Tab stops: Not at 0.5"

DRAFT

improvement in snowmelt technologies, the City of Aspen may choose to further evaluate snowmelt technologies past this established timeframe.

Within 1 year of the completion of the Gorsuch Haus and the Lift One Lodge:

D. Post development of the Gorsuch Haus and the Lift One Lodge, actual traffic impact to South Aspen Street shall be evaluated by the Applicants. This evaluation shall include a traffic study that details average and peak traffic volume counts and details the use of South Aspen Street in relation to the types of personal and commercial vehicles that are used in both summer and winter conditions. Once complete, this study shall be submitted to the Community Development Director for evaluation. This traffic study shall be considered in tandem with the baseline traffic study that was required in subsection A above.

Formatted: Numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5", Tab stops: Not at 0.5"

E. The City of Aspen shall prioritize South Aspen Street winter maintenance and engage in alternative snow plowing, snow storage, and snow removal techniques that are proportional with the full commercial operation of the Gorsuch Haus and Lift One Lodge developments. These techniques shall be documented and logged. The City of Aspen, the Gorsuch Haus, and the Lift One Lodge shall evaluate these techniques for their effectiveness to provide safe access to the lodge developments.

Formatted: Numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5", Tab stops: Not at 0.5"

F. Should increased winter service maintenance to South Aspen Street not provide reasonably safe access to the lodge developments, the City Council, at its discretion, shall consider, and potentially implement, the use of alternative product applications and/or an alternative traction surface to South Aspen Street using the evaluation outlined in subsection B above.

Formatted: Numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5", Tab stops: Not at 0.5"

G. If it is found that a snowmelt system is the only mechanism to adequately and reasonably respond to winter street conditions and associated traffic impacts from the lodge developments, the City Council at a public meeting, using the information outlined above and at their discretion, shall have the ability to require the Gorsuch Haus and the Lift One Lodge, or assigns, to install a snowmelt system within South Aspen Street. The following triggers shall also be used to evaluate this requirement:
   - Unsafe conditions on South Aspen Street that do not allow the safe access of vehicles to the approved lodge developments.
   - Excessive City of Aspen cost overruns and environmental impacts due to the increased service maintenance measures to South Aspen Street.

Formatted: Numbered + Level: 1 + Numbering Style: A, B, C, … + Start at: 1 + Alignment: Left + Aligned at: 0.25" + Indent at: 0.5", Tab stops: Not at 0.5"

Formatted: Bulleted + Level: 2 + Aligned at: 0.75" + Indent at: 1", Tab stops: Not at 1"

H. Should the City of Aspen require the installation of a snowmelt system on South Aspen Street, the Lift One Lodge and Gorsuch Haus hereby agree to each contribute one-third (1/3) of the cost for such installation. As Aspen Street is a public street, any contemplated snow melt system is exempt from applicable REMP (Renewable Energy Mitigation Program) fees.

GORSUCH HAUS

LIFT ONE ASPEN MOUNTAIN
COLORADO PASSENGER SAFETY TRAMWAY BOARD
SETBACK VARIANCE REQUEST

PREPARED FOR
ASPEN SKIING COMPANY
MAY 25, 2020
REVISED AUGUST 5,2020

COMPILED BY

DESIGNWORKSHOP

120 EAST MAIN STREET
ASPEN, CO 81611
970.925.8354

Gorsuch Haus Arrival | Aspen, CO
On the Cover: Gorsuch Haus | Aspen, CO

INTRODUCTION
PROJECT DESCRIPTION
LIFT 1A REPLACEMENT
LIFT CORRIDOR EXTENT
LOCAL FIRE PROTECTION
ASPEN FIRE DEPARTMENT
FIRE ACCESS AND STAGING
SURROUNDING IMPROVEMENTS
ARCHITECTURAL SITE PLAN
PREPARED BY 4240
ARCHITECTURAL FLOOR PLANS
PREPARED BY 4240
WALL SECTIONS
PREPARED BY 4240
WALL ASSEMBLIES
PREPARED BY 4240
SUPPORTING MATERIALS
EXTERIOR MATERIALS AND FIRE / LIFE SAFETY STRATEGY
PREPARED BY 4240
CODE COMPLIANCE NARRATIVE
PREPARED BY JENSEN HUGHES
CPTSB FIRE & LIFE SAFTEY REQUIREMENTS
PREPARED BY BG BUILDINGWORKS
DEVELOPMENT TEAM

INTRODUCTION

1. PROJECT DESCRIPTION

The Gorsuch Haus is a proposed Lodge at the west portal to Aspen Mountain. The site at the base of the mountain and adjacent to recreation and skiing represents an ideal hotel site. This modest sized hotel provides 81 hotel rooms. This Project is the right size, in a good location, and fulfills an important need in our tourist-based economy. This application describes a variance request to the Colorado Passenger Safety Tramway Board to accommodate the lift replacement and the mixed-use lodge program of the Gorsuch Haus.

Together with the replacement of Lift 1A, surrounding base area improvements and the proposed Lift One Lodge, the Gorsuch Haus represents a component of the Lift One Corridor. The Lift Corridor is multiple parcels that can meet the needs of providing the replacement lift closer to the core of Aspen. The developers for the Gorsuch Haus and Lift One Lodge have collaborated with Aspen Skiing Company, the City of Aspen and Lift One Lodge to achieve consensus in locating the replacement of Lift 1A at Dean Street and develop a vision that reflects the Aspen community needs. Replacement of Lift 1A is essential to retaining World Cup skiing in Aspen as has been made clear by FIS, the Cup governing body. Lift replacement, in turn, necessitates investment in the overall base area to upgrade insufficient infrastructure, improve accessibility and provide a supportive community focal point.

The Lift One Corridor Plan is forward-thinking and ensures that this area serves as a new portal to Aspen Mountain. The components of the plan encourage a much larger vision than provided by individual projects. Great community benefit is realized though the replacement of the lift, the continuation of the skiway to Town and the expanded public amenities.

To accommodate replacement of the lift and redevelopment of the western portal to Aspen Mountain, proposed improvements will activate this part of town with critical infrastructure improvements, lodging and community-oriented spaces, resulting in a high level of public benefit.

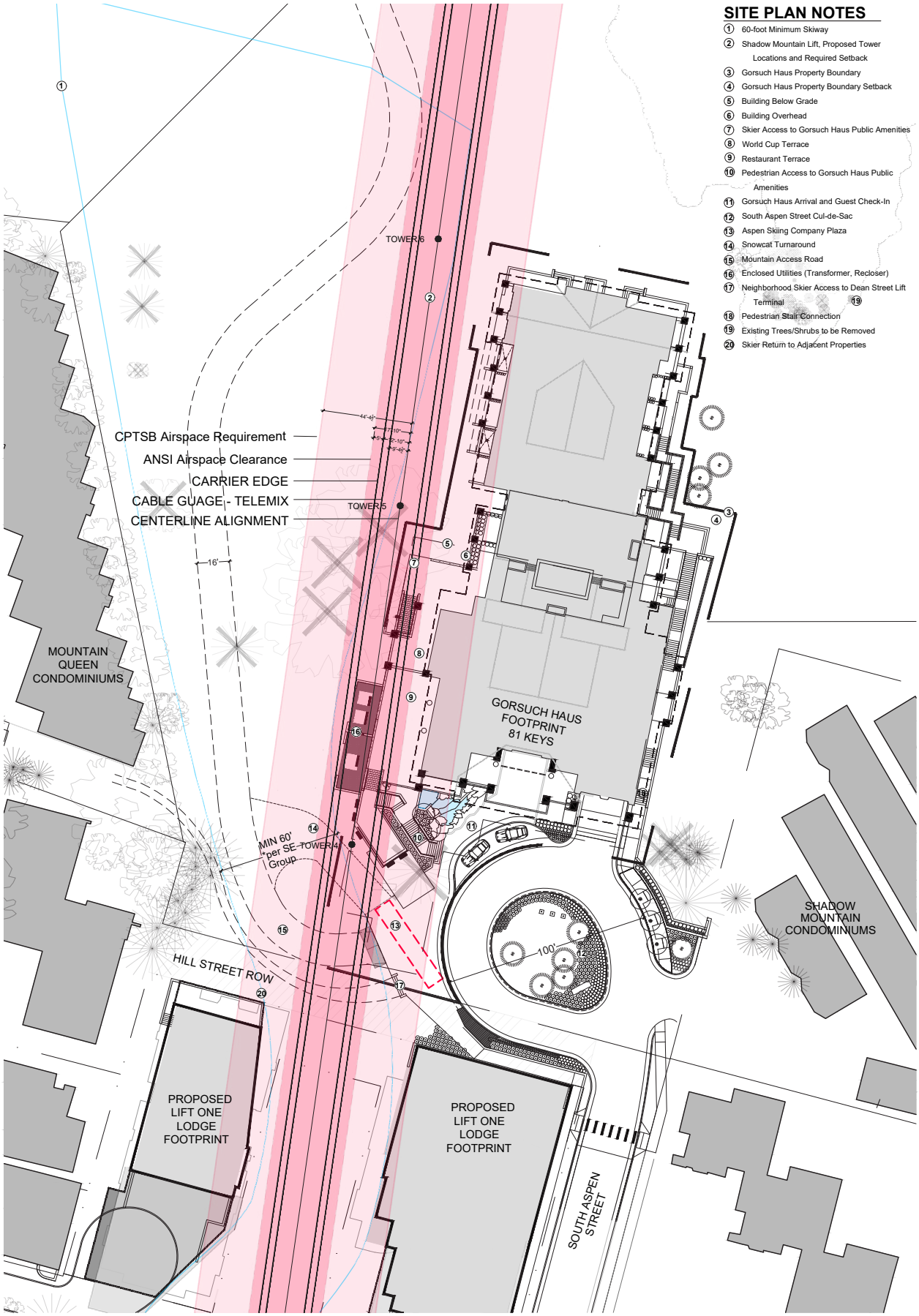
The Project Site Plan (Figure 1) identifies the major components of the Project (listed below) in relation to the Colorado Passenger Safety Tramway Board setbacks and ANSI standards.

a. Lift corridor and realigned lift towers
b. New pedestrian walkways and street crosswalks connecting to the site
c. Gorsuch Haus Mixed Use Lodge will include:

- 81 hotel lodging rooms
- 4 free-market multi-family units
- 1 affordable housing unit
- Underground structured parking with 56 spaces
- Outdoor restaurant/après ski deck with direct ski-in/ski-out access
- Indoor restaurant and bar
- Hotel amenity space

d. World cup race staging area
e. Relocated ski operations access road
f. Snowcat turnaround and ski return
g. Expanded South Aspen Street cul-de-sac and other infrastructure improvements that relate to the neighborhood

Figure 1: Project Site Plan



Gorsuch Haus

Site Plan

Aspen, Colorado

NORTH

0 10 20 40

ORIGINAL SCALE: 1"=20'-00"

DESIGN WORKSHOP

Landscape Architecture • Land Planning • Urban Design • Tourism Planning

120 East Main Street • Aspen, Colorado 81611 • 970-925-9354 Facsimile 970-920-1387

August 5, 2020

2. LIFT 1A REPLACEMENT

The replacement of the existing Lift 1A terminal has been relocated to a planned Dean Street location. The City of Aspen organized a one-year process to determine the location of the replacement for Lift 1A. This has involved numerous stakeholders including the Lift One Lodge property, Aspen Skiing Company, Aspen Historical Society, City of Aspen Departments, and Gorsuch Haus. Following the study of the neighborhood by a SE Group, a third-party consultant, City Council selected several options to develop further.

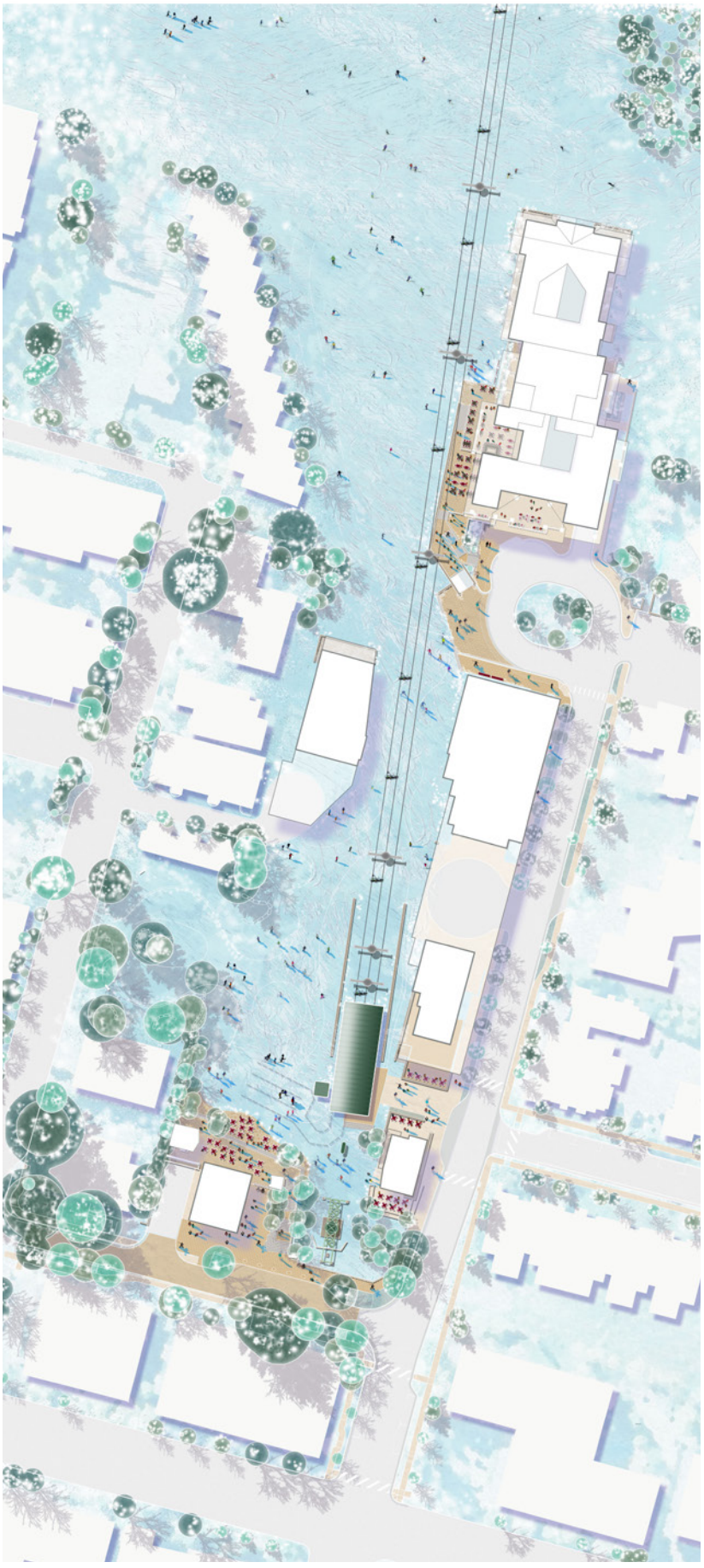
Phase Two of the study examined the lift terminal location and design of these options in further detail. The Final Report presented in a Council Work Session May 15, 2018 included three-dimensional studies, grading, lift profiles, and the width of corridors for lift and skiway return. The lower lift to a terminal site at Dean Street was determined by City Council as the location preferred. The Gorusch Haus Site Plan and information contained in this variance request is consistent with the depiction in the Lift 1A Corridor Assessment.

Figure 2. Lift One Corridor illustrates the proposed lift corridor context at the base of Aspen Mountain.

3. LIFT CORRIDOR EXTENT

The Lift One Corridor extends to new top terminal located slightly west of the original location. A clear line of site is maintained from the lift operator building at the Dean Street load terminal clear through the proposed development at Lift One Lodge to Gorsuch Haus.

Figure 2: Proposed Lift One Base Area Redevelopment



LOCAL FIRE PROTECTION

1. ASPEN FIRE PROTECTION DISTRICT

Aspen Volunteer Fire Department and career staff is made up of 43 individuals serving the City of Aspen in addition to Woody Creek and the entire 87 square miles that make up the District. The Aspen Fire Department is a full service fire department providing services ranging from fire suppression and prevention, wildfire, hazardous materials mitigation, motor vehicle and aircraft accidents, technical rope rescue, as well as emergency medical and other emergencies that may require a quick and professional response of equipment and personnel to help mitigate any number of potential threats to life and property within the Aspen Fire District and beyond.

The Aspen Fire Department Operates from 4 strategically located stations which houses a total of 10 apparatus which include 4 structure engines, 2 wildfire engines, 2 rescue trucks, 1 water tender and our 104' ladder truck. The District continues to modernize firefighting tactics, equipment, protective gear and fire codes as advancements occur in order to protect over $21.5 billion in property located in the District.

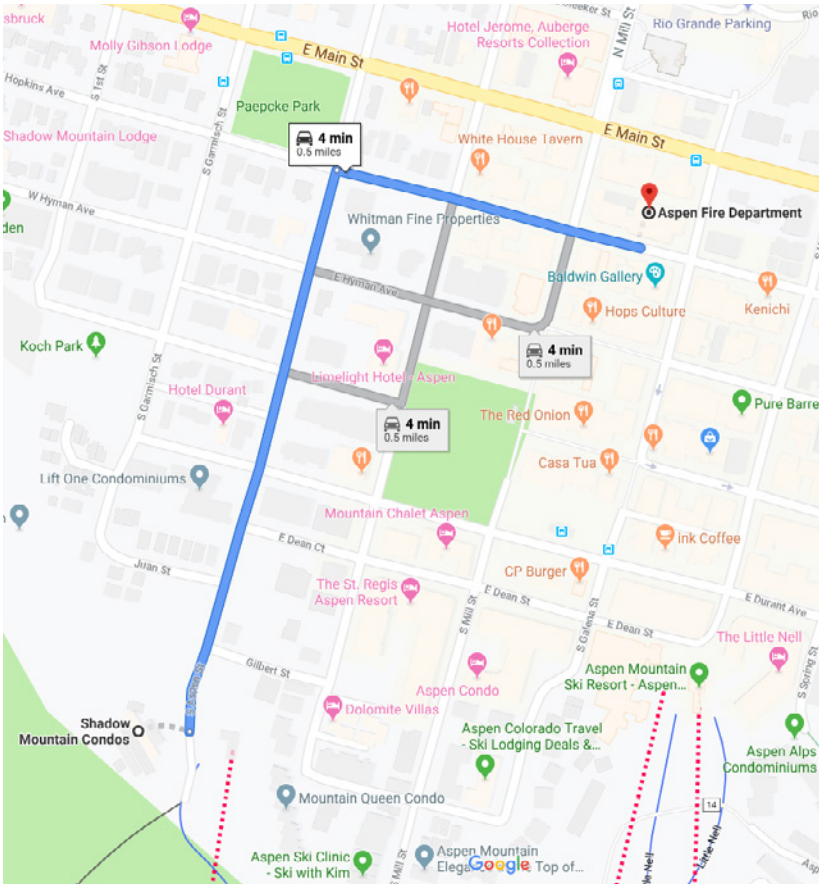
The Aspen Fire Protection District provides 24-hour emergency response to a wide variety of critical situations, including structural, wildland, and urban interface fires, explosions, hazardous materials incidents, medical emergencies, accidents, auto extrication, swiftwater rescue, ice, low-angle rope, trench, confined space rescue, and miscellaneous public assistance requests. In addition, the fire department has the capability to respond to emergency medical needs, including basic life support.

The department also operates active fire prevention and emergency preparedness programs which provides for fire inspections, hazardous process permitting, burn permits, fire code enforcement, community education, and business emergency planning in accordance with Colorado laws. Each year the Aspen Fire Protection District spends over 4,000 hours completing hands-on training activities, which build important practical skills and provide each firefighter with the abilities needed to quickly and correctly respond to all types of emergency situations.

2. FIRE ACCESS AND STAGING

The nearest Aspen Fire Department location is approximately 4 minutes from the Gorsuch Haus site, allowing for quick response in the event of a fire. See Figure 3. To reach the site, emergency responders would travel south, or uphill on South Aspen Street where the street is proposed to culminate in a cul-de-sac design to City of Aspen Engineering Standards. This cul-de-sac has a minimum 50ft turning radius and is no less than 100ft in diameter. The Fire Truck Access and Staging Exhibit included in this application depicts the turning movement of a fire truck as well as established points for fire truck staging. The fire access and staging points have been thoroughly discussed with the City's Deputy Fire Chief.

Figure 3: Proximity of Fire Department to Project Site



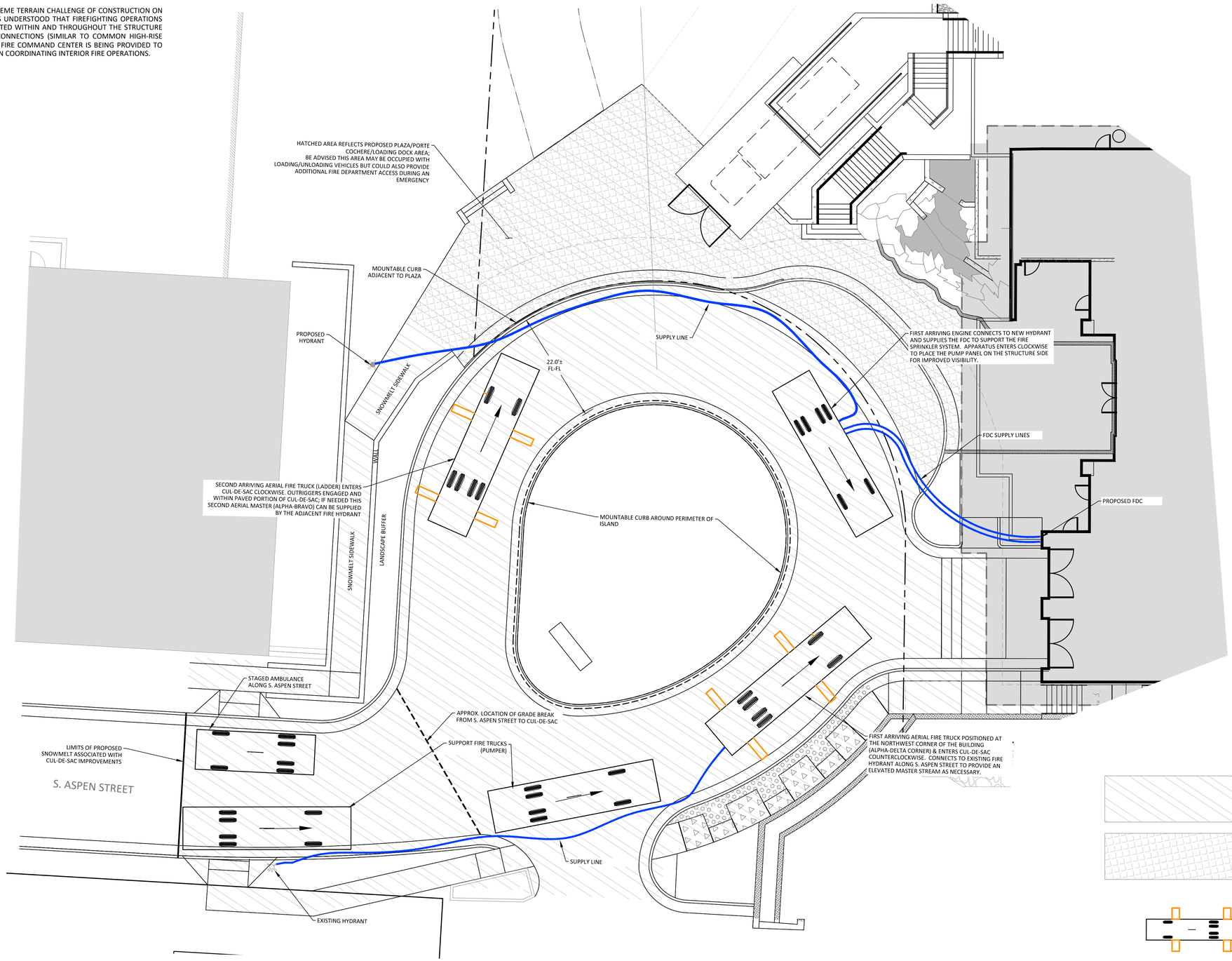
3. SURROUNDING IMPROVEMENTS

In addition to site improvements to assist in rapid emergency response times, Gorsuch Haus will be installing a dry stand pipe fire suppression system on the east side of the skiway adjacent to the Mountain Queen Condominiums to enhance the neighborhood fire protection.

FIRE TRUCK ACCESS AND STAGING

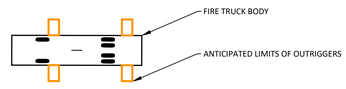
ORIGINAL SIZE 24X36
PREPARED BY SOPRIS ENGINEERING

GENERAL NOTE:
DUE TO THE EXTREME TERRAIN CHALLENGE OF CONSTRUCTION ON A SKI SLOPE, IT IS UNDERSTOOD THAT FIREFIGHTING OPERATIONS WILL BE CONDUCTED WITHIN AND THROUGHOUT THE STRUCTURE VIA STANDPIPE CONNECTIONS (SIMILAR TO COMMON HIGH-RISE OPERATIONS). A FIRE COMMAND CENTER IS BEING PROVIDED TO FURTHER ASSIST IN COORDINATING INTERIOR FIRE OPERATIONS.



SNOWMELT AREA

PROPOSED PLAZA, UNLOADING/LOADING & PORTE COCHERE AREA



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

NOTE:

THESE PLANS ARE CONCEPTUAL OR ILLUSTRATIVE IN NATURE. PRECISE INFORMATION SHALL BE PROVIDED AS PART OF THE BUILDING PERMIT APPLICATION, AND IN SITUATIONS WHERE THE FINAL PD DEVELOPMENT PLANS AND APPROVED BUILDING PERMIT DIFFER, THE APPROVED BUILDING PERMIT SHALL RULE.

SOPRIS ENGINEERING, LLC.
CIVIL CONSULTANTS

502 MAIN STREET
CARBONDALE, CO 81623
(970) 704-0311
FAX: (970)-704-0313

WWW.SOPRISENG.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE:

REVISIONS

2	2020-01-15	DRAFT-DETAILED REVIEW
3	3-2-2020	DETAILED REVIEW

DRAWN: CJB REVIEWED: JKS

PROJECT DETAILED REVIEW

PROJECT NUMBER: 15101.06

EMERGENCY FIRE STAGING PLAN

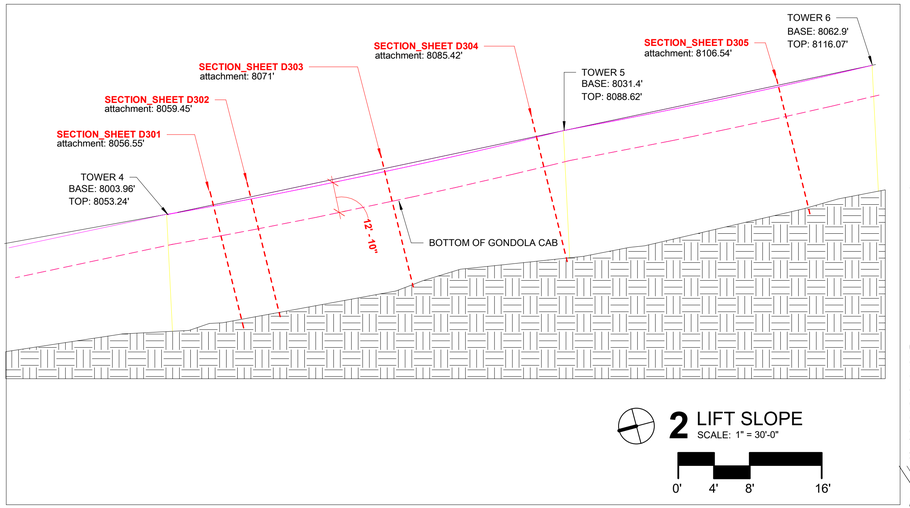
SHEET NUMBER

C.1.03

Feb 25, 2020 - 2:54pm
G:\2015\15101.06-Gorsuch Haus\CIVIL\Civil DWG\sht\PLOT\C.1.03 FIRE STAGING EXHIBIT 15101.06.dwg

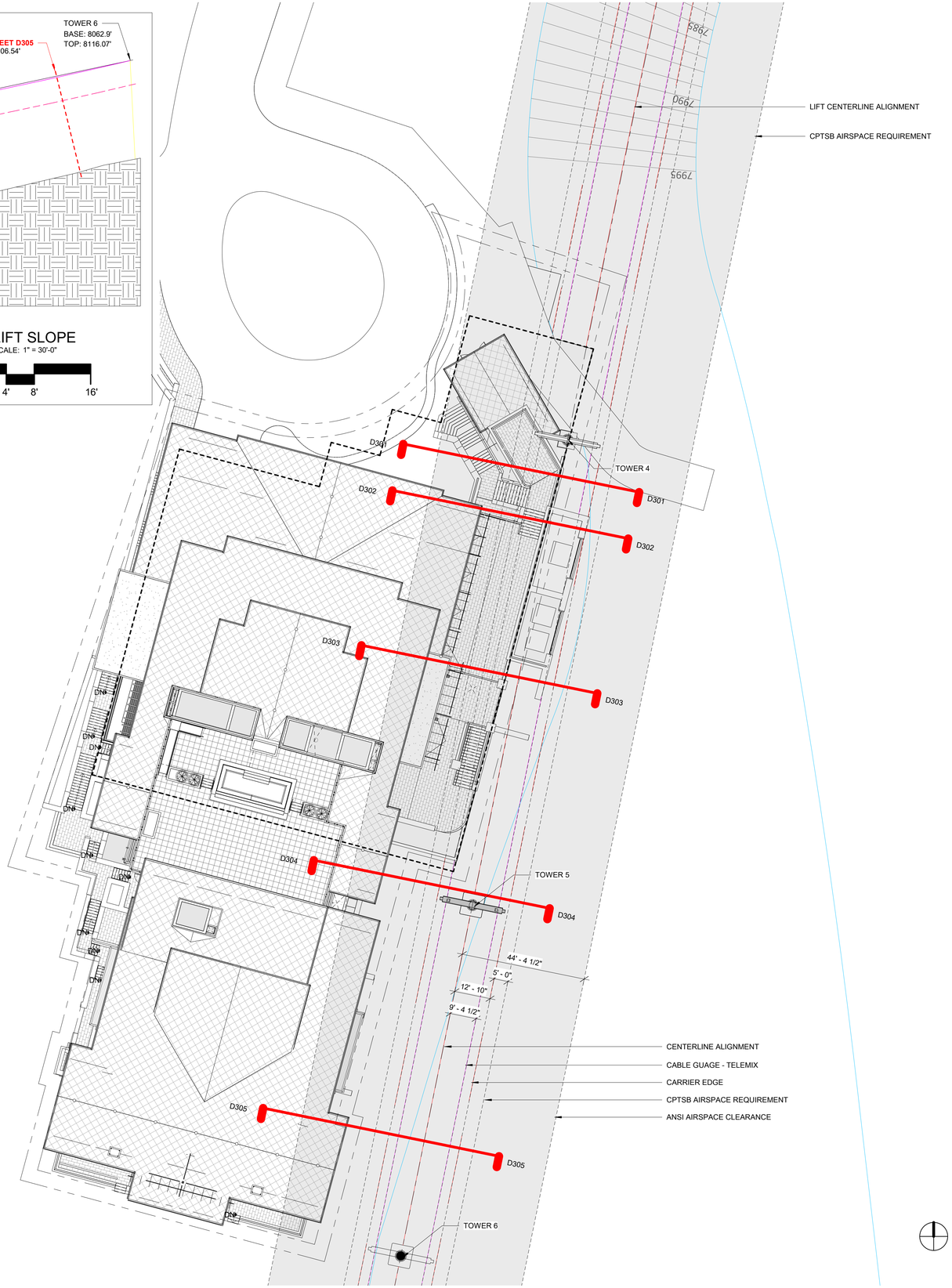
ARCHITECTURAL SITE PLAN

ORIGINAL SIZE 24X36
PREPARED BY 4240



2 LIFT SLOPE
SCALE: 1" = 30'-0"

0' 4' 8' 16'



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

SHEET NOTES:

1. REFER TO CIVIL DRAWINGS FOR TOPOGRAPHY & UTILITIES
2. REFER TO LANDSCAPE DRAWINGS FOR PLANTING & MATERIALS

NOTE: DIMENSIONS ON THIS SHEET ARE FOR REFERENCE ONLY AND ARE APPROXIMATE. (RE: GRID PLAN FOR MORE DEFINITION)

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

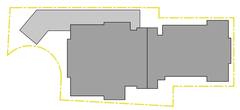
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



KEY PLAN

ARCHITECTURAL SITE PLAN

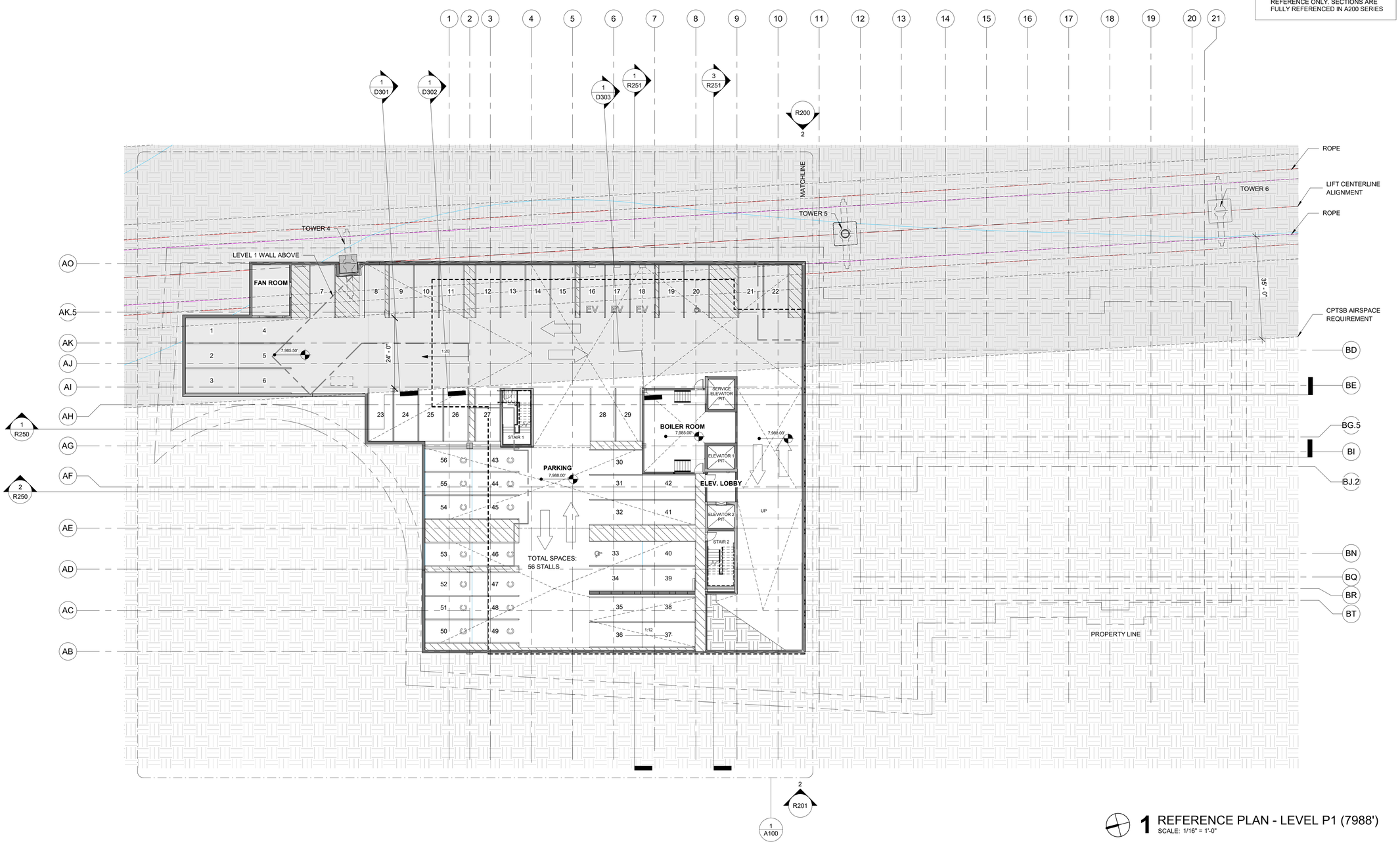
R001

FLOOR PLANS

ORIGINAL SIZE 24X36
PREPARED BY 4240

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL P1 (7988')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

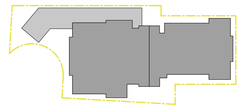
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

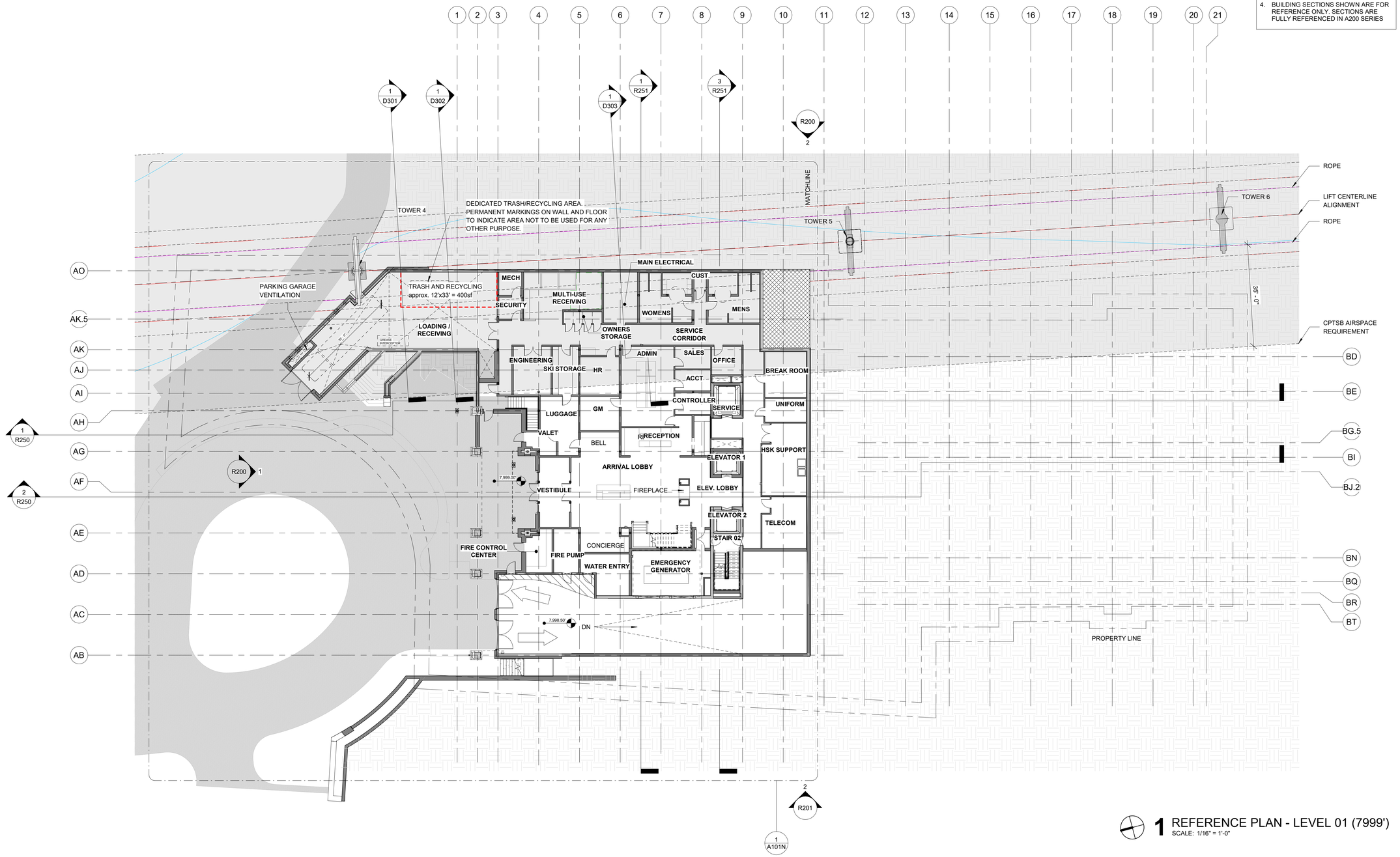
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



KEY PLAN

REFERENCE PLAN - LEVEL P1

R100



1 REFERENCE PLAN - LEVEL 01 (7999')
SCALE: 1/16" = 1'-0"

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

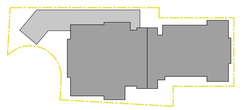
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



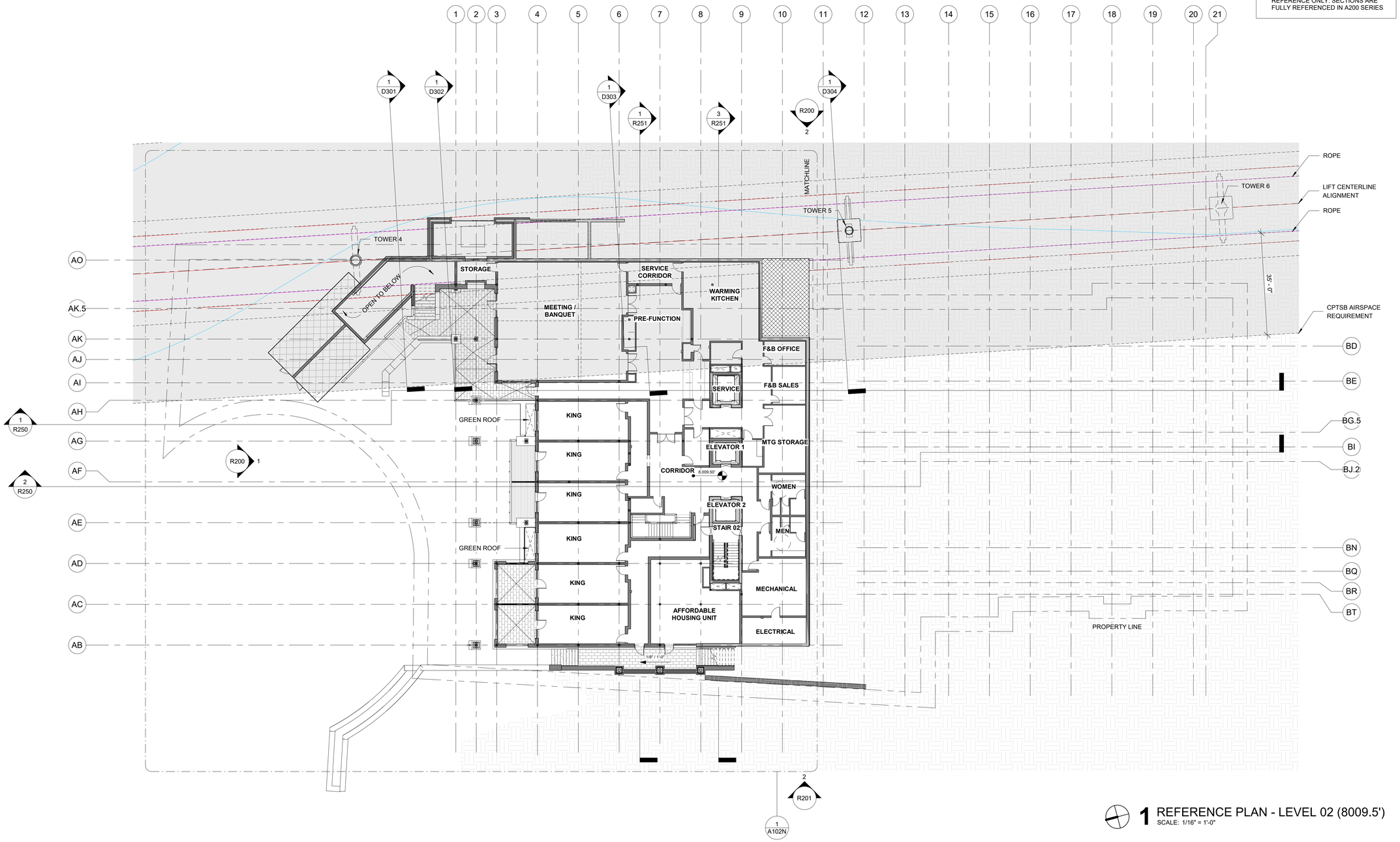
KEY PLAN

REFERENCE PLAN - LEVEL 01

R101

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 02 (8009.5')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

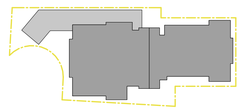
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



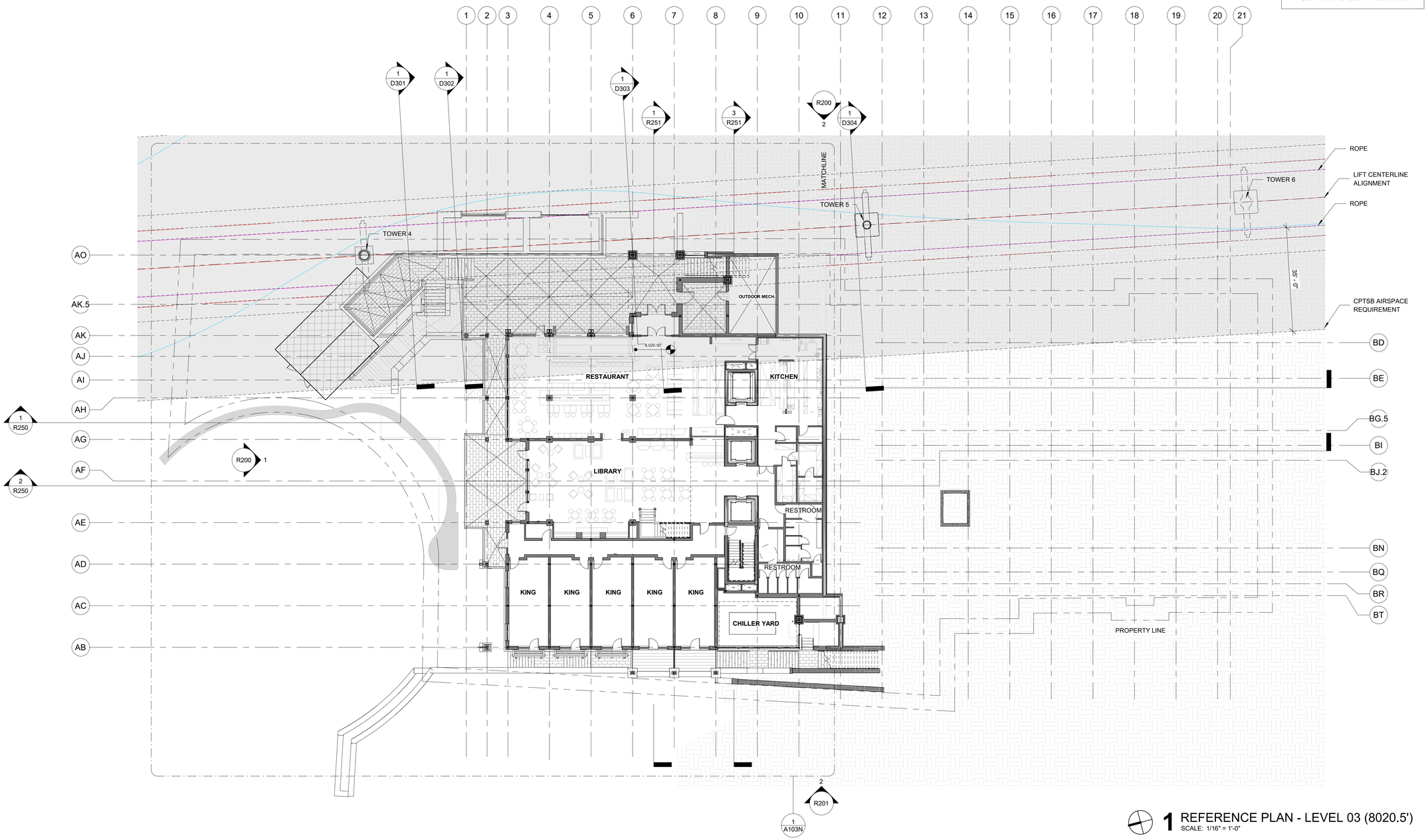
KEY PLAN

REFERENCE PLAN - LEVEL 02

R102

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 03 (8020.5')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

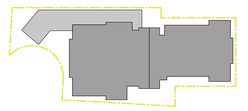
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



KEY PLAN

REFERENCE PLAN - LEVEL 03

R103

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES

1 REFERENCE PLAN - LEVEL 04 (8031')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

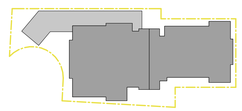
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



KEY PLAN

REFERENCE PLAN - LEVEL 04

R104

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES

1 REFERENCE PLAN - LEVEL 05 (8041.5')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

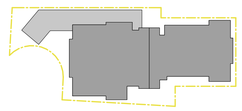
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



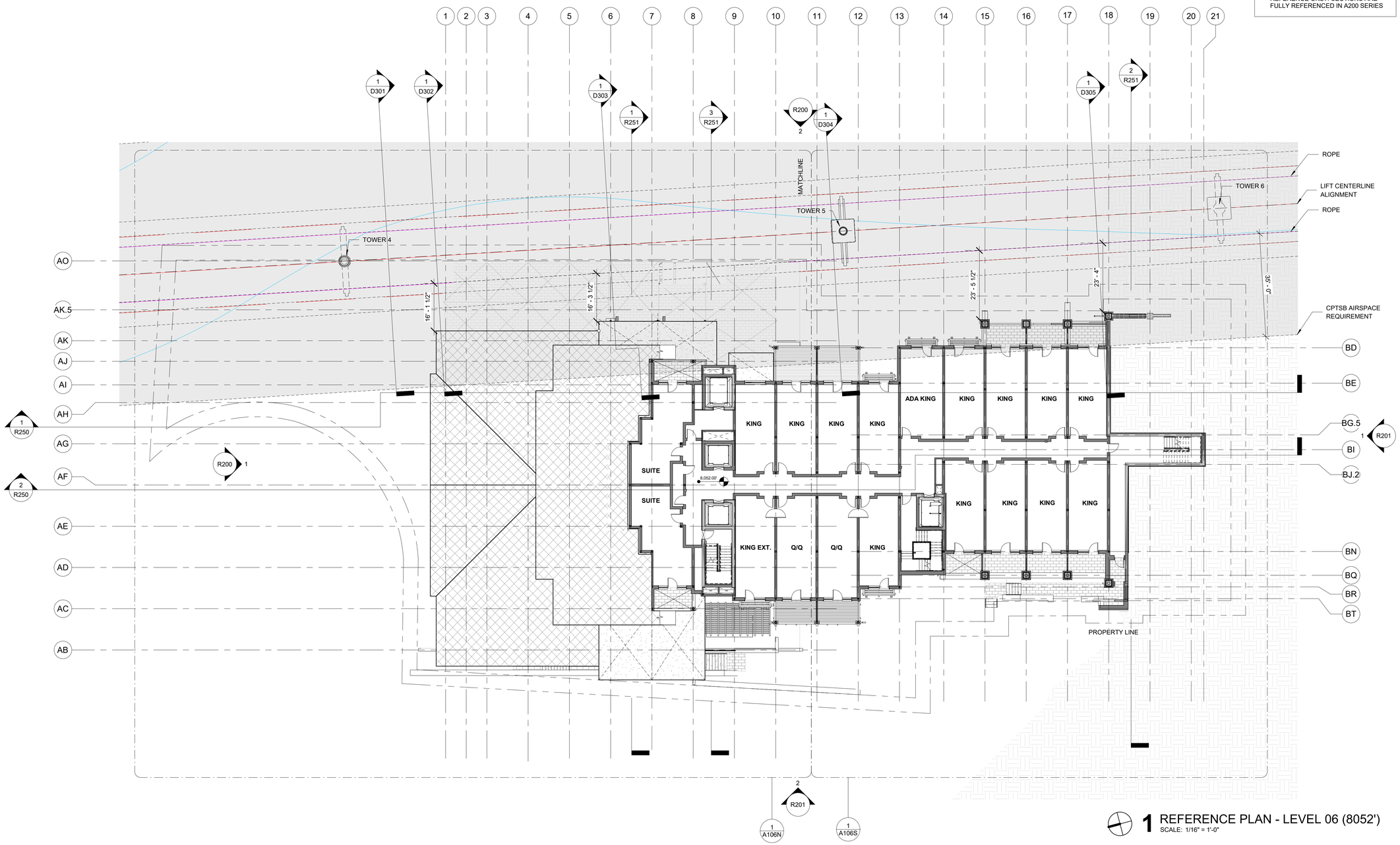
KEY PLAN

REFERENCE PLAN - LEVEL 05

R105

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES



1 REFERENCE PLAN - LEVEL 06 (8052')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

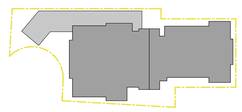
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



KEY PLAN

REFERENCE PLAN - LEVEL 06

R106

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES

1 REFERENCE PLAN - LEVEL 07 (8062.5')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

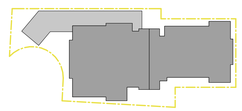
OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver



KEY PLAN

REFERENCE PLAN - LEVEL 07

R107

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES

1 REFERENCE PLAN - LEVEL 08 (8073')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

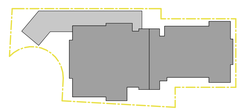
OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

REFERENCE PLAN - LEVEL 08

R108

SHEET NOTES:

1. ARCH ELEV 100'-0" = CIVIL ELEV 7999'-0" TYP ALL SHEETS
2. PLANS SHOWN ARE FOR NOTATIONAL USE ONLY. REFER TO A100 AND A200 SERIES FOR ARCHITECTURAL INFORMATION.
3. EAST & WEST ELEVATIONS SHOWN ARE FOR REFERENCE ONLY. ELEVATIONS ARE FULLY REFERENCED IN A200 SERIES.
4. BUILDING SECTIONS SHOWN ARE FOR REFERENCE ONLY. SECTIONS ARE FULLY REFERENCED IN A200 SERIES

1 REFERENCE PLAN - LEVEL 09 (8082')
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

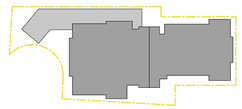
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



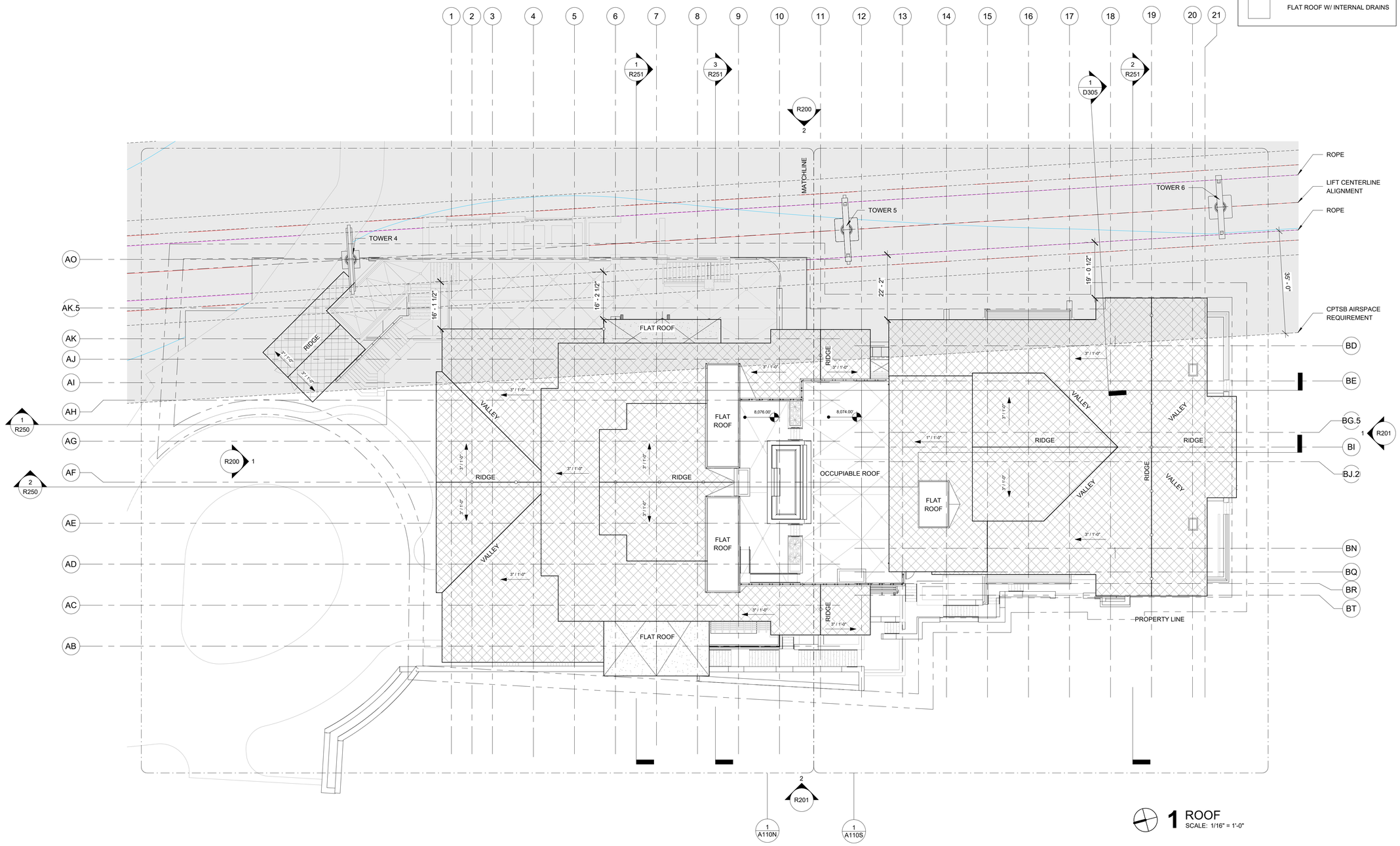
KEY PLAN

REFERENCE PLAN - LEVEL 09

R109

ROOF LEGEND

- FLAT ROOF W/ INTERNAL DRAINS AND VEGETATION
- DIAMOND PATTERN SOLAR TILES
- POOL DECK TERRACE - FLAT ROOF W/ INTERNAL DRAINS AND PEDESTAL PAVER SYSTEM
- FLAT ROOF W/ INTERNAL DRAINS



1 ROOF
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

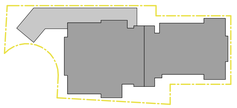
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



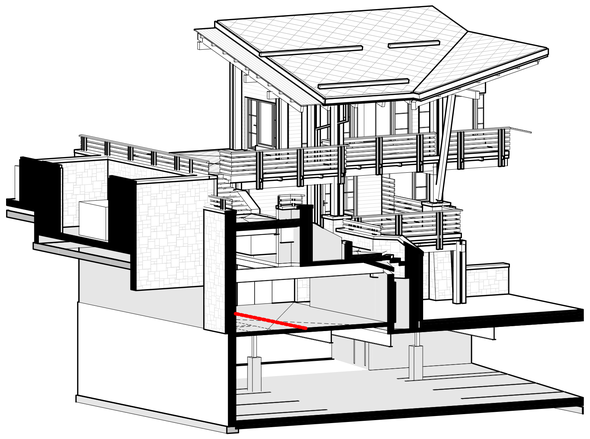
KEY PLAN

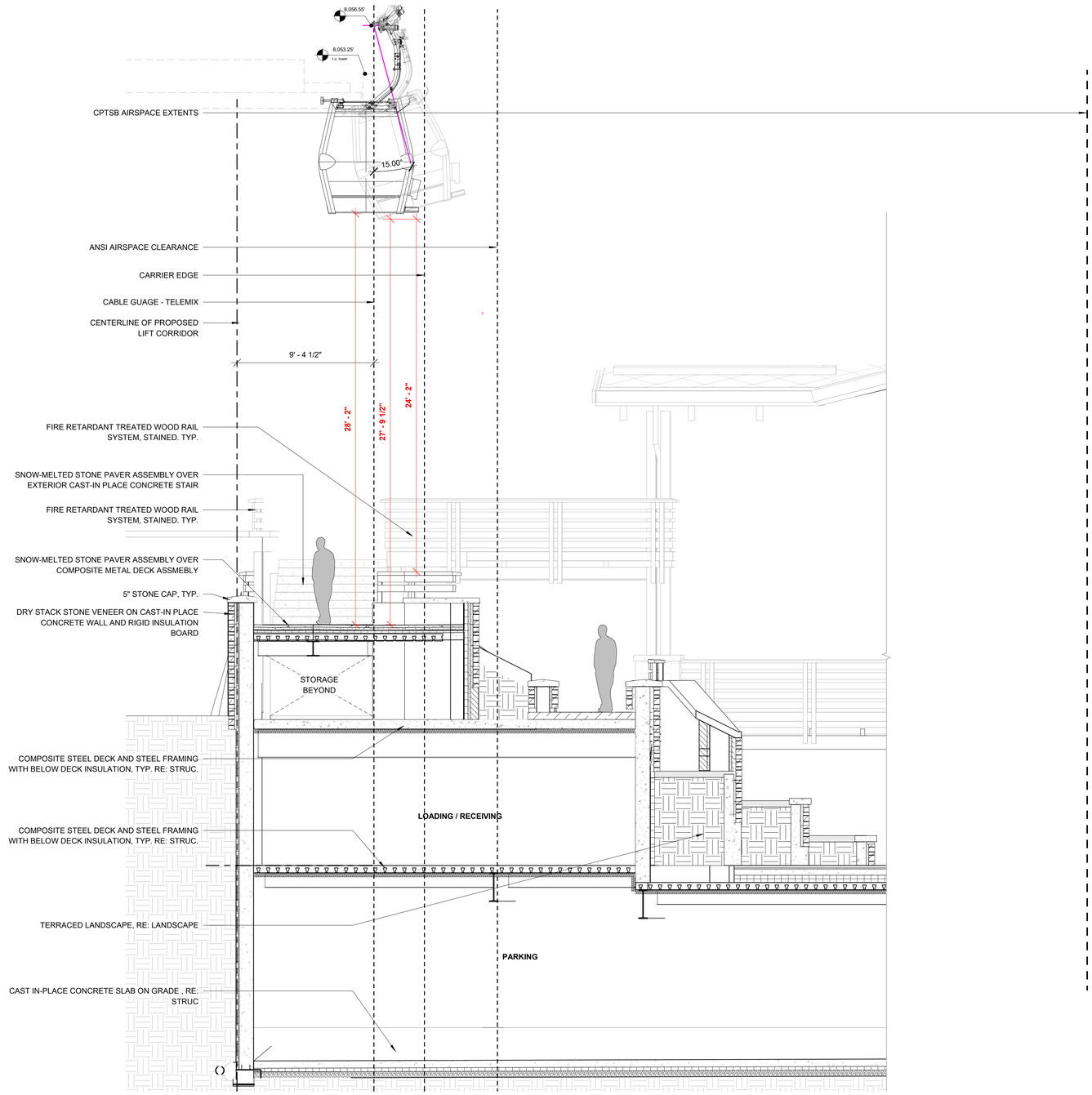
REFERENCE PLAN - ROOF

R110

WALL SECTIONS

ORIGINAL SIZE 24X36
PREPARED BY 4240





2 AXON SECTION - CPTSB 1
NTS, FOR INFORMATION ONLY

1 SECTION 1 - CPTSB
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

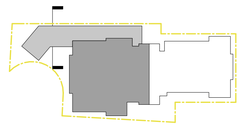
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

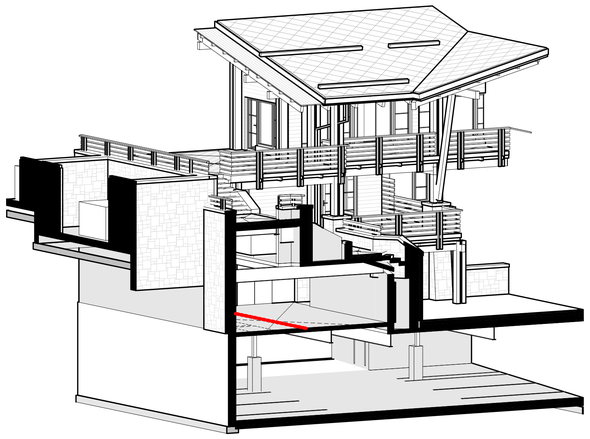
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

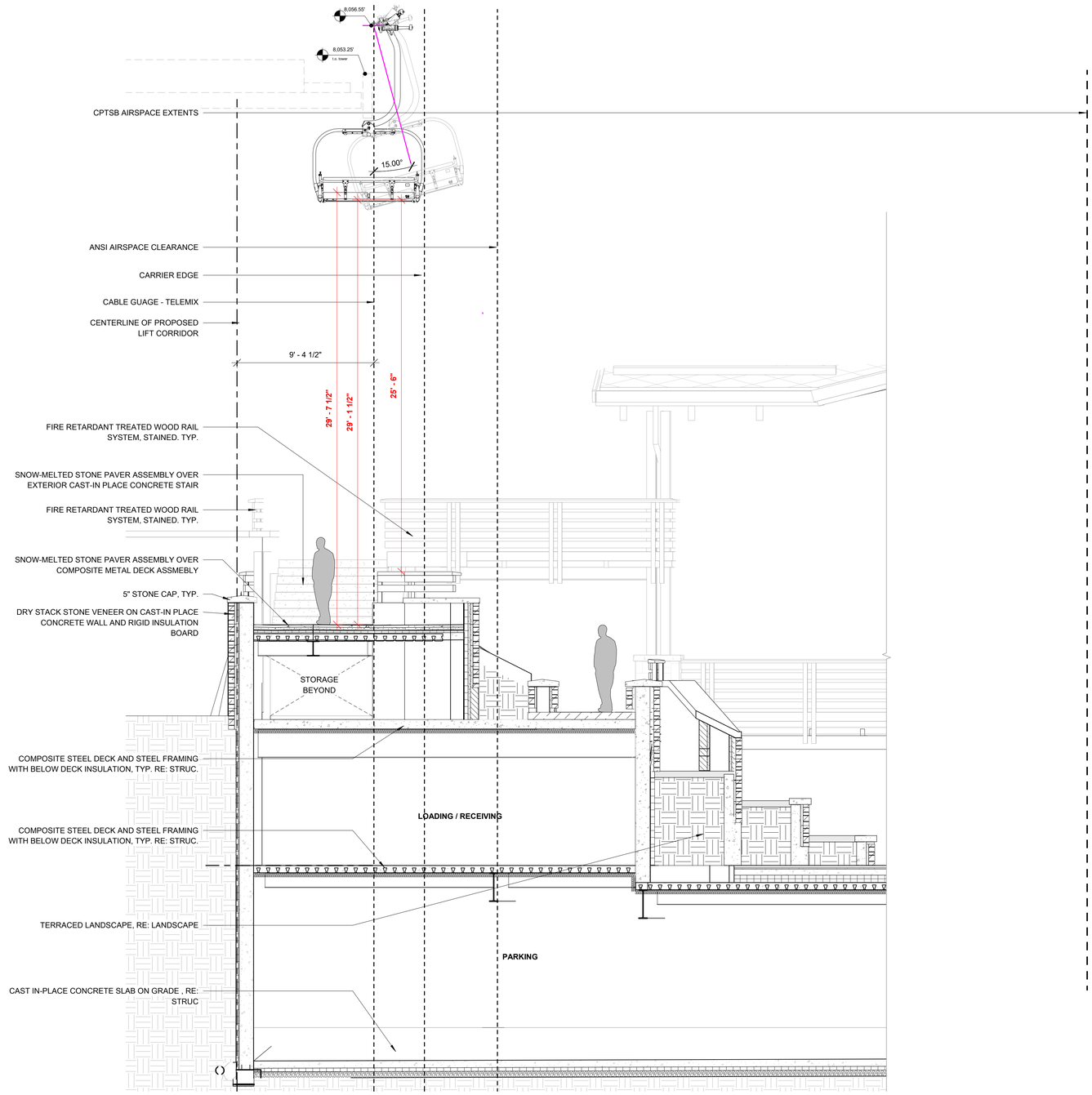


KEY PLAN

ENLARGED - CPTSB - SECTION & 3D

D301





2 AXON SECTION - CPTSB 1
NTS, FOR INFORMATION ONLY

1 SECTION 1 - CPTSB
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

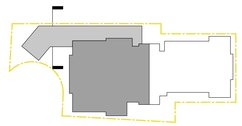
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. # DESCRIPTION	DATE

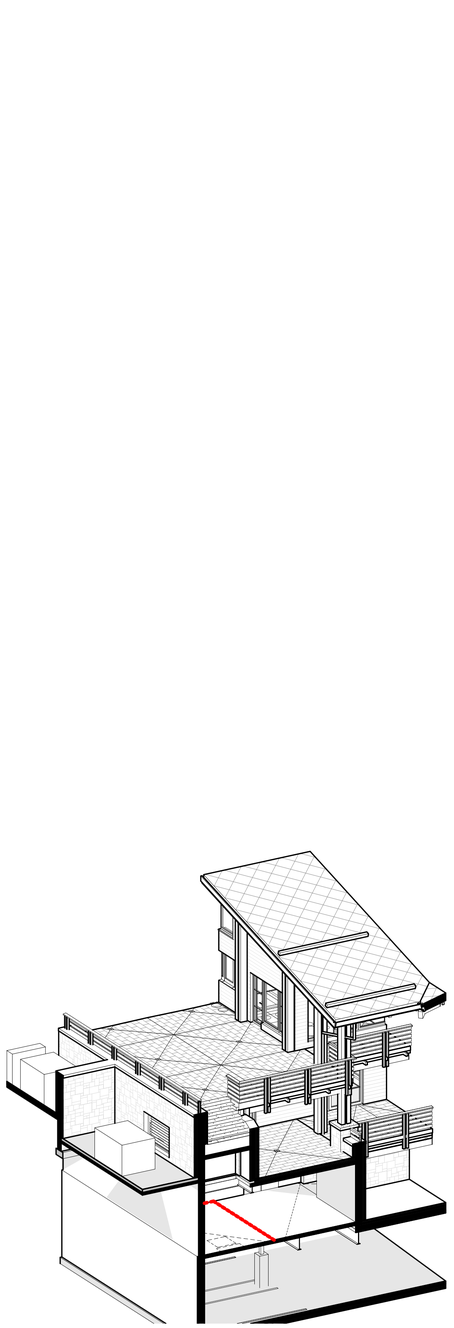
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



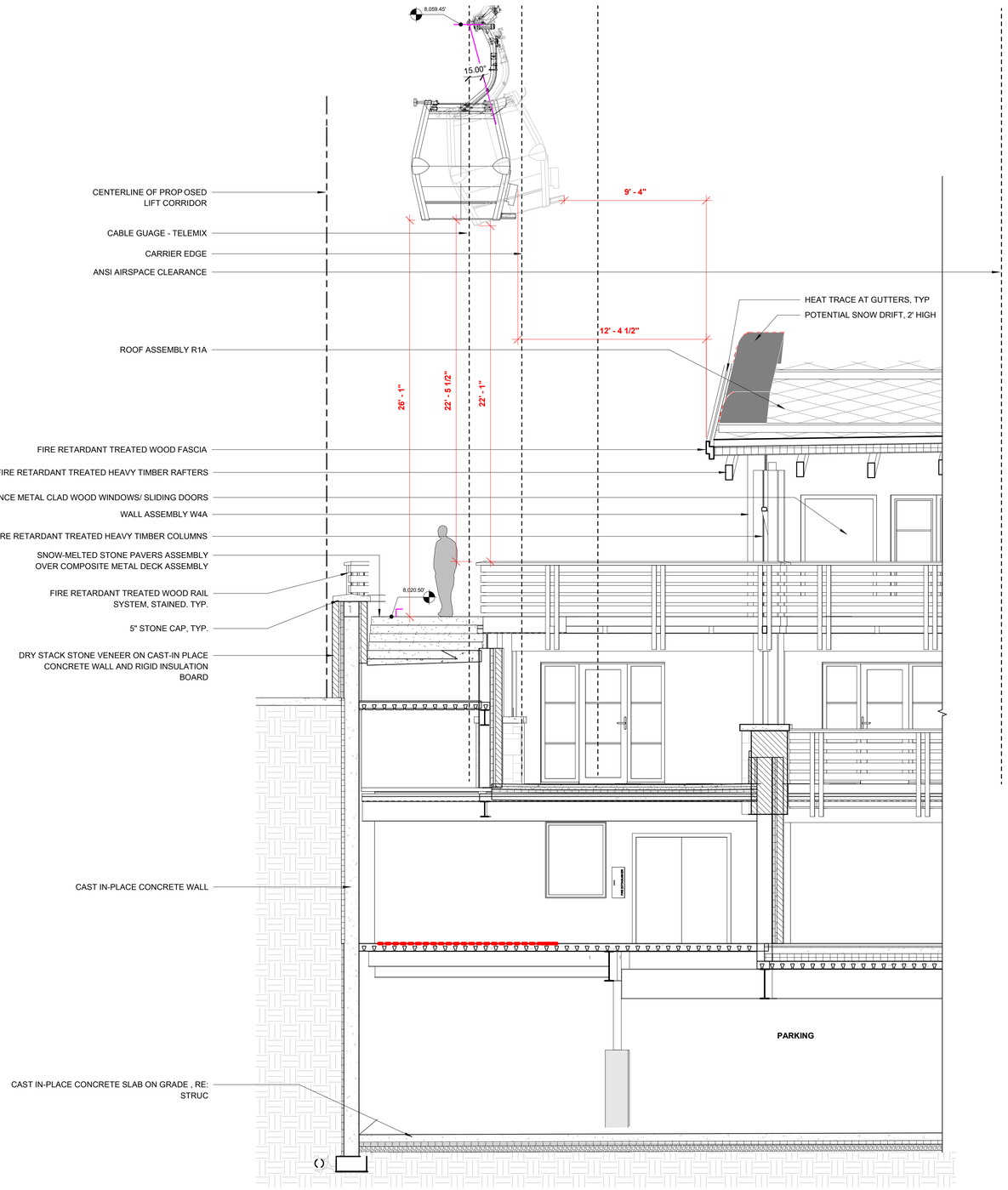
KEY PLAN

ENLARGED - CPTSB - SECTION & 3D

D301.1



2 AXON SECTION - CPTSB 2
NTS, FOR INFORMATION ONLY



1 SECTION 2 - CPTSB
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

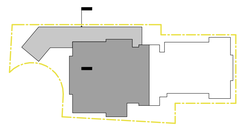
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. # DESCRIPTION	DATE

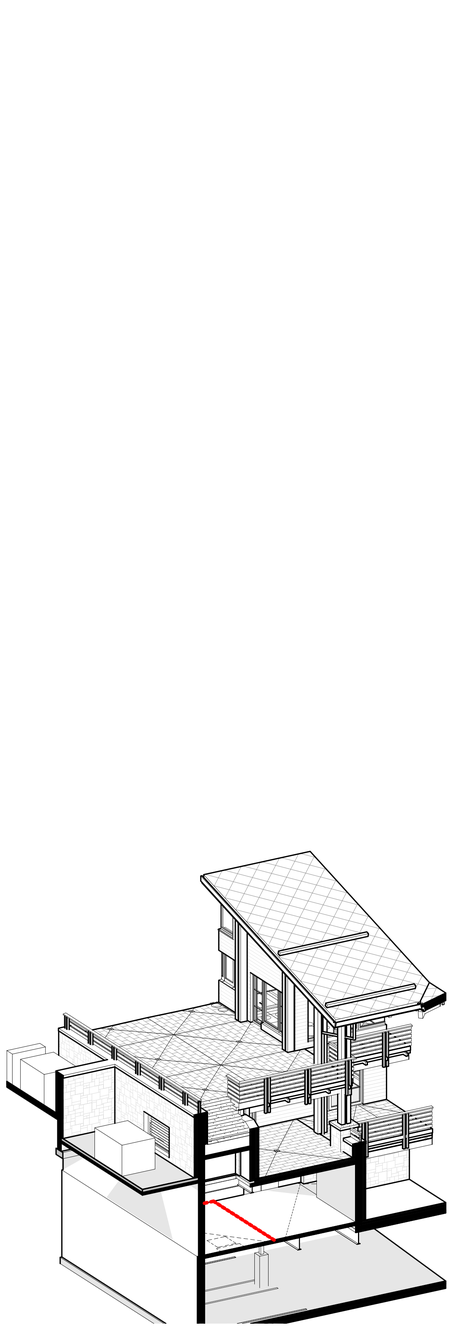
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



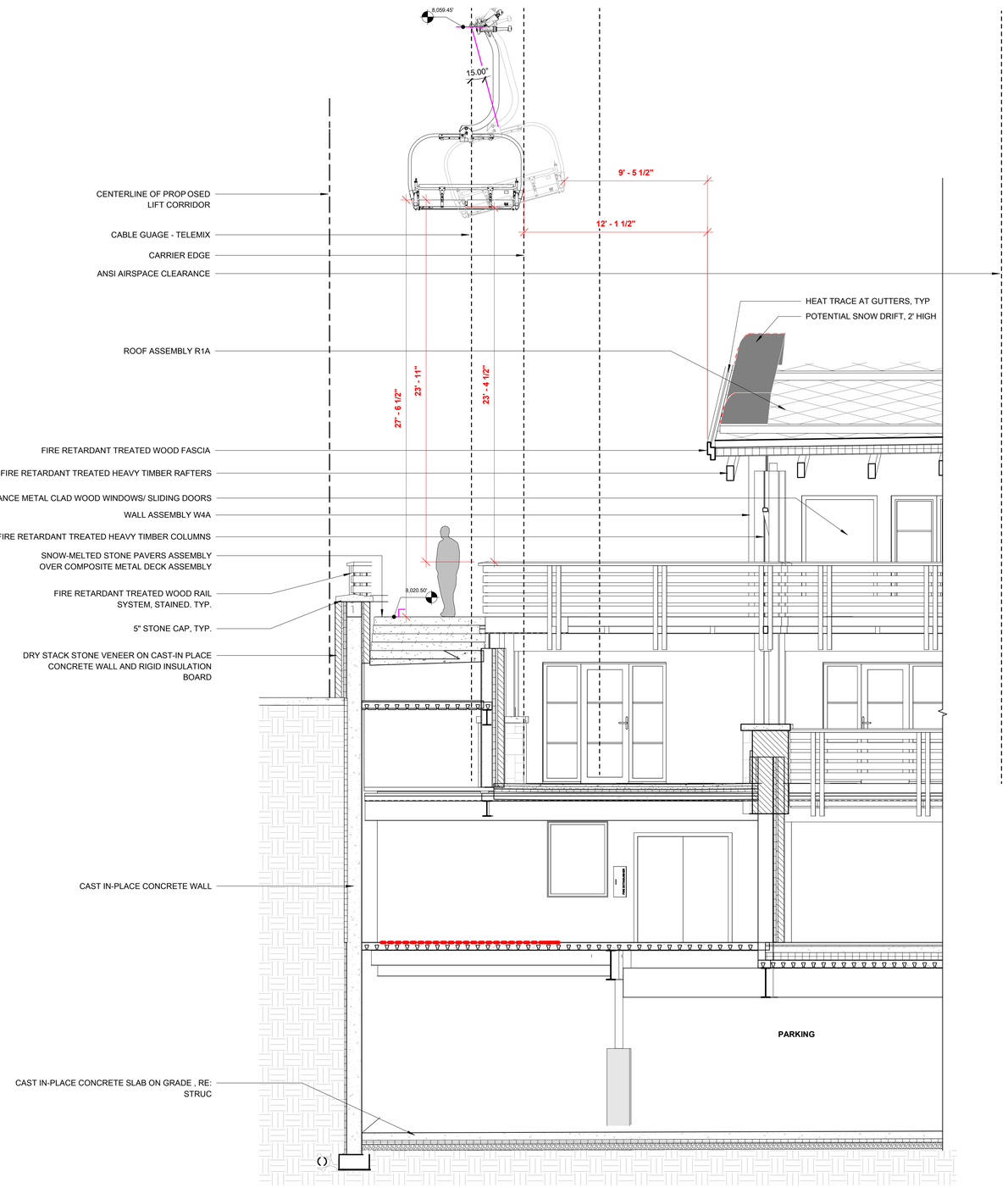
KEY PLAN

ENLARGED - CPTSB - SECTION & 3D

D302



2 AXON SECTION - CPTSB 2
NTS, FOR INFORMATION ONLY



1 SECTION 2 - CPTSB
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

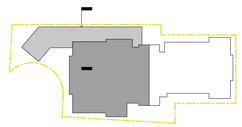
OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

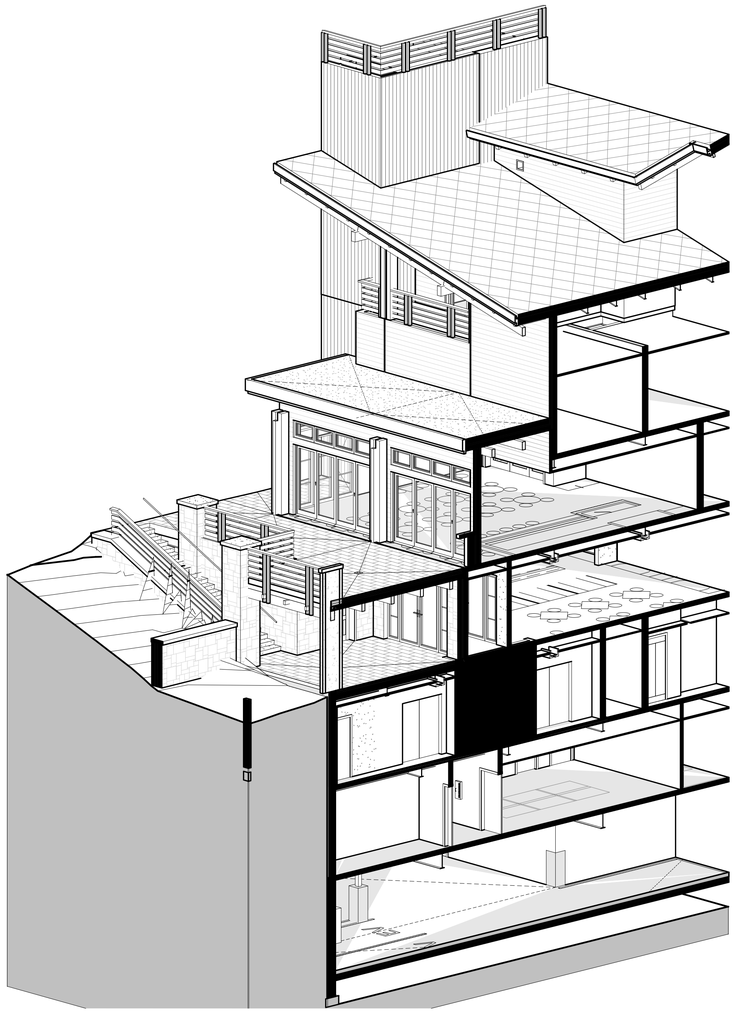
ISS. # DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



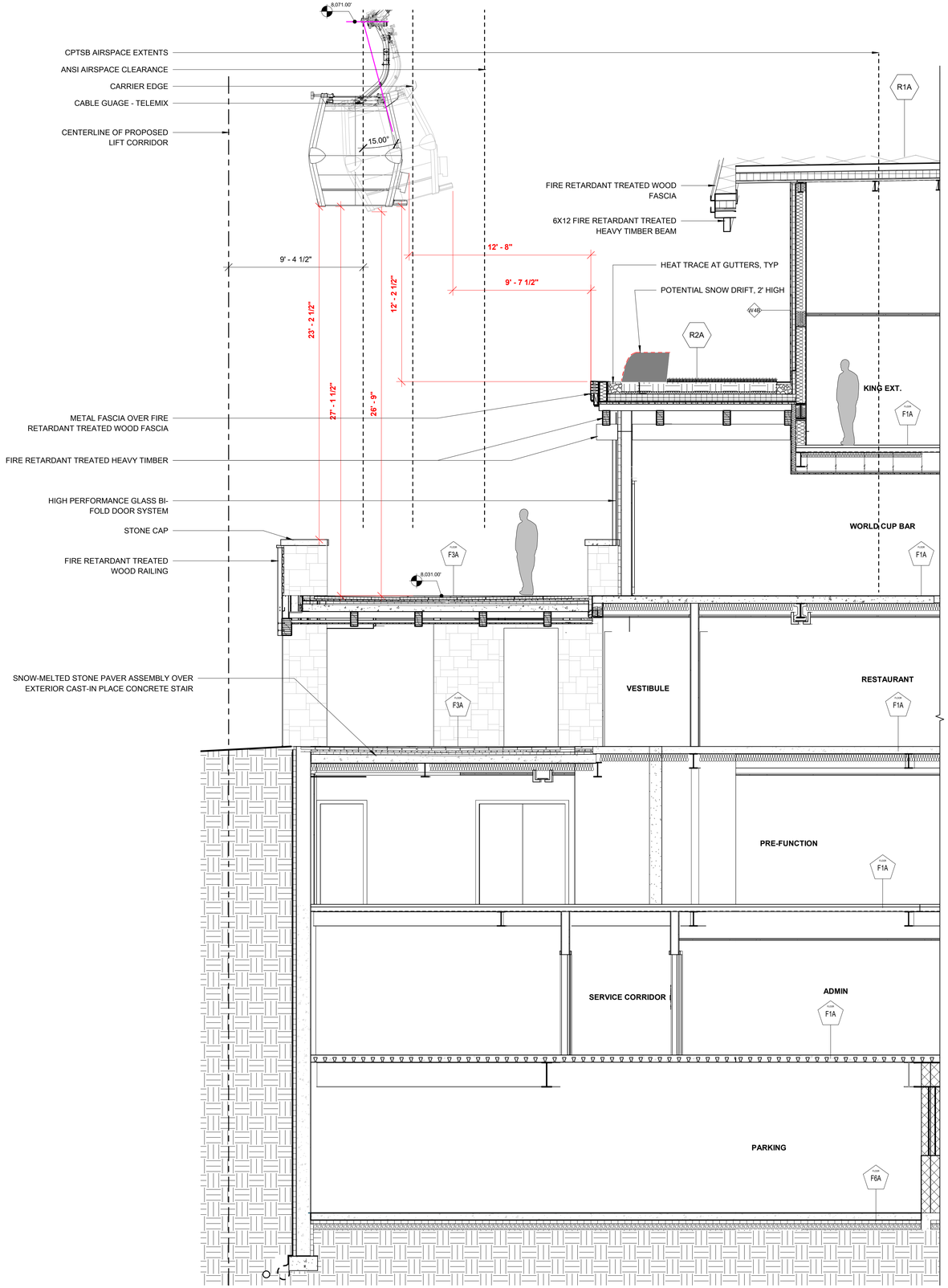
KEY PLAN

ENLARGED - CPTSB - SECTION & 3D

D302.1



2 AXON SECTION - CPTSB 3
NTS, FOR INFORMATION ONLY



1 SECTION 3 - CPTSB
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

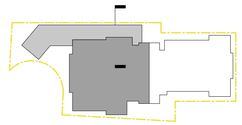
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

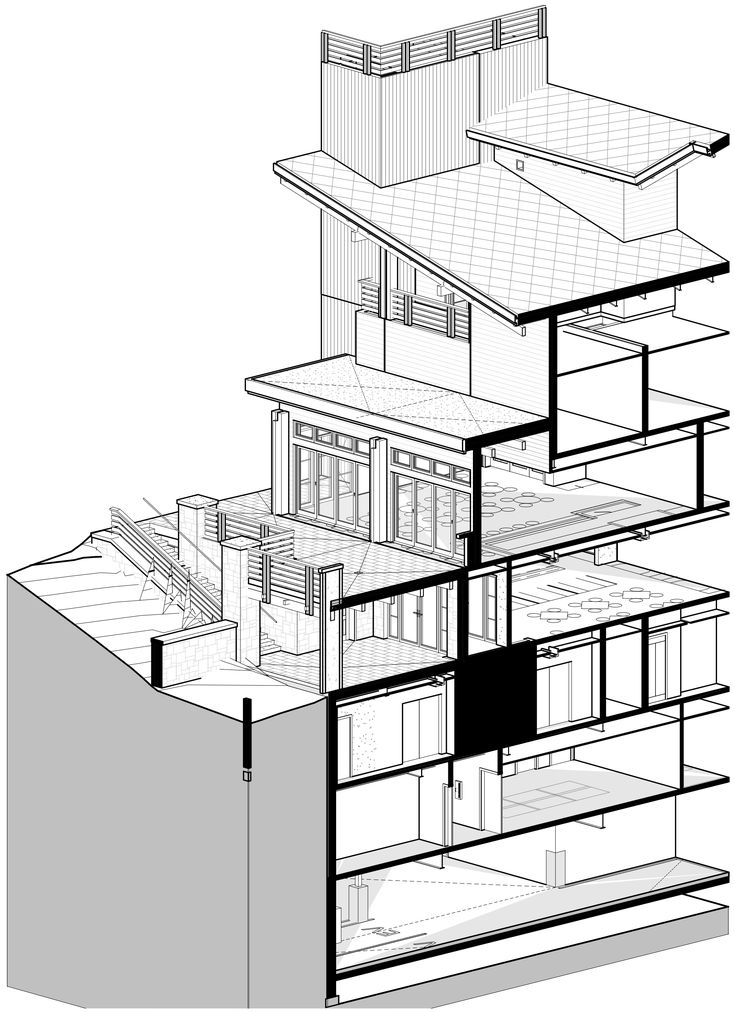
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



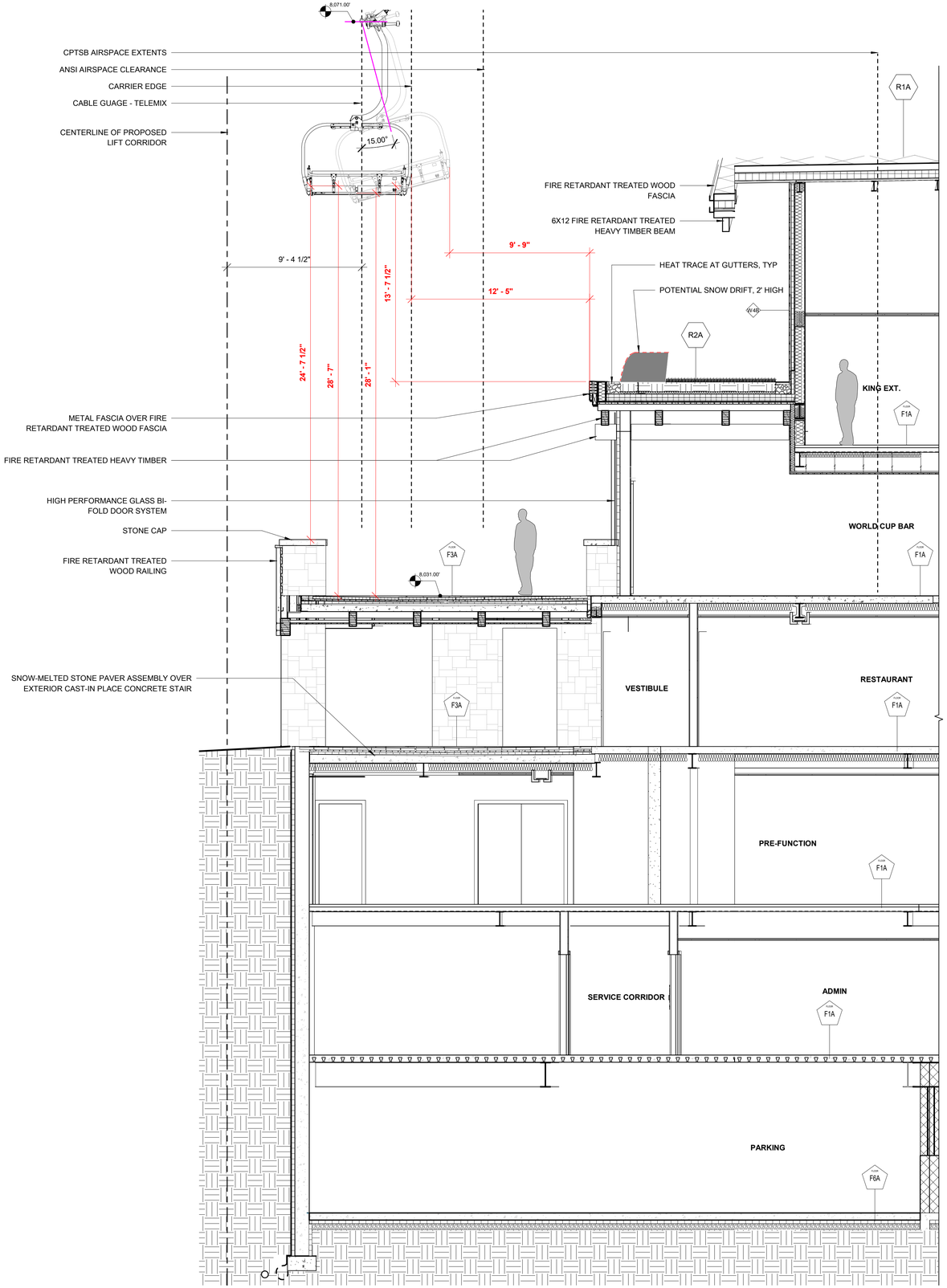
KEY PLAN

ENLARGED - CPTSB - SECTION & 3D

D303



2 AXON SECTION - CPTSB 3
NTS, FOR INFORMATION ONLY



1 SECTION 3 - CPTSB
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

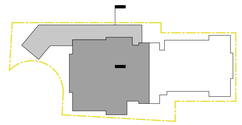
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

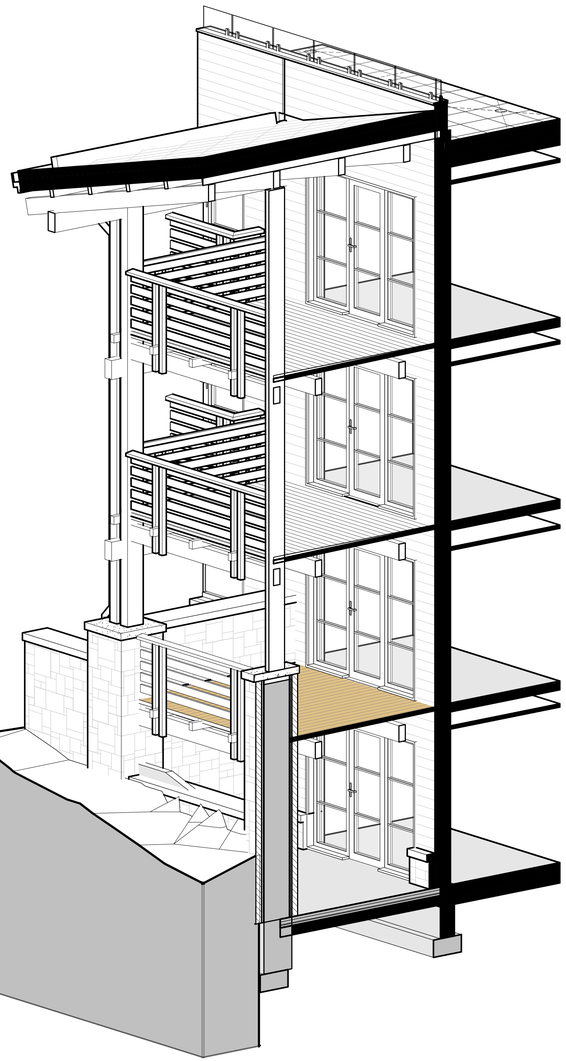
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



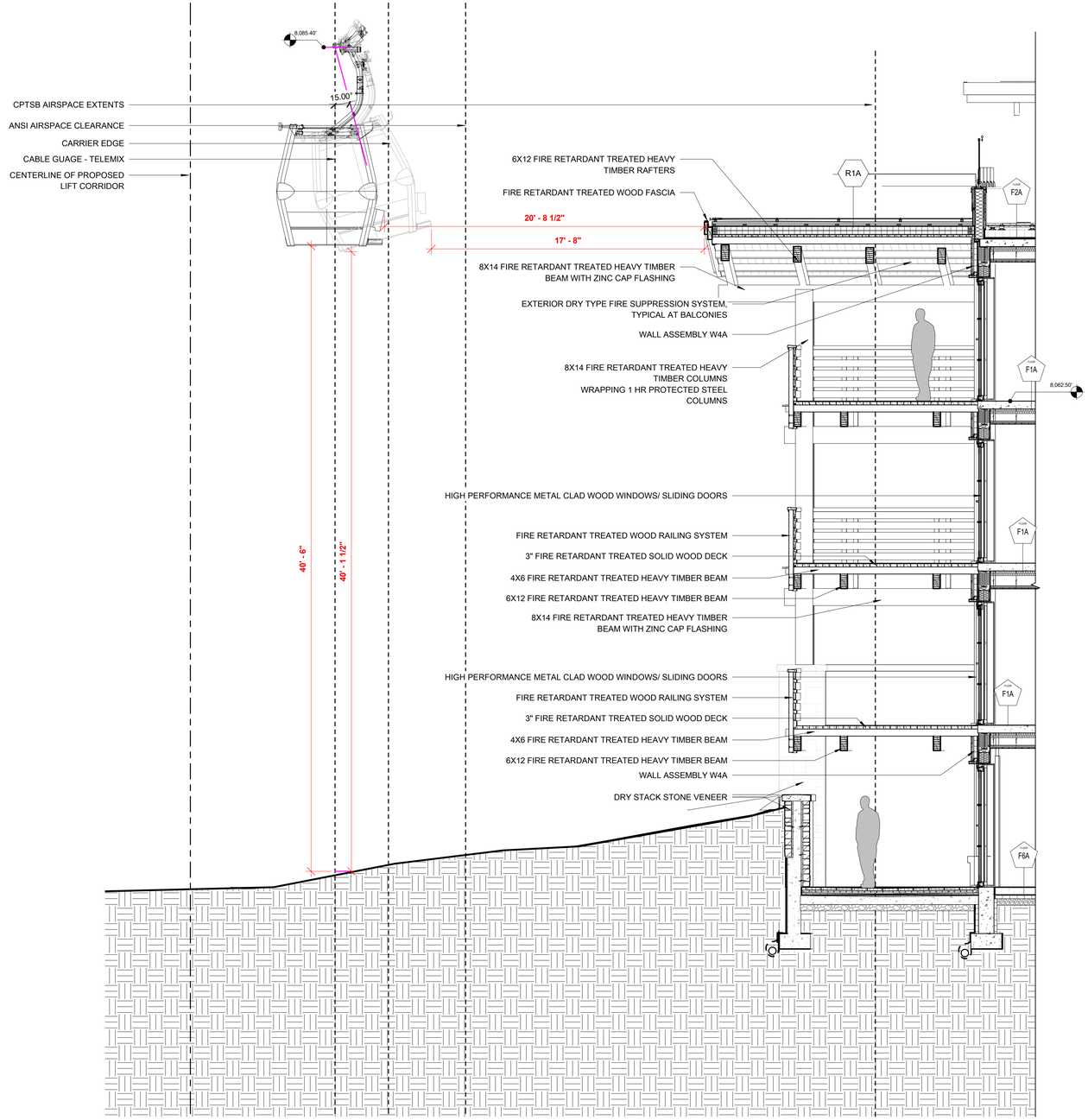
KEY PLAN

ENLARGED - CPTSB - SECTION & 3D

D303.1



2 AXON SECTION - CPTSB 4
NTS, FOR INFORMATION ONLY



1 SECTION 4 - CPTSB
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

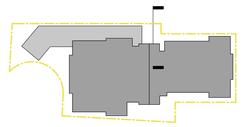
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

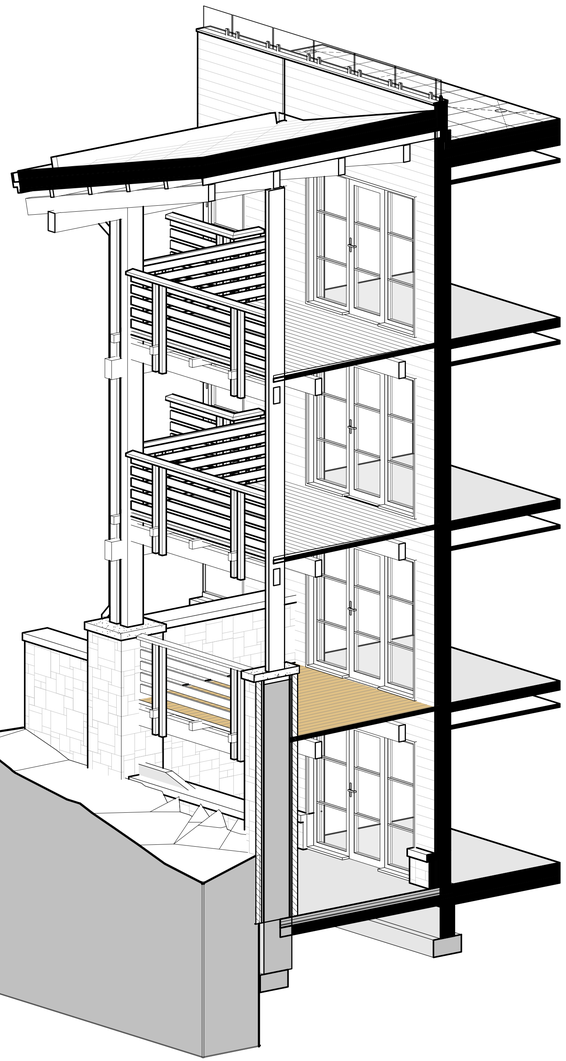
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



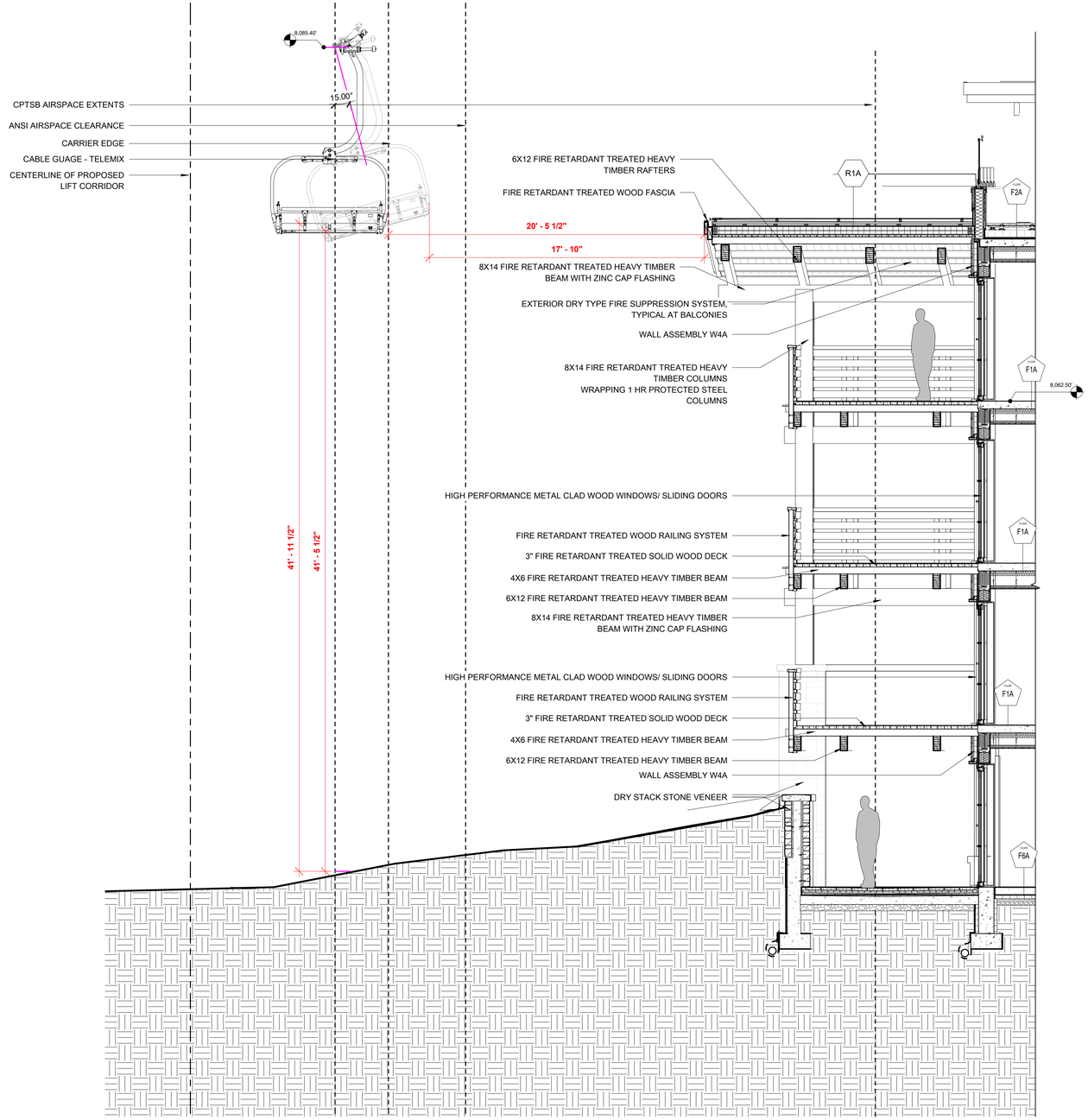
KEY PLAN

ENLARGED - CPTSB - SECTION & 3D

D304



2 AXON SECTION - CPTSB 4
NTS, FOR INFORMATION ONLY



1 SECTION 4 - CPTSB
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

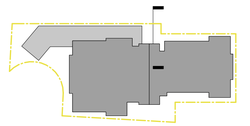
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

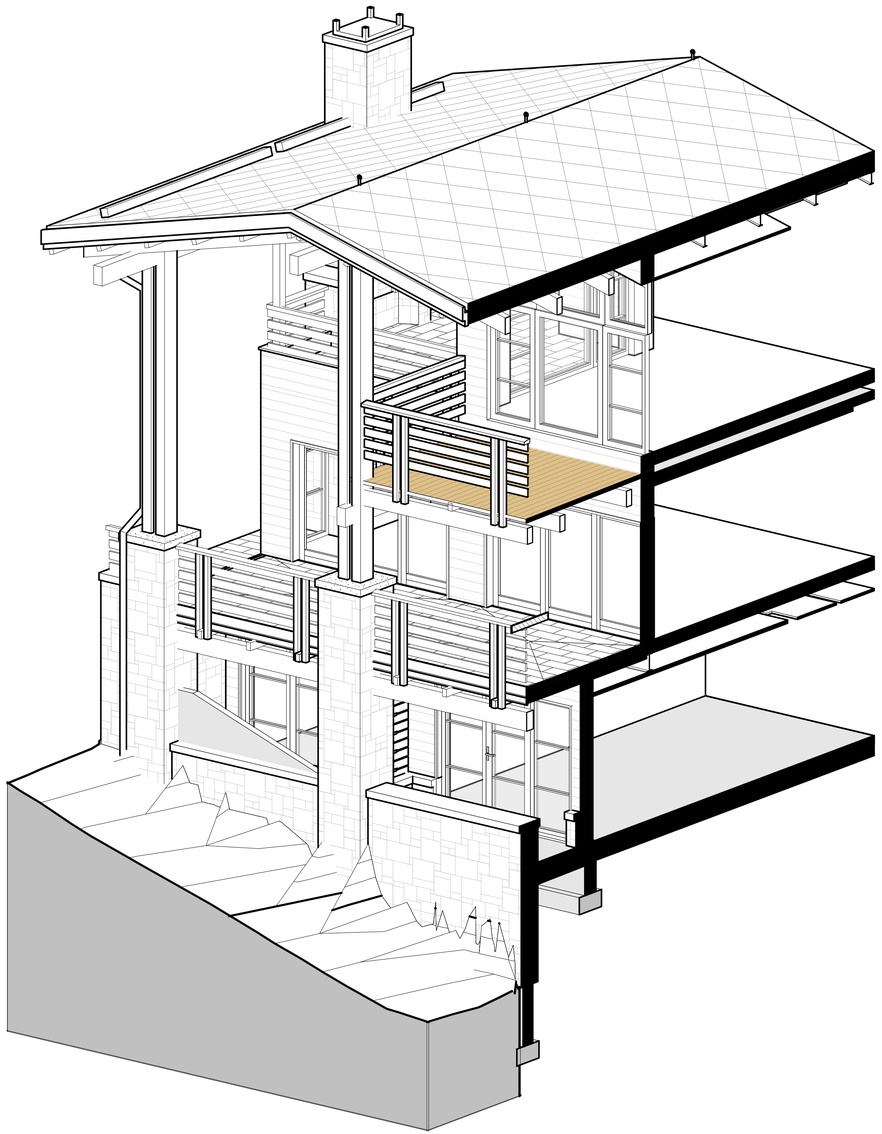
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



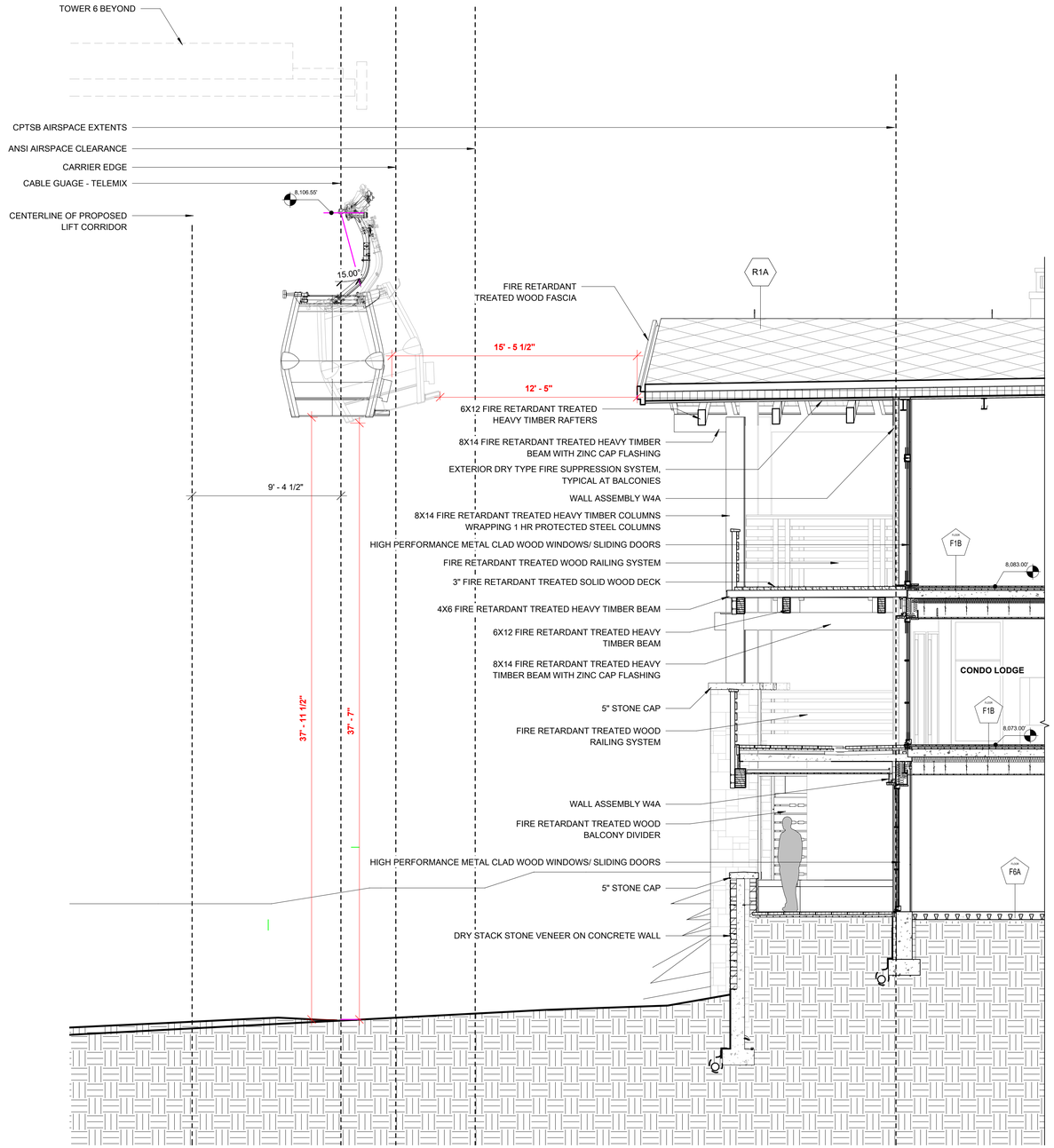
KEY PLAN

ENLARGED - CPTSB - SECTION & 3D

D304.1



2 AXON SECTION - CPTSB 5
NTS, FOR INFORMATION ONLY



1 SECTION 5 - CPTSB
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

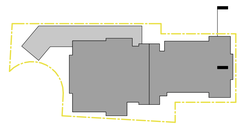
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

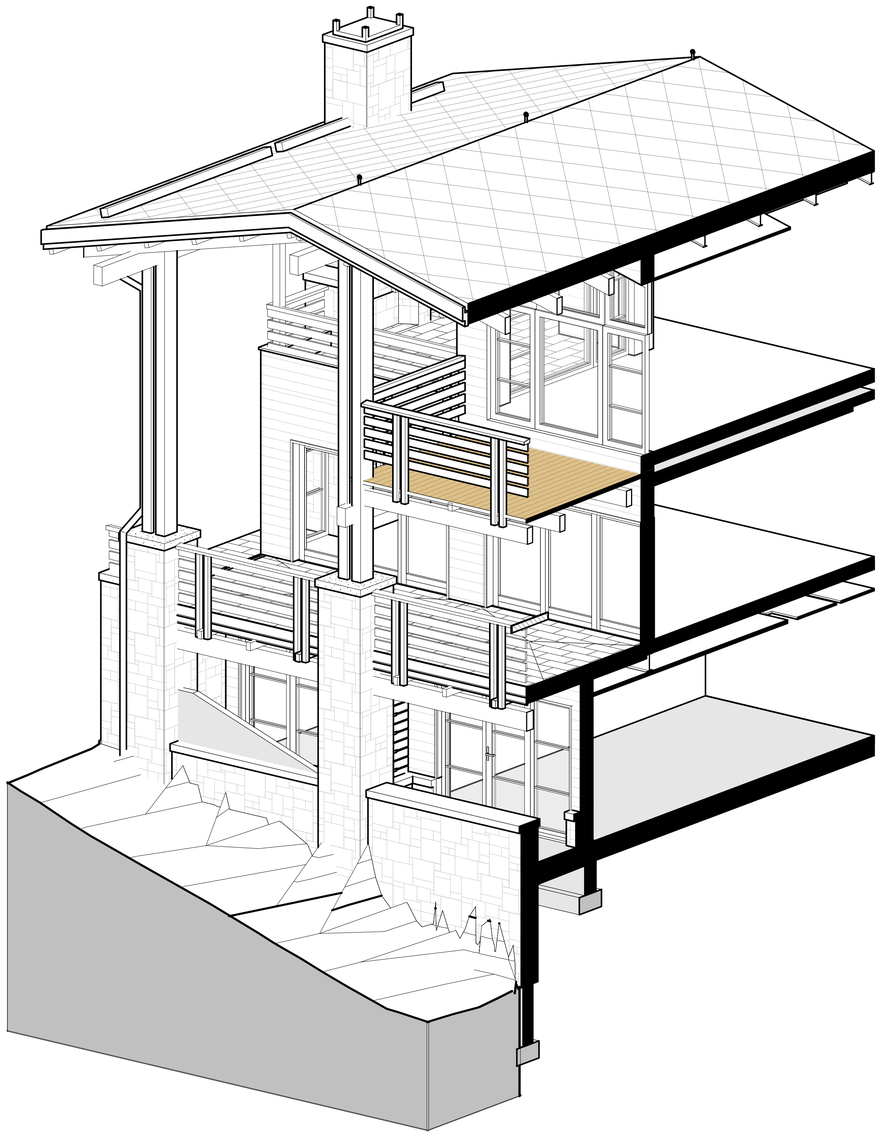
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



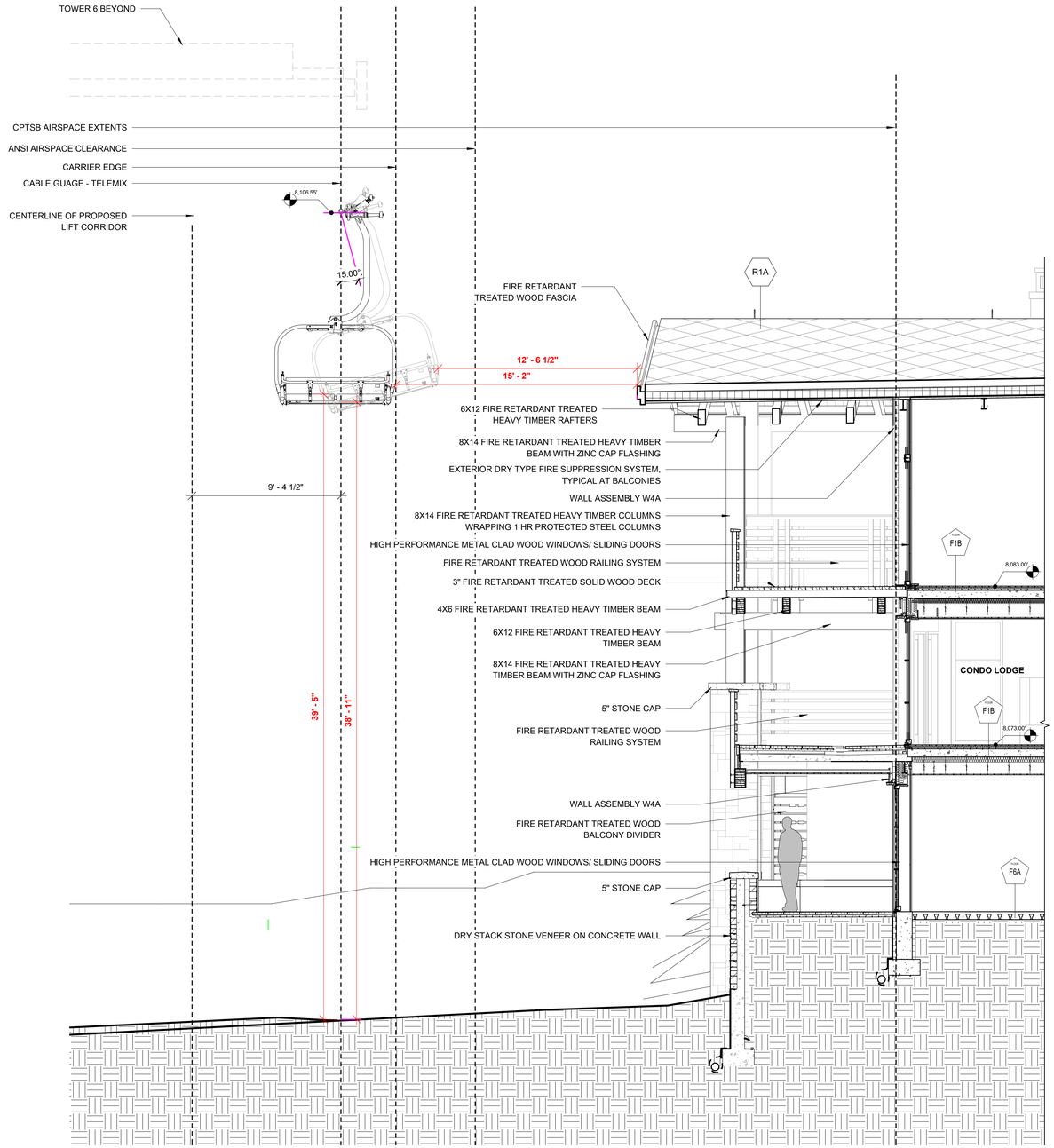
KEY PLAN

ENLARGED - CPTSB - SECTION & 3D

D305



2 AXON SECTION - CPTSB 5
NTS, FOR INFORMATION ONLY



1 SECTION 5 - CPTSB
SCALE: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

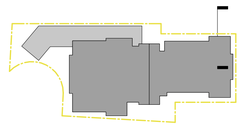
GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



KEY PLAN

ENLARGED - CPTSB - SECTION & 3D

D305.1

WALL ASSEMBLIES

ORIGINAL SIZE 24X36
PREPARED BY 4240

EXTERIOR FINISH NOTES:

STONE:

REGIONALLY SOURCED, DRY STACK GREY GRANITE (GALLEGOS OR EQUIV). RANDOM, ASHLAR PATTERN.

WOOD CLADDING:

OPTION 1 - STAINED DOUGLAS FIR CLADDING, CLEAR WITH INTEGRATED FIRE RETARDANT

OPTION 2 - STAINED ACCOYA WOOD CLADDING WITH INTEGRATED "ULTRA-A" FIRE RETARDANT BY MULTI-PRO SYSTEM OR EQUIV.

OPTION 3 - CEDAR, CLEAR, A & BETTER, TONGUE AND GROOVE, SMOOTH V-JT BY REAL CEDAR OR EQUIV. WWW.REALCEDAR.COM. WITH INTEGRATED FIRE RETARDANT

WINDOWS:

OPTION 1 - ZOLA "THERMOCLAD PANORAMIC VIEW", ALUMINUM CLAD WOOD TILT TURN (R-7). WWW.ZOLAWINDOWS.COM

OPTION 2 - ZOLA "CLASSIC CLAD PANORAMIC VIEW", ALUMINUM CLAD WOOD TILT TURN (R-4). WWW.ZOLAWINDOWS.COM

OPTION 3 - SIERRA PACIFIC ALUMINUM CLAD WOOD WINDOW

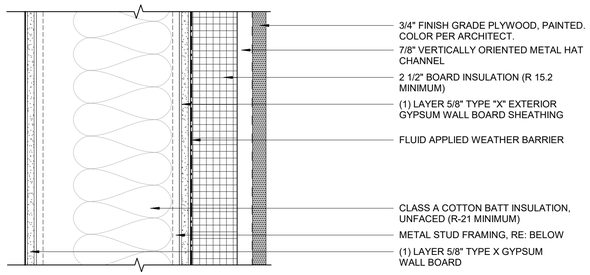
ROOF DECK FINISH:

OPTION 1 - 2'X2' FSC IPE WOOD TILE ON PEDESTALS WITH SNOWMELT SYSTEM. WWW.BISONIP.COM

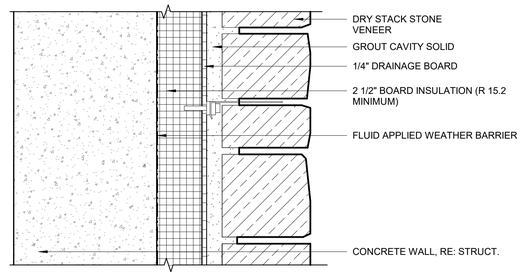
OPTION 2 - PORCELAIN "WOOD-PLANK" SERIES BY TILETECH ON PEDESTALS WITH HEX-TRAY SNOWMELT SYSTEM. WWW.TILETECHPAVERS.COM

SHEET NOTES:

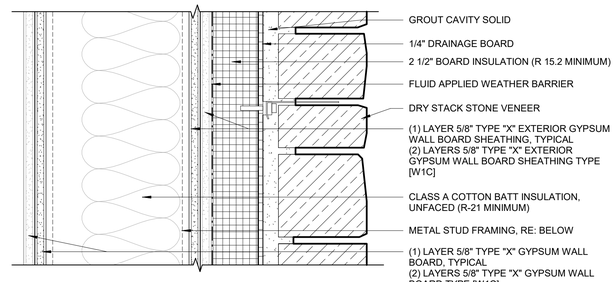
1. USE CEMENTITIOUS BACKER BOARD AT INSIDE FACE OF WET WALLS.
2. WHERE BATT INSULATION IS SHOWN, TO BE CLASS 'A' COTTON BATT INSULATION. WIDTH AS INDICATED IN WALL TYPE TABLES



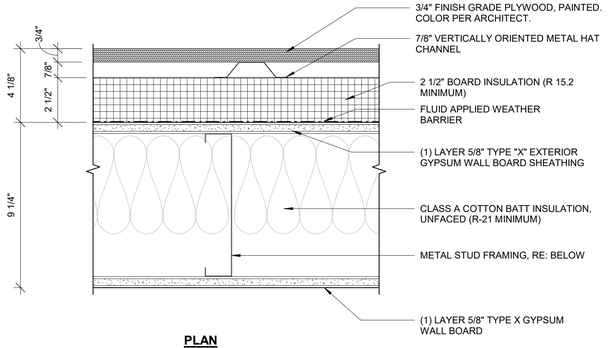
SECTION



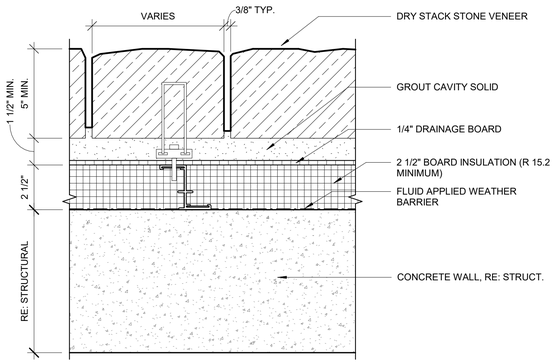
SECTION



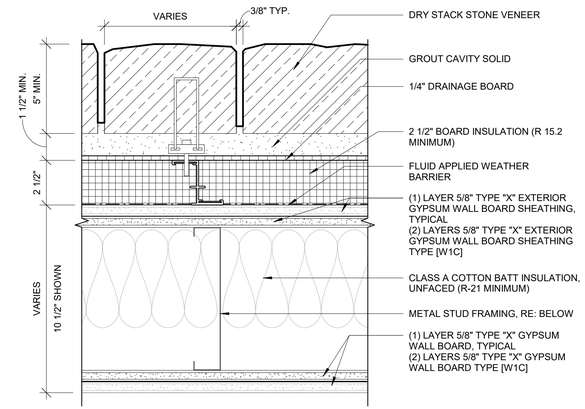
SECTION



PLAN



PLAN



PLAN

W3 WALL ASSEMBLY - MTL STUD W/ PLYWOOD PANEL FINISH

SCALE: 3" = 1'-0"

WALL TAG	FRR	WIDTH	DESCRIPTION
W3A	1HR	1' - 1 3/8"	UL #U432 - 1 HR RATED - 8" METAL STUD FRAMING W/ BATT INSULATION, BOARD INSULATION, PLYWOOD EXTERIOR
W3B	NR	10 7/8"	8" METAL STUD FRAMING, OMIT BOARD INSULATION, PLYWOOD EXTERIOR
W3C	1HR	1' - 7 7/8"	UL #U432 - 1 HR RATED - PAINTED PLYWOOD FINISH AND HAT CHANNEL AT INTERIOR FACE OF WALL TYPE W1B
W3D	NR	1' - 10 3/8"	PAINTED PLYWOOD FINISH, HAT CHANNEL, AND BOARD INSULATION AT INTERIOR FACE OF WALL TYPE W1A

W2 WALL ASSEMBLY - CONCRETE W/ STONE

SCALE: 3" = 1'-0"

WALL TAG	FRR	WIDTH	DESCRIPTION
W2A	NR	1' - 5"	8" CIP CONCRETE WALL WITH BOARD INSULATION, STONE EXTERIOR
W2B	NR	9"	CIP CONCRETE WALL WITH BOARD INSULATION, STONE EXTERIOR - REFER TO STRUCTURAL FOR CONCRETE THICKNESS
W2C	NR	6 1/2"	CIP CONCRETE WALL WITH STONE EXTERIOR, OMIT BOARD INSULATION - REFER TO STRUCTURAL FOR CONCRETE THICKNESS
W2D	1HR	1' - 5"	PER IBC TABLE 722.2.1.1 - 1 HR RATED - 8" CIP CONCRETE WALL WITH BOARD INSULATION, STONE EXTERIOR
W2E	NR	1' - 9"	12" CIP CONCRETE WALL WITH BOARD INSULATION, STONE EXTERIOR
W2F	2HR	1' - 5"	PER IBC TABLE 722.2.1.1 - 2 HR RATED - 8" CIP CONCRETE WALL WITH BOARD INSULATION, STONE EXTERIOR
W2G	2HR	1' - 9"	PER IBC TABLE 722.2.1.1 - 2 HR RATED - 12" CIP CONCRETE WALL WITH BOARD INSULATION, STONE EXTERIOR

W1 WALL ASSEMBLY - MTL STUD W/ STONE

SCALE: 3" = 1'-0"

WALL TAG	FRR	WIDTH	DESCRIPTION
W1A	NR	1' - 6 1/4"	8" METAL STUD FRAMING W/ BATT INSULATION, (1) LAYER GYP. EACH SIDE, EXTERIOR STONE FINISH
W1B	1HR	1' - 6 1/4"	UL #U432 - 1 HR RATED - 8" METAL STUD FRAMING W/ BATT INSULATION, (1) LAYER GYP. EACH SIDE, EXTERIOR STONE FINISH
W1C	2HR	1' - 7 1/2"	UL #U425 - 2 HR RATED - 8" METAL STUD FRAMING W/ BATT INSULATION, (2) LAYERS GYP. EACH SIDE, EXTERIOR STONE FINISH

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

EXTERIOR WALL TYPES

A501

EXTERIOR FINISH NOTES:

STONE:

REGIONALLY SOURCED, DRY STACK GREY GRANITE (GALLEGOS OR EQUIV). RANDOM, ASHLAR PATTERN.

WOOD CLADDING:

OPTION 1 - STAINED DOUGLAS FIR CLADDING, CLEAR WITH INTEGRATED FIRE RETARDANT

OPTION 2 - STAINED ACCOYA WOOD CLADDING WITH INTEGRATED "ULTRA-A" FIRE RETARDANT BY MULTI-PRO SYSTEM OR EQUIV.

OPTION 3 - CEDAR, CLEAR, A & BETTER, TONGUE AND GROOVE, SMOOTH V-JT BY REAL CEDAR OR EQUIV. WWW.REALCEDAR.COM. WITH INTEGRATED FIRE RETARDANT

WINDOWS:

OPTION 1 - ZOLA "THERMOCLAD PANORAMIC VIEW", ALUMINUM CLAD WOOD TILT TURN (R-7). WWW.ZOLAWINDOWS.COM

OPTION 2 - ZOLA "CLASSIC CLAD PANORAMIC VIEW", ALUMINUM CLAD WOOD TILT TURN (R-4). WWW.ZOLAWINDOWS.COM

OPTION 3 - SIERRA PACIFIC ALUMINUM CLAD WOOD WINDOW

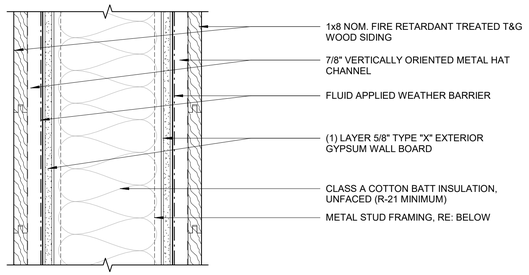
ROOF DECK FINISH:

OPTION 1 - 2'X2' FSC IPE WOOD TILE ON PEDESTALS WITH SNOWMELT SYSTEM. WWW.BISONIP.COM

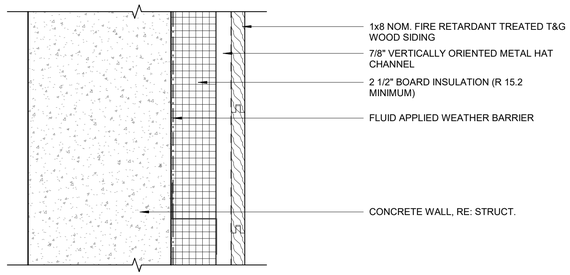
OPTION 2 - PORCELAIN "WOOD-PLANK" SERIES BY TILETECH ON PEDESTALS WITH HEX-TRAY SNOWMELT SYSTEM. WWW.TILETECHPAVERS.COM

SHEET NOTES:

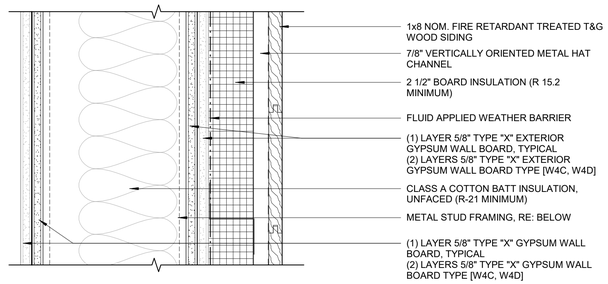
1. USE CEMENTITIOUS BACKER BOARD AT INSIDE FACE OF WET WALLS.
2. WHERE BATT INSULATION IS SHOWN, TO BE CLASS 'A' COTTON BATT INSULATION. WIDTH AS INDICATED IN WALL TYPE TABLES



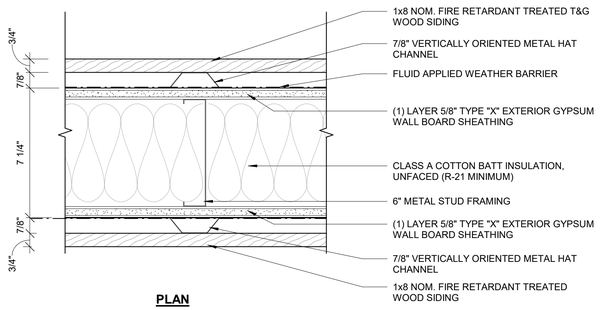
SECTION



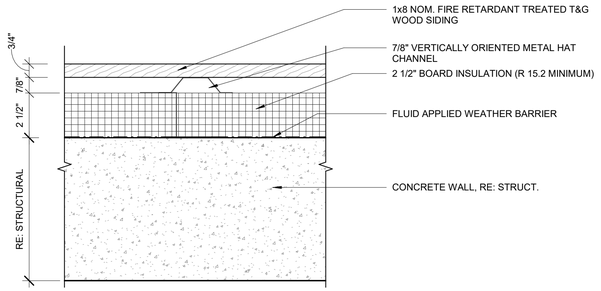
SECTION



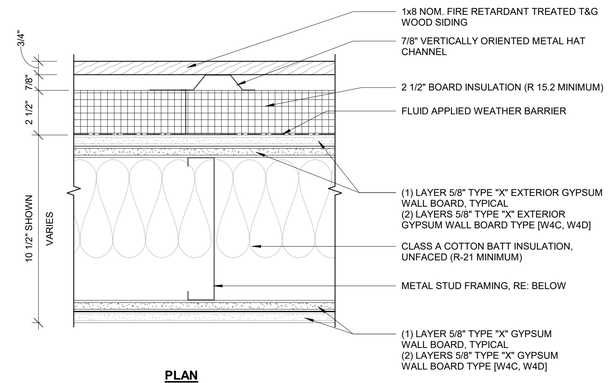
SECTION



PLAN



PLAN



PLAN

W6 EXT. WALL ASSEMBLY - WOOD WINGWALL

SCALE: 3" = 1'-0"

WALL TAG	FRR	WIDTH	DESCRIPTION
W6A	NR	10 1/2"	6" METAL STUD FRAMING W/ BATT INSULATION, (1) LAYER GYP. EACH SIDE, EXTERIOR WOOD T&G SIDING EACH SIDE

W5 EXT. WALL ASSEMBLY - CONCRETE W/ WOOD SIDING

SCALE: 3" = 1'-0"

WALL TAG	FRR	WIDTH	DESCRIPTION
W5A	NR	4 1/8"	CIP CONCRETE WALL WITH BOARD INSULATION, EXTERIOR WOOD T&G SIDING - REFER TO STRUCTURAL FOR CONCRETE THICKNESS

W4 EXT. WALL ASSEMBLY - MTL STUD W/ WOOD SIDING

SCALE: 3" = 1'-0"

WALL TAG	FRR	WIDTH	DESCRIPTION
W4A	NR	1' - 1 3/8"	8" METAL STUD FRAMING W/ BATT INSULATION, (1) LAYER GYP. EACH SIDE, EXTERIOR WOOD T&G SIDING
W4B	1HR	1' - 1 3/8"	UL #U432 - 1 HR RATED - 8" METAL STUD FRAMING W/ BATT INSULATION, (1) LAYER GYP. EACH SIDE, EXTERIOR WOOD T&G SIDING
W4C	2HR	1' - 2 5/8"	UL #U425 - 2 HR RATED - 8" METAL STUD FRAMING W/ BATT INSULATION, (2) LAYERS GYP. EACH SIDE, EXTERIOR WOOD T&G SIDING
W4D	1HR	1' - 2 5/8"	1 HR - 8" METAL STUD FRAMING W/ BATT INSULATION, (2) LAYER GYP. EACH SIDE, EXTERIOR WOOD T&G SIDING

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

EXTERIOR WALL TYPES

A502

EXTERIOR FINISH NOTES:

STONE:

REGIONALLY SOURCED, DRY STACK GREY GRANITE (GALLEGOS OR EQUIV). RANDOM, ASHLAR PATTERN.

WOOD CLADDING:

OPTION 1 - STAINED DOUGLAS FIR CLADDING, CLEAR WITH INTEGRATED FIRE RETARDANT

OPTION 2 - STAINED ACCOYA WOOD CLADDING WITH INTEGRATED "ULTRA-A" FIRE RETARDANT BY MULTI-PRO SYSTEM OR EQUIV.

OPTION 3 - CEDAR, CLEAR, A & BETTER, TONGUE AND GROOVE, SMOOTH V-JT BY REAL CEDAR OR EQUIV. WWW.REALCEDAR.COM. WITH INTEGRATED FIRE RETARDANT

WINDOWS:

OPTION 1 - ZOLA "THERMOCLAD PANORAMIC VIEW", ALUMINUM CLAD WOOD TILT TURN (R-7). WWW.ZOLAWINDOWS.COM

OPTION 2 - ZOLA "CLASSIC CLAD PANORAMIC VIEW", ALUMINUM CLAD WOOD TILT TURN (R-4). WWW.ZOLAWINDOWS.COM

OPTION 3 - SIERRA PACIFIC ALUMINUM CLAD WOOD WINDOW

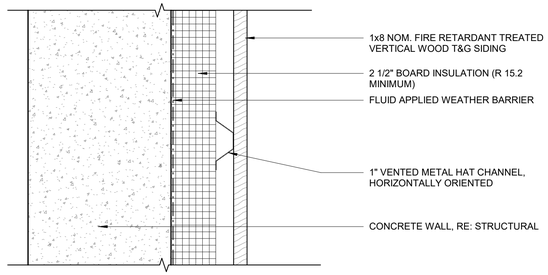
ROOF DECK FINISH:

OPTION 1 - 2'X2' FSC IPE WOOD TILE ON PEDESTALS WITH SNOWMELT SYSTEM. WWW.BISONIP.COM

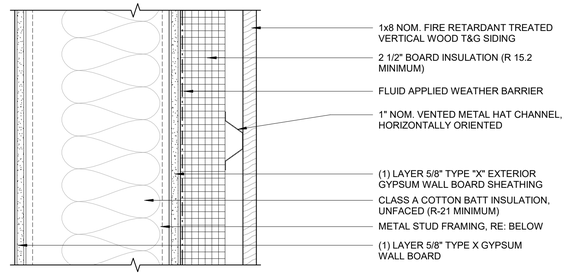
OPTION 2 - PORCELAIN "WOOD-PLANK" SERIES BY TILETECH ON PEDESTALS WITH HEX-TRAY SNOWMELT SYSTEM. WWW.TILETECHPAVERS.COM

SHEET NOTES:

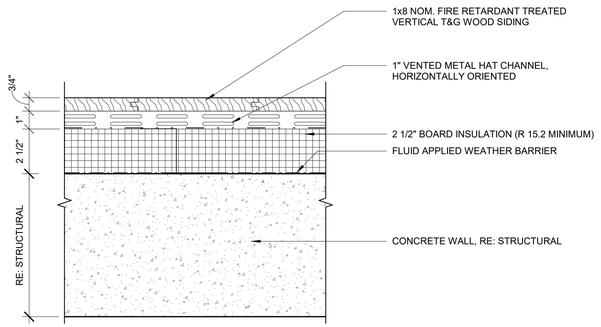
1. USE CEMENTITIOUS BACKER BOARD AT INSIDE FACE OF WET WALLS.
2. WHERE BATT INSULATION IS SHOWN, TO BE CLASS 'A' COTTON BATT INSULATION. WIDTH AS INDICATED IN WALL TYPE TABLES



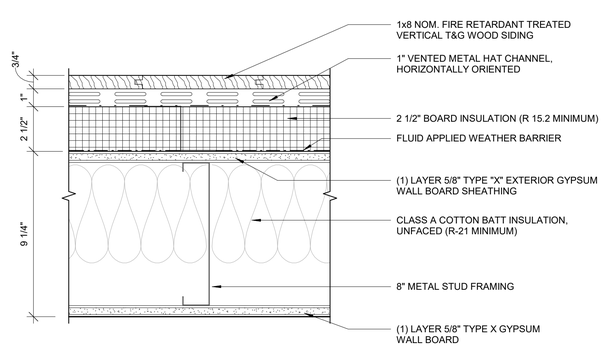
SECTION



SECTION



PLAN



PLAN

W8 EXT. WALL ASSEMBLY - CONCRETE W/ VERTICAL WD SIDING

SCALE: 3" = 1'-0"

WALL TAG	FRR	WIDTH	DESCRIPTION
W8A	NR	4 1/4"	CIP CONCRETE WALL WITH BOARD INSULATION, EXTERIOR VERTICAL WOOD SIDING - REFER TO STRUCTURAL FOR CONCRETE THICKNESS

W7 EXT. WALL ASSEMBLY - MTL STUD W/ VERTICAL WD SIDING

SCALE: 3" = 1'-0"

WALL TAG	FRR	WIDTH	DESCRIPTION
W7A	NR	1' - 1 1/2"	8" METAL STUD FRAMING W/ BATT INSULATION, (1) LAYER GYP. EACH SIDE, EXTERIOR VERTICAL WOOD SIDING

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

EXTERIOR WALL TYPES

A503

PRIMARY ROOF FINISH

BASE OPTION:

SUNSTYLE PHOTOVOLTAIC ROOF - GREY SHINGLES
WWW.SUNSTYLE.COM

ALTERNATE OPTION:

PREWEATHERED ZINC SHINGLE, SIZE 20 (.8MM) WITH 90 DEGREE PROFILE BY FIND METAL ROOF TECH
WWW.FINEMETALROOFTECH.COM

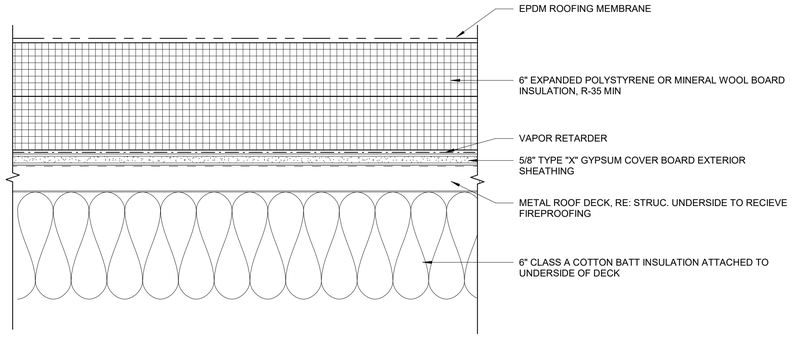
ROOF DECK FINISH

BASE OPTION:

PORCELAIN "WOOD-PLANK" SERIES BY TILETECH WITH HEX-TRAY SNOWMELT SYSTEM
WWW.TILETECHPAVERS.COM

SHEET NOTES:

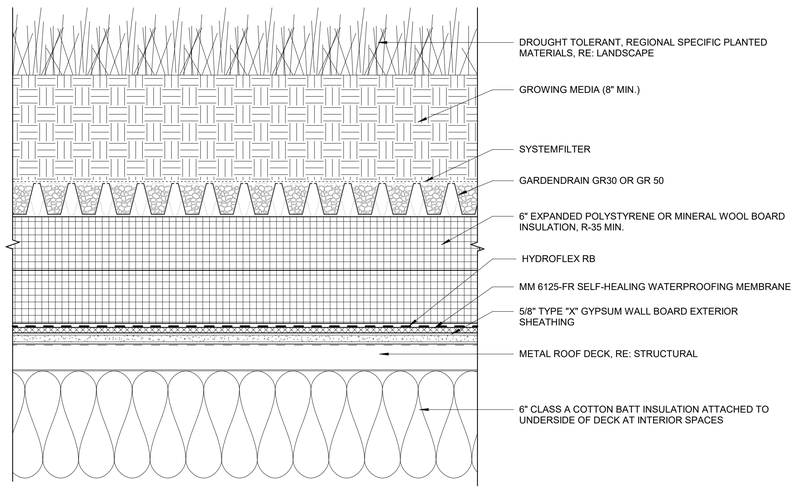
1. XXX



R3 ROOF ASSEMBLY R3A - EPDM

SCALE: 3" = 1'-0"

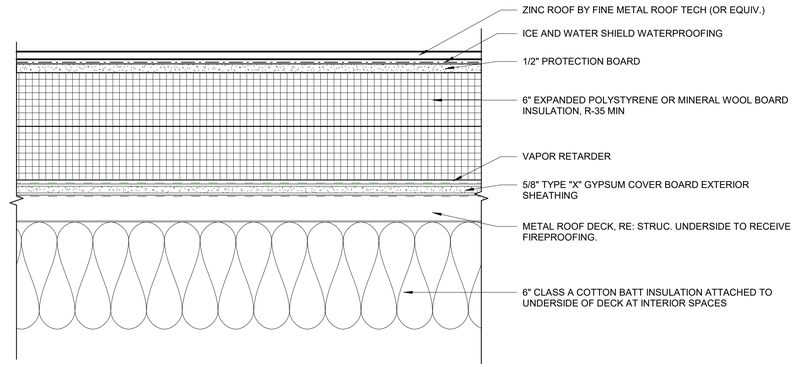
ROOF TAG	FIRE RATING	DESCRIPTION
R3A	1HR	EPDM ROOFING MEMBRANE OVER RIGID INSULATION, STRUCTURAL METAL DECKING. COTTON BATT INSULATION ATTACHED TO UNDERSIDE OF DECK.



R2 ROOF ASSEMBLY R2A - GREEN ROOF

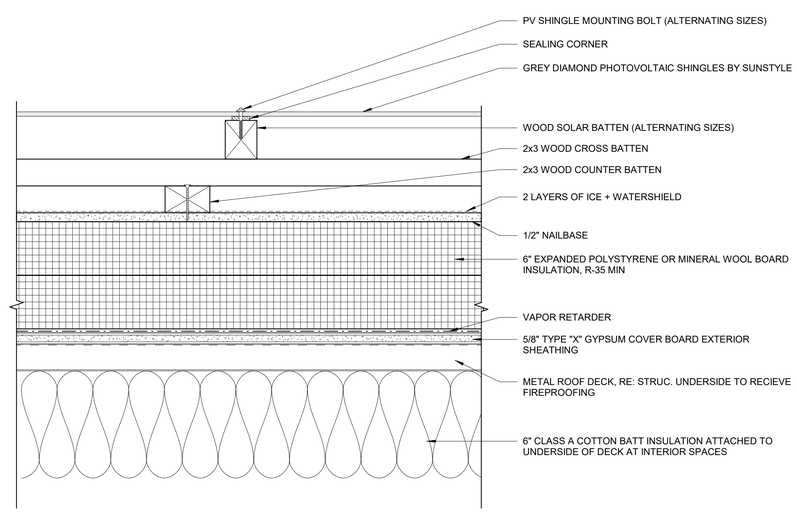
SCALE: 3" = 1'-0"

ROOF TAG	FIRE RATING	DESCRIPTION
R2A	1HR	GREEN ROOF OVER RIGID INSULATION, STRUCTURAL METAL DECKING. COTTON BATT INSULATION ATTACHED TO UNDERSIDE OF DECK.



R1-ALT ROOF ASSEMBLY R1A - ZINC ROOF_ALTERNATE OPTION

SCALE: 3" = 1'-0"



R1 ROOF ASSEMBLY R1A - PV ROOF_BASIS OF DESIGN

SCALE: 3" = 1'-0"

ROOF TAG	FIRE RATING	DESCRIPTION
R1A	1HR	PHOTOVOLTAIC SHINGLES ON SLATS OVER RIGID INSULATION, STRUCTURAL METAL DECKING. COTTON BATT INSULATION ATTACHED TO UNDERSIDE OF DECK.

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

ROOF / FLOOR ASSEMBLIES

A504

PRIMARY ROOF FINISH

BASE OPTION:

SUNSTYLE PHOTOVOLTAIC ROOF - GREY SHINGLES
WWW.SUNSTYLE.COM

ALTERNATE OPTION:

PREWEATHERED ZINC SHINGLE, SIZE 20 (.8MM) WITH 90 DEGREE PROFILE BY FIND METAL ROOF TECH
WWW.FINEMETALROOFTECH.COM

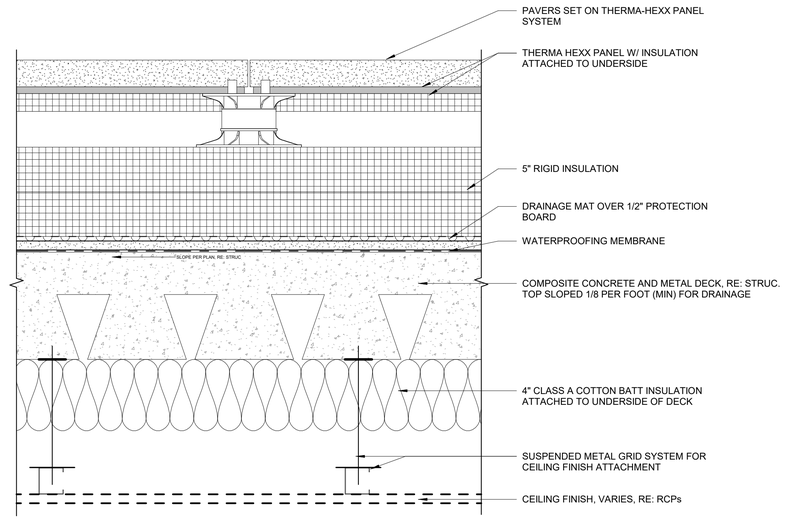
ROOF DECK FINISH

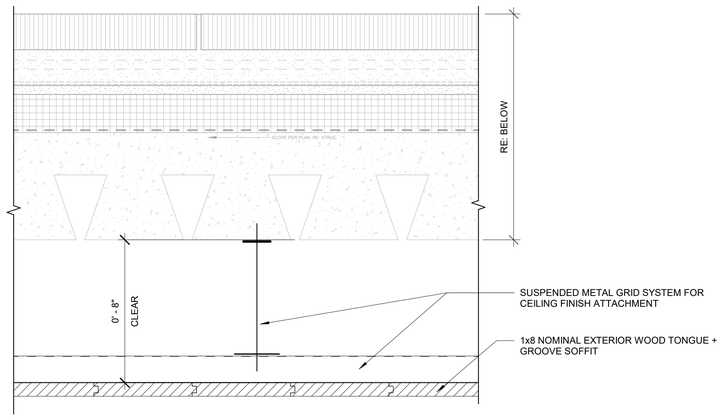
BASE OPTION:

PORCELAIN "WOOD-PLANK" SERIES BY TILETECH WITH HEX-TRAY SNOWMELT SYSTEM
WWW.TILETECHPAVERS.COM

SHEET NOTES:

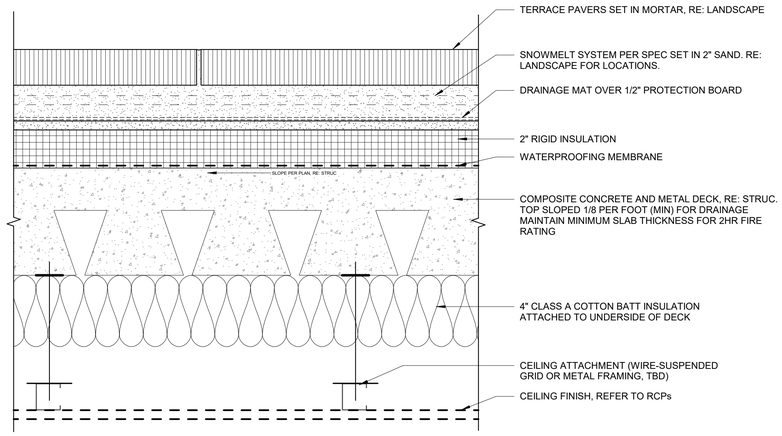
1. XXX





F3 @ EXT F3A - EXTERIOR TERRACE ASSEMBLY - OVER EXTERIOR SPACE

SCALE: 3" = 1'-0"



F3 F4A - EXTERIOR TERRACE ASSEMBLY - OVER CONDITIONED SPACE

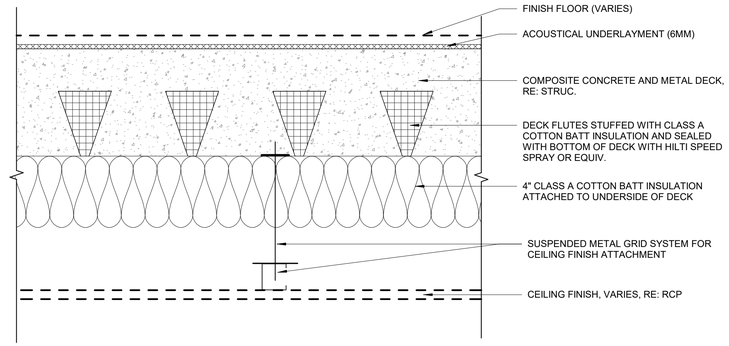
SCALE: 3" = 1'-0"

FLOOR TAG	FIRE RATING	STC	DESCRIPTION
F3A			6" SOMD
F3B	2HR		5" SOMD

F2 F2A - EXTERIOR SNOW-MELT PAVER SYSTEM ON PEDESTALS

SCALE: 3" = 1'-0"

FLOOR TAG	FIRE RATING	STC	DESCRIPTION
F2A	2HR		2" PAVERS SET ON PANEL SCREEN W/INSULATION. PEDESTALS INSTALLED OVER BOARD INSULATION, DRAINAGE MAT AND WATERPOOFING MEMBRANE. 6" SOMD WITH BATT INSULATION AND SUSPENDED CEILING.



F1 F1A - TYPICAL FLOOR ASSEMBLY

SCALE: 3" = 1'-0"

FLOOR TAG	FIRE RATING	STC	DESCRIPTION
F1A		60	6" SOMD - TYPICAL FLOOR ASSEMBLY
F1B	2HR		6" SOMD W/ 3" TOPPING SLAB (RADIANT HEAT)
F1C	2HR	50	5" SOMD - EXIT ENCLOSURE STAIR FLOOR - OMIT PLENUM, INSULATION, AND CEILING BELOW SLAB.
F1D	2HR		6" SOMD W/ 4" TOPPING / HOUSEKEEPING SLAB (CHILLER PAD)

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

ROOF / FLOOR ASSEMBLIES

A505

PRIMARY ROOF FINISH

BASE OPTION:

SUNSTYLE PHOTOVOLTAIC ROOF - GREY SHINGLES
WWW.SUNSTYLE.COM

ALTERNATE OPTION:

PREWEATHERED ZINC SHINGLE, SIZE 20 (.8MM) WITH 90 DEGREE PROFILE BY FIND METAL ROOF TECH
WWW.FINEMETALROOFTECH.COM

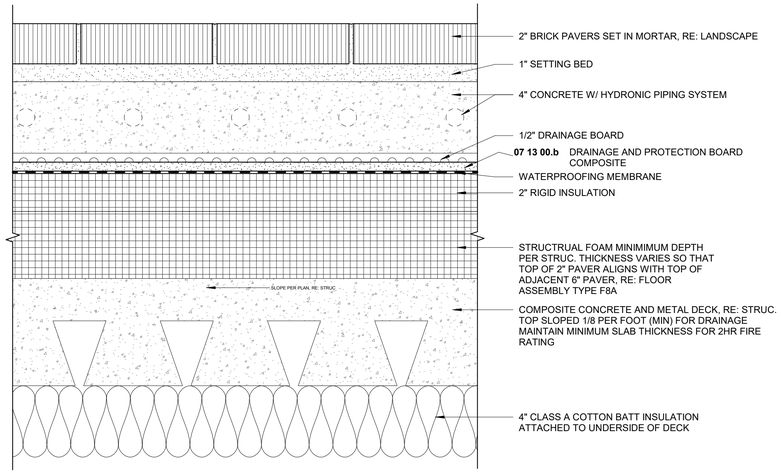
ROOF DECK FINISH

BASE OPTION:

PORCELAIN "WOOD-PLANK" SERIES BY TILETECH WITH HEX-TRAY SNOWMELT SYSTEM
WWW.TILETECHPAVERS.COM

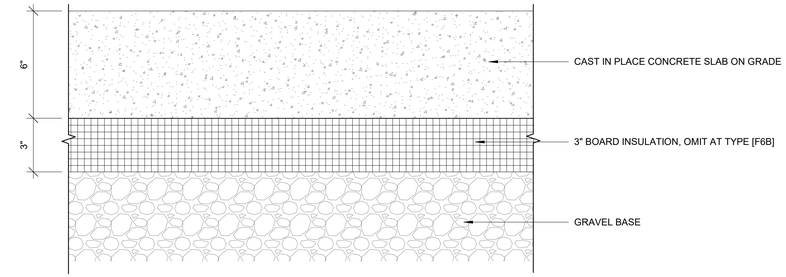
SHEET NOTES:

1. XXX



F8 F8A - 2" BRICK PAVER FLOOR ASSEMBLY

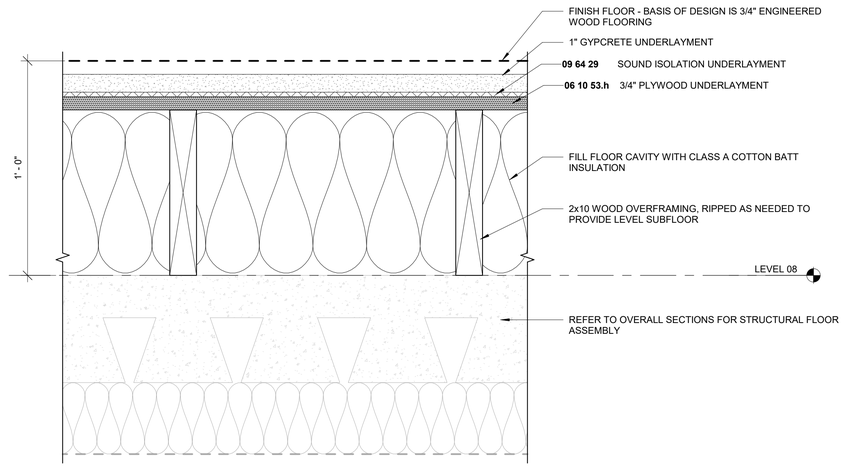
SCALE: 3" = 1'-0"



F6 F6A - CONCRETE SLAB ON GRADE

SCALE: 3" = 1'-0"

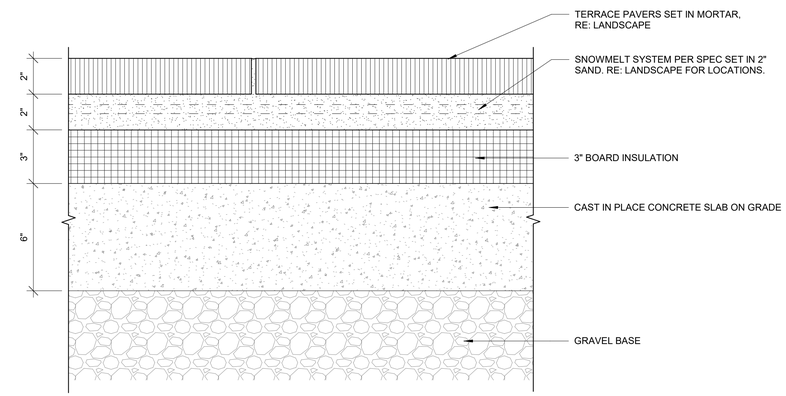
FLOOR TAG	FIRE RATING	STC	DESCRIPTION
F6A	NR		6" CONCRETE S.O.G. - INSULATED
F6B			6" CONCRETE S.O.G. - OMIT UNDERSLAB INSULATION



F7 F7A - OVERFRAMED FLOOR @ LEVEL 08

SCALE: 3" = 1'-0"

FLOOR TAG	FIRE RATING	STC	DESCRIPTION
F7A	NR		3/4" FINISH FLOOR OVER 1" GYPCRETE AND 6MM SOUND UNDERLAYMENT. 3/4" PLYWOOD SUBFLOOR AND 2x WOOD FLOOR FRAMING FILLED W/ INSULATION.



F5 F5A - EXTERIOR SNOW-MELT PAVER SYSTEM ON S.O.G.

SCALE: 3" = 1'-0"

FLOOR TAG	FIRE RATING	STC	DESCRIPTION
F5A			2" PAVERS SET IN 2" SANDBED WITH SNOWMELT OVER 3" BOARD INSULATION AND 6" CONCRETE S.O.G.

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

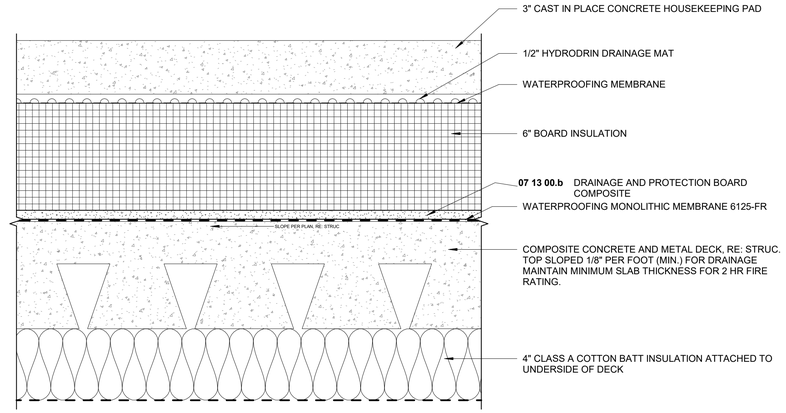
Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

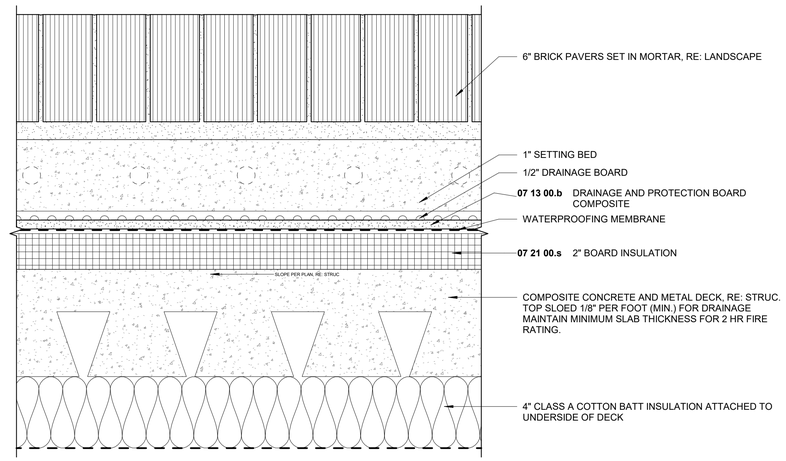
ARCHITECT'S PROJECT NO. : 21222.00
DESIGNER: Designer
DRAFTER: Author
CHECKER: Checker
APPROVED BY: Approver

ROOF / FLOOR ASSEMBLIES

A506



F10 F10 - 3" HOUSEKEEPING PAD @ CHILLER
SCALE: 3" = 1'-0"



F9 F9A - 6" BRICK PAVER FLOOR ASSEMBLY
SCALE: 3" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

Lift One Aspen Mountain CO 07 AUG 2020
Colorado Passenger Safety
Tramway Board Lift One
Setback Variance Request

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

ROOF / FLOOR ASSEMBLIES

A507

1. EXTERIOR MATERIALS AND FIRE / LIFE SAFETY STRATEGY

4240

05 October 2018

To Whom it Concerns,
As requested, below is a summary of the conceptual level understanding of the exterior materials and fire / life safety strategy for the Gorsuch Haus as it is understood today.

Exterior Materials

To reduce the perceived scale of the building, materials will be proportioned and divided into a base, middle and top that steps with the natural contours of the site. Exterior materials will be predominantly stone, wood and glass, with accents of metal and regional in tone to reflect the alpine setting. The base of the building will be dry-stack stone that blends with the site walls tying the building to the site. Cut stone caps will terminate the masonry walls at the second level. Fenestration within this masonry mass is envisioned as vertically proportioned punched openings.

Above the second level, stone walls will transition to fire retardant cedar wood siding and flat seam metal panels in select locations. Window to wall ratio within this zone is likely 50/50. Wall patterns within this zone will be textured, catching the sun and further providing a hand crafted nature to the cladding.

Heavy timber columns, architectural projections and hand crafted wood balconies with flower boxes will further animate the façade. All exterior wood will be fire retardant treated.

Sloped roof overhangs, with layered beams and purlins will project beyond the building walls providing a canopy over the balconies below. The eave of the building will vary along the building facades and step/slope with the sloping site.

Fire / Life Safety

A combined fire and domestic water main is planned to serve the project. It is possible, due to existing City of Aspen line sizes in the area North of the property that two, separate water entrances (one for fire, one for domestic use) will be required, This will be determined during the project's design phases.
The fire protection components are as follows:

a. The fire protection system shall be designed in conjunction with an independent registered engineer or NICET Class III engineering technician working for the installing contractor.
b. The majority of spaces on the project are anticipated to be light hazard. Kitchen service areas and mechanical rooms are assumed to be Ordinary Hazard.
c. Due to the size and configuration of the project, standpipes are required per the International Building code. Standpipes will need to be extended to the roof level where rooftop gardens or landscaped roofs exist.
d. Preliminary coordination with the City of Aspen water department has confirmed site water pressure to be 60psi. Portions of the building exist above the elevation 8040' where the city does not guarantee adequate water pressures for fire suppression systems. Based on this, the project will require a fire pump system to provide adequate water pressure for sprinkler systems.
e. The majority of the system will be wet pipe; however there may be unconditioned space and exterior areas where dry zones or sprinkler heads will be required. An air compressor for dry systems is anticipated.

4240

1. A complete fire protection system consisting of riser piping, lateral piping, sprinkler heads, flow switches and valve monitors shall be provided in accordance with NFPA 13 criteria.

    a. Automatic Sprinkler Systems:
        (1) The building shall be fully covered by the sprinkler system. The system will have the necessary fire department connections located on the exterior of the building (quantity shall be per the authority having jurisdiction). The system will consist of a predominately-wet pipe, and a partial glycerin antifreeze or dry pipe system (including compressor) as required to prevent freezing near the garage entry, soffit areas, outside air intake, and other areas subject below freezing conditions. A pre-action system will be provided in building communication and data center rooms (MDF, IDF, etc.).
        (2) Sprinkler system zones to be limited to a single floor or partial floor.
        (3) Quick response, residential sprinkler heads in residential units.
        (4) Sprinkler coverage will be provided at the top and bottom of elevator hoistways, unless prohibited by the authority having jurisdiction.
        (5) Sprinkler coverage will be provided at the top of any laundry or trash chute, unless prohibited by the authority having jurisdiction.
        (6) Sprinkler heads in finished areas (including residential units) to be concealed type with finish to match architectural ceiling. Side-wall heads (where required) will be semi-recessed with white or polished chrome finish as directed by architect.
        (7) Sprinkler heads in un-finished areas will be pendant type with a rough bronze finish. Provide medium and high temperature sprinkler heads in areas with excessive heat such as the central plant.
        (8) Dry type system to be provided at areas of potential freezing.
        (9) Occupancy Classifications are per NFPA 13:
            (a) Light Hazard: Administration Areas, Common Areas, Residential units.
            (b) Ordinary Hazard (Group I): Parking Garage(s)
            (c) Ordinary Hazard (Group II): Boiler Room, Trash Rooms, Commercial Laundry rooms, Spa/pool equipment room.

    b. Standpipe Systems:
        (1) The building shall each be equipped with Class III standpipe systems. Standpipe(s) will be located in each stairwell, rooftop terrace/garden areas, and as required to satisfy code requirements. Fire valve connections (cabinets where required) with hose valves shall be located at intermediate landings of every floor-level at every standpipe. The system will have the necessary fire department connections located on the exterior of the buildings per the authority having jurisdiction.
        (2) Intermediate standpipes with hose valves and all appurtenances will be provided where necessary in corridors, garage levels, etc. to provide hose coverage as directed by authority having jurisdiction.

    c. A fire pump system is anticipated to provide necessary flow for sprinkler systems.

4240

Fire Alarm System:

1. General System Requirements

   a. System shall be designed to meet the minimum requirements of NFPA 72 (Fire Alarm Code) and NFPA 101 (Life Safety Code).
   b. The fire alarm system shall be addressable and the main control panel shall be located in the Fire Command Center (FCC). The FCC shall contain the following:

      (1) Main fire alarm control panel.
      (2) Elevator status panel.
      (3) Generator and ATS remote annunciator panels.
      (4) Fire department Voice Command Center.

   c. Building shall have a remote annunciator panel located at the main entrance for fire department access.

2. Detection System

   a. Detectors will be provided to accomplish the following tasks:

      (1) Activate the alarm signaling devices and remote notification to the fire department.
      (2) Elevator recall.
      (3) Shut down required for HVAC equipment and closing fire/smoke dampers.

   b. Ceiling mounted photoelectric type smoke detectors shall be located in approved areas throughout the building.

3. Notification System

   a. Combination speaker/strobe signaling devices shall be installed to provide an audio/visual alarm signal throughout all buildings and garage areas. This alarm will occur upon activation of any sprinkler flow switch, manual pull station, single smoke detector, heat detector, or any other automatic detection device and can be hard wired to a “campus” wide system with connection to lift shack at the bottom terminal.

   b. Remote central station: The following summary alarm conditions shall be transmitted to a UL approved remote central station facility via leased telephone lines:
      (1) System trouble.
      (2) Smoke detection system alarm.
      (3) Manual pull station alarm.
      (4) Sprinkler flow switch.

2. CODE COMPLIANCE NARRATIVE

JENSEN HUGHES
Advancing the Science of Safety

July 26, 2019

Christian Barlock
Principal
4240 Architecture Inc.
3507 Ringsby Court, Suite 117
Denver, Colorado 80216

RE: Gorsuch Haus – Aspen, Colorado
Code Compliance Narrative

The Gorsuch Haus project is a proposed commercial residential (hotel and condominium) hospitality facility in Aspen, Colorado. The building design covers a footprint of approximately 26,000 square feet and is generally four stories above adjacent grade with several sub-grade floors housing parking and support/amenity spaces. Located on sloping terrain, the building will maintain a consistent height above the adjacent grade but will increase in overall height as the grade elevation rises.

Given the building height variation due to the sloped site, the building may be subject to certain prescriptive code requirements applicable to very tall buildings, but which are intended to address hazards not present in the proposed design.

Jensen Hughes has been asked to evaluate the proposed design and outline significant code provisions including rationale supporting how compliance will be achieved or options for compliance, as appropriate. The project is subject to the 2015 International Building Code (IBC) as amended and adopted by the City of Aspen.

Occupancy Classification

The facility will house both Groups R-1 and R-2 occupancies (hotel and condominium) in addition to Groups A-2/A-3 (dining and meeting spaces) as well as Group S-2 (enclosed, below-grade parking) and various functional building support rooms and guest amenity spaces.

The building's various occupancies will not be required to be separated per the provisions for mixed, nonseparated occupancies in 508.3. In accordance with this approach, the most restrictive provisions of IBC Chapter 9 and minimum construction type determined from the occupancies present are applicable to the entire building.

Building Height and Area

Stories. A building's number of stories above grade is based on the location of grade plane or the finished ground level, whichever is most restrictive (202). For this building, Levels 3 and above qualify as stories above grade plane resulting in the building being classified a 7-story building. Construction type for this building is driven by the number of stories above grade, which, given the occupancies present, will require a minimum of Type I-B construction (Table (504.4).

Building Height. In a building of Type I-B construction, the maximum allowable building height is 180 feet. Building height is measured from grade plane to the average roof height. The method for establishing the average roof height on a roof with multiple facets as in the proposed design is not clear in the code. For this project, the average roof height was established at the midpoint in a single theoretical plane representing the roof. The resulting building height is calculated to be approximately 43 feet, well within the code allowable height.

Building Area. In a building of Type I-B construction, the allowable floor area per story and the total building area is unlimited per Table 506.2.

4445 Northpark Drive, Suite 204,
Colorado Springs, CO, 80907 USA
O:+1 720-441-6608

jensenhughes.com

Construction Type

Type I-B construction requires structural elements (from Table 601) to be of noncombustible materials with a minimum 2-hour fire-resistance rating (FRR) for primary structural frame, bearing walls, and floors and a minimum 1-hour FRR for roof construction and associated secondary members. Per Table 601, footnote c, heavy timber is permitted for roof the construction and associated secondary members.

Fire Protection Systems

Automatic Sprinkler. The building is required to be protected throughout with an automatic sprinkler system. Insofar as the building is classified as a 7-story building, and NFPA 13R sprinkler systems are limited to buildings with a maximum of 4 stories, the required sprinkler system will be required to be designed per NFPA 13.

Standpipe System. A standpipe system is required in a building where the highest occupied story is more than 30 feet above the lowest level of fire department vehicle access (905.3.1). A Class I standpipe system will be required per 905.3.1, Exception 1.

Fire Alarm. A manual fire alarm system is required throughout the residential and assembly occupancies (907.2.1, 907.2.8, 907.2.9). Manual fire alarm boxes are not required provided that notification appliances will activate on sprinkler flow; except at least one manual fire alarm box is required for the R-1 (hotel) occupancy (907.2.1, Exception; 907.2.8.1, Exception 2; 907.2.9, Exception 2). Automatic smoke detection is required in Group R-1 corridors (907.2.8.2).

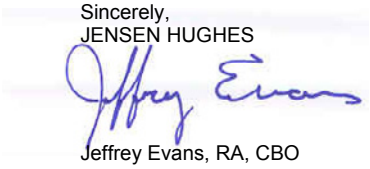
Exterior Walls

Exterior Wall Covering. Exterior wall covering, as regulated by the IBC, includes veneers, siding, cornices, soffits, and facias (202). In a building of Type I-B construction, combustible exterior wall coverings are permitted but are limited to a maximum of 40 feet above grade plane (1406.2.1, 2). Combustible exterior wall coverings constructed of fire-retardant-treated wood are permitted up to a height of 60 feet above grade plane (1406.2.1, 3). More than 60 feet above grade plane, exterior wall covering is required to be non-combustible.

Balconies. Exterior balconies are limited to a maximum of 50 percent of the building's perimeter on each floor (1406.3) unless sprinkler protection is extended to the balcony areas (1406.3, Exception 4). Balconies made of combustible construction are required to be Type IV, heavy timber construction or have a minimum 2-hour FRR (1406.3). Guards, pickets, rails, and similar guardrail devices are permitted to be of untreated wood (1406.3, Exception 2).

If you have any questions regarding this evaluation or would like to discuss further, please feel free to contact me directly at jevans@jensenhughes.com or 719-314-7381.

Sincerely,
JENSEN HUGHES



Jeffrey Evans, RA, CBO

3. CPTSB FIRE & LIFE SAFETY REQUIREMENTS

BG BUILDINGWORKS
systems fulfilled

ALBUQUERQUE · AVON · DENVER · FORT COLLINS

July 30, 2019

Attn: Marc Snyder
3507 Ringsby Court, Ste. #117
Denver, CO 80216

RE: Gorsuch Haus
CPTSB Fire & Life Safety Requirements

Dear Marc,

We are providing this letter to summarize Fire Alarm system design intent to meet Colorado Passenger Tramway Safety Board (CPTSB) requirements for the Gorsuch Haus project.

The fire alarm system at the Gorsuch Haus facility shall be designed to meet the minimum requirements of NFPA 72 (Fire Alarm Code), NFPA 101 (Life Safety Code) and the International Building Code (IBC). As the fire alarm system pertains to the ski lift, a remote annunciation panel from the Gorsuch Haus fire alarm system will reside in the ski lift operator facility to notify lift personnel of general building alarm events at the hotel so the lift may be shut down. It is anticipated that an audio/visual notification appliance such as a speaker strobe will be located above the annunciation panel to indicate an alarm.

Additionally flammable liquids will not be stored under the Airspace encroachment as part of plumbing systems design, and the building will be fully sprinklered.

Please update us with if any requirement changes or contact us with any questions.

Sincerely,

Wesley Ploof, P.E.
Engineer

Cc: Brian Robertson, Eric Aden – BG Buildingworks

1626 Cole Boulevard, Suite 300
Lakewood, CO 80401
P 303.278.3820
www.bgbuildingworks.com

DEVELOPMENT TEAM

PLANNER + LANDSCAPE ARCHITECTURE
Design Workshop, Inc

120 East Main Street, Suite 100

Aspen, CO 81611

970.925.8354 | www.designworkshop.com

ARCHITECTURE
4240 Architecture

3507 Ringsby Court, Suite 117

Denver, CO 80216

303.292.3388 | www.4240architecture.com

CIVIL ENGINEERING + SURVEYING
Sopris Engineering, LLC

502 Main Street, Suite A3

Carbondale, CO 81623

970.704.0311| www.sopriseng.com

FIRE PROTECTION CONSULTANT
Jensen & Hughes

4445 Northpark Drive, Suite 204,

Colorado Springs, CO 80907

719.257.2728 | jensenhughes.com

MUDFLOW ANALYSIS
Tetra Tech

130 Ski Hill Road, Suite 130

Breckenridge, CO 80424

970.453.6394 | www.tetratech.com

GEOTECHNICAL ASSESSMENT
HP Geotech

5020 County Road 154

Glenwood Springs, CO 81601

970.945.7988 | www.hpgeotech.com

PUBLIC COMMUNICATIONS
O Communications

P.O. Box 5128

Aspen, CO 81611

970.925.8480 | www.ocommunications.net

LEGAL REPRESENTATION
Holland & Hart, LLP

600 East Main Street, Suite 104

Aspen, CO 81611

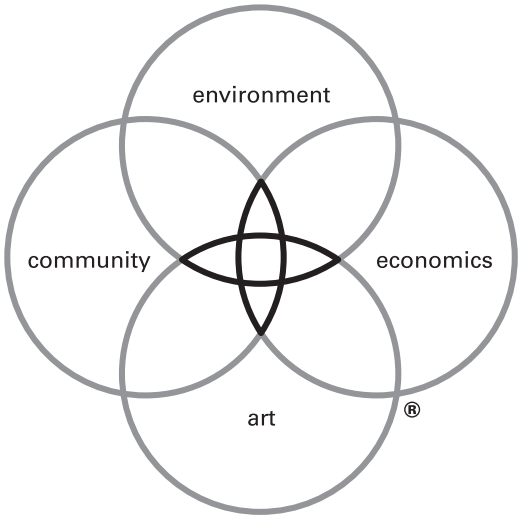
970.925.3476 | www.hollandhart.com

HOTEL OPERATIONS
CoralTree Hospitality

5299 DTC BLVD #1260

Greenwood Village, CO 80111

303.799.3830 | www.coraltreehospitality.com



DW LEGACY DESIGN®

We believe that when environment, economics, art and community
are combined in harmony with the dictates of the land and needs
of society, magical places result — sustainable places of timeless beauty,
significant value and enduring quality, places that lift the spirit.
Design Workshop is dedicated to creating Legacy projects:
for our clients, for society and for the well-being of our planet.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
ARCHITECT	**4240 ARCHITECTURE, INC.** 3507 RINGSBY COURT, SUITE # 117 DENVER, CO 80216
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

CIVIL AND LANDSCAPE DRAWINGS INCLUDED UNDER SEPARATE COVER

GORSUCH HAUS

39 11'08.90" N 106 49'23.86" W

ASPEN, CO

PROJECT NUMBER: 21222.00

4240

25% DESIGN DEVELOPMENT
15 JAN 2020

SHEET INDEX

NUMBER	NAME	DATE
1 GENERAL		
G0	COVER	15 JAN 2020
G000	SHEET INDEX	15 JAN 2020
G011	GENERAL INFORMATION	15 JAN 2020
G021	CODE SUMMARY	15 JAN 2020
G022	CODE SUMMARY	15 JAN 2020
G023	CODE SUMMARY	15 JAN 2020
G024	CODE SUMMARY	15 JAN 2020
G025	CODE SUMMARY	15 JAN 2020
G026	CODE SUMMARY	15 JAN 2020
G031	PROPOSED FLOOR AREA CALCULATIONS	15 JAN 2020
G032	PROPOSED FLOOR AREA CALCULATIONS	15 JAN 2020
G033	PROPOSED FLOOR AREA CALCULATIONS	15 JAN 2020
G034	HEIGHT PLAN - PROPOSED GRADE	15 JAN 2020
G050	SNOW SHEDDING ROOF PLAN	15 JAN 2020
G051	DORMER PLAN	15 JAN 2020
G090	CODE ANALYSIS - FIRE SEPARATION DISTANCE	15 JAN 2020
G091	CODE ANALYSIS - FIRE SEPARATION DISTANCE	15 JAN 2020
G100	CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS	15 JAN 2020
G101	CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS	15 JAN 2020
G102	CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS	15 JAN 2020
G103	CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS	15 JAN 2020
G104	CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS	15 JAN 2020
G105	CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS	15 JAN 2020
G106	CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS	15 JAN 2020
G107	CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS	15 JAN 2020
G108	CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS	15 JAN 2020
G109	CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS	15 JAN 2020
G110	EXTERIOR EXIT STAIR PROTECTION	15 JAN 2020
G200	CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE	15 JAN 2020
G201	CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE	15 JAN 2020
G202	CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE	15 JAN 2020
G203	CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE	15 JAN 2020
G204	CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE	15 JAN 2020
G205	CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE	15 JAN 2020
G206	CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE	15 JAN 2020
G207	CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE	15 JAN 2020
G208	CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE	15 JAN 2020
G209	CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE	15 JAN 2020
G351	BATHROOM AND TOILET FIXTURE MOUNTING DIMENSIONS	15 JAN 2020
G352	BATHROOM AND TOILET FIXTURE MOUNTING DIMENSIONS	15 JAN 2020
G353	FIRE PROTECTION AND ELECTRICAL MOUNTING DIMENSIONS	15 JAN 2020
2 REFERENCE		
R001	ARCHITECTURAL SITE PLAN	15 JAN 2020
R011	GRID LAYOUT	15 JAN 2020
R100	REFERENCE PLAN - LEVEL P1	15 JAN 2020
R101	REFERENCE PLAN - LEVEL 01	15 JAN 2020
R102	REFERENCE PLAN - LEVEL 02	15 JAN 2020
R103	REFERENCE PLAN - LEVEL 03	15 JAN 2020
R104	REFERENCE PLAN - LEVEL 04	15 JAN 2020
R105	REFERENCE PLAN - LEVEL 05	15 JAN 2020
R106	REFERENCE PLAN - LEVEL 06	15 JAN 2020
R107	REFERENCE PLAN - LEVEL 07	15 JAN 2020
R108	REFERENCE PLAN - LEVEL 08	15 JAN 2020
R109	REFERENCE PLAN - LEVEL 09	15 JAN 2020
R110	REFERENCE PLAN - ROOF	15 JAN 2020
R200	REFERENCE ELEVATIONS	15 JAN 2020
R201	REFERENCE ELEVATIONS	15 JAN 2020
R250	REFERENCE SECTIONS	15 JAN 2020
R251	REFERENCE SECTIONS	15 JAN 2020
3 ARCHITECTURAL		
A100	BELOW GRADE PARKING	15 JAN 2020
A101N	LEVEL 1 - NORTH	15 JAN 2020
A102N	LEVEL 2 - NORTH	15 JAN 2020
A103N	LEVEL 3 - NORTH	15 JAN 2020
A104N	LEVEL 4 - NORTH	15 JAN 2020
A104S	LEVEL 4 - SOUTH	15 JAN 2020
A105N	LEVEL 5 - NORTH	15 JAN 2020
A105S	LEVEL 5 - SOUTH	15 JAN 2020
A106N	LEVEL 6 - NORTH	15 JAN 2020
A106S	LEVEL 6 - SOUTH	15 JAN 2020
A107N	LEVEL 7 - NORTH	15 JAN 2020
A107S	LEVEL 7 - SOUTH	15 JAN 2020
A108S	LEVEL 8 - SOUTH	15 JAN 2020
A109S	LEVEL 9 - SOUTH	15 JAN 2020
A110N	ROOF PLAN - NORTH	15 JAN 2020
A110S	ROOF PLAN - SOUTH	15 JAN 2020
A151N	REFLECTED CEILING PLAN - LEVEL 01 - NORTH	15 JAN 2020
A152N	REFLECTED CEILING PLAN - LEVEL 02 - NORTH	15 JAN 2020
A153N	REFLECTED CEILING PLAN - LEVEL 03 - NORTH	15 JAN 2020
A154N	REFLECTED CEILING PLAN - LEVEL 04 - NORTH	15 JAN 2020
A154S	REFLECTED CEILING PLAN - LEVEL 04 - SOUTH	15 JAN 2020
A155N	REFLECTED CEILING PLAN - LEVEL 05 - NORTH	15 JAN 2020
A155S	REFLECTED CEILING PLAN - LEVEL 05 - SOUTH	15 JAN 2020
A156N	REFLECTED CEILING PLAN - LEVEL 06 - NORTH	15 JAN 2020
A156S	REFLECTED CEILING PLAN - LEVEL 06 - SOUTH	15 JAN 2020
A157N	REFLECTED CEILING PLAN - LEVEL 07 - NORTH	15 JAN 2020
A157S	REFLECTED CEILING PLAN - LEVEL 07 - SOUTH	15 JAN 2020
A158S	REFLECTED CEILING PLAN - LEVEL 08 - SOUTH	15 JAN 2020
A159S	REFLECTED CEILING PLAN - LEVEL 09 - SOUTH	15 JAN 2020
A201	BUILDING ELEVATIONS	15 JAN 2020
A202	BUILDING ELEVATIONS	15 JAN 2020
A203	BUILDING ELEVATIONS	15 JAN 2020
A204	BUILDING ELEVATIONS	15 JAN 2020
A205	BUILDING ELEVATIONS	15 JAN 2020
A250	BUILDING SECTION	15 JAN 2020
A251	BUILDING SECTION	15 JAN 2020
A252	BUILDING SECTION	15 JAN 2020
A253	BUILDING SECTION	15 JAN 2020
A254	BUILDING SECTION	15 JAN 2020
A255	BUILDING SECTION	15 JAN 2020
A256	BUILDING SECTION	15 JAN 2020
A301	ENLARGED ELEVATION & 3D	15 JAN 2020
A302	ENLARGED SECTION & ENLARGED PLANS	15 JAN 2020
A303	ENLARGED ELEVATION, SECTION, PLAN, & 3D	15 JAN 2020
A304	ENLARGED ELEVATION, SECTION, & 3D	15 JAN 2020
A305	ENLARGED ELEVATION, SECTION, & 3D	15 JAN 2020
A306	ENLARGED ELEVATION, SECTION, & 3D	15 JAN 2020
A307	ENLARGED ELEVATION, SECTION, & 3D	15 JAN 2020
A308	ENLARGED ELEVATION, SECTION, & 3D	15 JAN 2020
A309	ENLARGED ELEVATION & SECTION	15 JAN 2020
A310	ENLARGED ELEVATION, SECTION, & 3D	15 JAN 2020
A311	ENLARGED ELEVATION, SECTION, & 3D	15 JAN 2020
A312	ENLARGED ELEVATION, SECTION, & 3D	15 JAN 2020
A313	ENLARGED ELEVATION, SECTION, & 3D	15 JAN 2020

SHEET INDEX

NUMBER	NAME	DATE
A314	ENLARGED ELEVATION, SECTION, & 3D	15 JAN 2020
A400	KING SUITE	15 JAN 2020
A401	ENLARGED GUESTROOM PLANS - KING	15 JAN 2020
A402	ENLARGED GUESTROOM PLANS - KING EXTENDED	15 JAN 2020
A403	ENLARGED GUESTROOM PLANS - ADA KING	15 JAN 2020
A404	ENLARGED GUESTROOM PLANS - KING SMALL	15 JAN 2020
A405	ENLARGED GUESTROOM PLANS - KING CORNER	15 JAN 2020
A406	ENLARGED GUESTROOM PLANS - DOUBLE QUEEN	15 JAN 2020
A407	ENLARGED GUESTROOM PLANS - SUITE	15 JAN 2020
A408a	ENLARGED CONDO PLANS - TYPE 01	15 JAN 2020
A408b	ENLARGED CONDO PLANS - TYPE 01	15 JAN 2020
A409a	ENLARGED CONDO PLANS - TYPE 02	15 JAN 2020
A409b	ENLARGED CONDO PLANS - TYPE 02	15 JAN 2020
A430	ENLARGED PLAN - ARRIVAL LOBBY AREA	15 JAN 2020
A431	ENLARGED PLAN - MEETING AREA	15 JAN 2020
A432	ENLARGED PLAN - PRE-FUNCTION AREA	15 JAN 2020
A433a	ENLARGED PLAN - LIBRARY	15 JAN 2020
A433b	ENLARGED PLAN - LIBRARY	15 JAN 2020
A434a	ENLARGED PLANS - RESTAURANT	15 JAN 2020
A434b	ENLARGED PLANS - RESTAURANT	15 JAN 2020
A435	ENLARGED PLANS - WORLD CUP BAR	15 JAN 2020
A501	EXTERIOR WALL TYPES	15 JAN 2020
A502	EXTERIOR WALL TYPES	15 JAN 2020
A503	EXTERIOR WALL TYPES	15 JAN 2020
A504	ROOF / FLOOR ASSEMBLIES	15 JAN 2020
A505	ROOF / FLOOR ASSEMBLIES	15 JAN 2020
A506	ROOF / FLOOR ASSEMBLIES	15 JAN 2020
A507	ROOF / FLOOR ASSEMBLIES	15 JAN 2020
A508	COLUMN AND BEAM ASSEMBLIES	15 JAN 2020
A511	INTERIOR WALL TYPES	15 JAN 2020
A512	INTERIOR WALL TYPES	15 JAN 2020
A513	WINDOW TYPES	15 JAN 2020
A514	WINDOW TYPES	15 JAN 2020
A521	DOOR TYPES	15 JAN 2020
A522	DOOR SCHEDULE P1-L2	15 JAN 2020
A523	DOOR SCHEDULE L3-L9	15 JAN 2020
A601	EXTERIOR DETAILS - BELOW GRADE	15 JAN 2020
A610	EXTERIOR DETAILS	15 JAN 2020
A611	EXTERIOR DETAILS	15 JAN 2020
A612	EXTERIOR DETAILS	15 JAN 2020
A613	EXTERIOR DETAILS	15 JAN 2020
A620	EXTERIOR DETAILS - ENLARGED	15 JAN 2020
A623	EXTERIOR DETAILS - ENLARGED	15 JAN 2020
A624	EXTERIOR DETAILS - ENLARGED	15 JAN 2020
A625	EXTERIOR DETAILS - ENLARGED	15 JAN 2020
A630	ROOF DETAILS	15 JAN 2020
A631	ROOF DETAILS	15 JAN 2020
A701	VERTICAL CIRCULATION - STAIR 01	15 JAN 2020
A702	VERTICAL CIRCULATION - STAIR 02	15 JAN 2020
A703	VERTICAL CIRCULATION - STAIR 03	15 JAN 2020
A704	VERTICAL CIRCULATION - STAIR 04	15 JAN 2020
A705	VERTICAL CIRCULATION - GRAND STAIR AT LEVELS 01-02	15 JAN 2020
A706	VERTICAL CIRCULATION - GRAND STAIR AT LEVELS 03-04	15 JAN 2020
A801	MATERIAL BOARD	15 JAN 2020
4 STRUCTURAL		
S100	GENERAL NOTES	15 JAN 2020
S100A	GENERAL NOTES	15 JAN 2020
S101	ABBREVIATIONS, SYMBOLS, LEGENDS & SCHEDULES	15 JAN 2020
S104	GRAPHICAL COLUMN SCHEDULE - LOWER LEVEL	15 JAN 2020
S105	GRAPHICAL COLUMN SCHEDULE - LOWER LEVEL	15 JAN 2020
S106	GRAPHICAL COLUMN SCHEDULUE - LOWER LEVEL	15 JAN 2020
S107	GRAPHICAL COLUMN SCHEDULE - UPPER LEVEL	15 JAN 2020
S108	GRAPHICAL COLUMN SCHEDULE - UPPER LEVEL	15 JAN 2020
S109	GRAPHICAL COLUMN SCHEDULE - UPPER LEVEL	15 JAN 2020
S110	GRAPHICAL COLUMN SCHEDULE - UPPER LEVEL	15 JAN 2020
S112	FOUNDATION ISOMETRIC VIEWS	15 JAN 2020
S113	FRAMING ISOMETRIC VIEWS	15 JAN 2020
S114	FRAMING EXPLODED AXON	15 JAN 2020
S115	GRID PLAN	15 JAN 2020
S200	FOUNDATION PLAN - OVERALL	15 JAN 2020
S200.A	FOUNDATION PLAN - NORTH	15 JAN 2020
S200.B	FOUNDATION PLAN - SOUTH	15 JAN 2020
S200.C	FOUNDATION PLAN - NORTH GARAGE	15 JAN 2020
S201	LEVEL 01 - OVERALL	15 JAN 2020
S201.A	LEVEL 01 - NORTH	15 JAN 2020
S201.B	LEVEL 01 - NORTH GARAGE	15 JAN 2020
S202	LEVEL 02 - OVERALL	15 JAN 2020
S202.A	LEVEL 02 - NORTH	15 JAN 2020
S202.B	LEVEL 02 - NORTH GARAGE	15 JAN 2020
S203	LEVEL 03 - OVERALL	15 JAN 2020
S203.A	LEVEL 03 - NORTH	15 JAN 2020
S203.B	LEVEL 03 - NORTH GARAGE	15 JAN 2020
S204	LEVEL 04 - OVERALL	15 JAN 2020
S204.A	LEVEL 04 - NORTH	15 JAN 2020
S204.B	LEVEL 04 - SOUTH	15 JAN 2020
S205	LEVEL 05 - OVERALL	15 JAN 2020
S205.A	LEVEL 05 - NORTH	15 JAN 2020
S205.B	LEVEL 05 - SOUTH	15 JAN 2020
S206	LEVEL 06 - OVERALL	15 JAN 2020
S206.A	LEVEL 06 - NORTH	15 JAN 2020
S206.B	LEVEL 06 - SOUTH	15 JAN 2020
S207	LEVEL 07 - OVERALL	15 JAN 2020
S207.A	LEVEL 07 - NORTH	15 JAN 2020
S207.B	LEVEL 07 - SOUTH	15 JAN 2020
S208	LEVEL 08 - OVERALL	15 JAN 2020
S208.A	LEVEL 08 - NORTH	15 JAN 2020
S208.B	LEVEL 08 - SOUTH	15 JAN 2020
S209	LEVEL 09 - SOUTH	15 JAN 2020
S210	ROOF - SOUTH	15 JAN 2020
S400	FRAME ELEVATIONS	15 JAN 2020
S401	FRAME ELEVATIONS	15 JAN 2020
S403	FRAME ELEVATIONS	15 JAN 2020
5 MECHANICAL		
M000	MECHANICAL COVER SHEET	15 JAN 2020
M001	MECHANICAL SCHEDULES	15 JAN 2020
M002	MECHANICAL SCHEDULES	15 JAN 2020
M050	MECHANICAL SITE PLAN	15 JAN 2020
M100	BELOW GRADE PARKING - MECHANICAL PLAN	15 JAN 2020
M101N	MECHANICAL PLAN - LEVEL 01 NORTH	15 JAN 2020
M102N	MECHANICAL PLAN - LEVEL 02 NORTH	15 JAN 2020
M103N	MECHANICAL PLAN - LEVEL 03 NORTH	15 JAN 2020
M104N	MECHANICAL PLAN - LEVEL 04 NORTH	15 JAN 2020
M104S	MECHANICAL PLAN - LEVEL 04 SOUTH	15 JAN 2020
M105N	MECHANICAL PLAN - LEVEL 05 NORTH	15 JAN 2020
M105S	MECHANICAL PLAN - LEVEL 05 SOUTH	15 JAN 2020

SHEET INDEX

NUMBER	NAME	DATE
M106N	MECHANICAL PLAN - LEVEL 06 NORTH	15 JAN 2020
M106S	MECHANICAL PLAN - LEVEL 06 SOUTH	15 JAN 2020
M107N	MECHANICAL PLAN - LEVEL 07 NORTH	15 JAN 2020
M107S	MECHANICAL PLAN - LEVEL 07 SOUTH	15 JAN 2020
M108N	MECHANICAL PLAN - LEVEL 08 NORTH	15 JAN 2020
M108S	MECHANICAL PLAN - LEVEL 08 SOUTH	15 JAN 2020
M109S	MECHANICAL PLAN - LEVEL 09 SOUTH	15 JAN 2020
M400	MECHANICAL ENLARGED PLANS	15 JAN 2020
M500	MECHANICAL DIAGRAMS	15 JAN 2020
M501	MECHANICAL DIAGRAMS	15 JAN 2020
M502	MECHANICAL DIAGRAMS	15 JAN 2020
6 PLUMBING		
P000	PLUMBING COVER SHEET	15 JAN 2020
P001	PLUMBING SCHEDULES	15 JAN 2020
P100	BELOW GRADE PARKING - PLUMBING PLAN	15 JAN 2020
P100U	UNDERGROUND PLUMBING PLAN	15 JAN 2020
P101N	PLUMBING PLAN - LEVEL 01 NORTH	15 JAN 2020
P102N	PLUMBING PLAN - LEVEL 02 NORTH	15 JAN 2020
P103N	PLUMBING PLAN - LEVEL 03 NORTH	15 JAN 2020
P104N	PLUMBING PLAN - LEVEL 04 NORTH	15 JAN 2020
P104S	PLUMBING PLAN - LEVEL 04 SOUTH	15 JAN 2020
P105N	PLUMBING PLAN - LEVEL 05 NORTH	15 JAN 2020
P105S	PLUMBING PLAN - LEVEL 05 SOUTH	15 JAN 2020
P106N	PLUMBING PLAN - LEVEL 06 NORTH	15 JAN 2020
P106S	PLUMBING PLAN - LEVEL 06 SOUTH	15 JAN 2020
P107N	PLUMBING PLAN - LEVEL 07 NORTH	15 JAN 2020
P107S	PLUMBING PLAN - LEVEL 07 SOUTH	15 JAN 2020
P108N	PLUMBING PLAN - LEVEL 08 NORTH	15 JAN 2020
P108S	PLUMBING PLAN - LEVEL 08 SOUTH	15 JAN 2020
P109S	PLUMBING PLAN - LEVEL 09 SOUTH	15 JAN 2020
P400	PLUMBING ENLARGED PLANS	15 JAN 2020
P500	PLUMBING DIAGRAMS	15 JAN 2020
P501	PLUMBING DIAGRAMS	15 JAN 2020
7 ELECTRICAL		
E000	ELECTRICAL COVER SHEET	15 JAN 2020
E001	ELECTRICAL ONE-LINE DIAGRAM	15 JAN 2020
E002	ELECTRICAL EMERGENCY ONE-LINE DIAGRAM	15 JAN 2020
E003	ELECTRICAL SCHEDULES	15 JAN 2020
E004	ELECTRICAL DIAGRAMS	15 JAN 2020
E005	ELECTRICAL LOAD SUMMARIES	15 JAN 2020
E050	ELECTRICAL SITE PLAN	15 JAN 2020
E100	BELOW GRADE PARKING - POWER PLAN	15 JAN 2020
E101N	LEVEL 01 NORTH - POWER PLAN	15 JAN 2020
E102N	LEVEL 02 NORTH - POWER PLAN	15 JAN 2020
E103N	LEVEL 03 NORTH - POWER PLAN	15 JAN 2020
E104N	LEVEL 04 NORTH - POWER PLAN	15 JAN 2020
E104S	LEVEL 04 SOUTH - POWER PLAN	15 JAN 2020
E105N	LEVEL 05 NORTH - POWER PLAN	15 JAN 2020
E105S	LEVEL 05 SOUTH - POWER PLAN	15 JAN 2020
E106N	LEVEL 06 NORTH - POWER PLAN	15 JAN 2020
E106S	LEVEL 06 SOUTH - POWER PLAN	15 JAN 2020
E107N	LEVEL 07 NORTH - POWER PLAN	15 JAN 2020
E107S	LEVEL 07 SOUTH - POWER PLAN	15 JAN 2020
E108N	LEVEL 08 NORTH - POWER PLAN	15 JAN 2020
E108S	LEVEL 08 SOUTH - POWER PLAN	15 JAN 2020
E150	BELOW GRADE PARKING - LIGHTING PLAN	15 JAN 2020
E151N	LEVEL 01 NORTH - LIGHTING PLAN	15 JAN 2020
E152N	LEVEL 02 NORTH - LIGHTING PLAN	15 JAN 2020
E153N	LEVEL 03 NORTH - LIGHTING PLAN	15 JAN 2020
E154N	LEVEL 04 NORTH - LIGHTING PLAN	15 JAN 2020
E154S	LEVEL 04 SOUTH - LIGHTING PLAN	15 JAN 2020
E155N	LEVEL 05 NORTH - LIGHTING PLAN	15 JAN 2020
E155S	LEVEL 05 SOUTH - LIGHTING PLAN	15 JAN 2020
E156N	LEVEL 06 NORTH - LIGHTING PLAN	15 JAN 2020
E156S	LEVEL 06 SOUTH - LIGHTING PLAN	15 JAN 2020
E157N	LEVEL 07 NORTH - LIGHTING PLAN	15 JAN 2020
E157S	LEVEL 07 SOUTH - LIGHTING PLAN	15 JAN 2020
E158S	LEVEL 08 SOUTH - LIGHTING PLAN	15 JAN 2020
E400	ELECTRICAL ENLARGED PLANS	15 JAN 2020
E401	ELECTRICAL ENLARGED PLANS	15 JAN 2020
E402	ELECTRICAL ENLARGED PLANS	15 JAN 2020
8 TECHNOLOGY		
T000	TECHNOLOGY COVER SHEET	15 JAN 2020
T001	TECHNOLOGY SCHEDULES	15 JAN 2020
T050	TECHNOLOGY SITE PLAN	15 JAN 2020
T100	BELOW GRADE PARKING - TECHNOLOGY PLAN	15 JAN 2020
T101N	LEVEL 01 NORTH - TECHNOLOGY PLAN	15 JAN 2020
T102N	LEVEL 02 NORTH - TECHNOLOGY PLAN	15 JAN 2020
T103N	LEVEL 03 NORTH - TECHNOLOGY PLAN	15 JAN 2020
T104N	LEVEL 04 NORTH - TECHNOLOGY PLAN	15 JAN 2020
T104S	LEVEL 04 SOUTH - TECHNOLOGY PLAN	15 JAN 2020
T105N	LEVEL 05 NORTH - TECHNOLOGY PLAN	15 JAN 2020
T105S	LEVEL 05 SOUTH - TECHNOLOGY PLAN	15 JAN 2020
T106N	LEVEL 06 NORTH - TECHNOLOGY PLAN	15 JAN 2020
T106S	LEVEL 06 SOUTH - TECHNOLOGY PLAN	15 JAN 2020
T107N	LEVEL 07 NORTH - TECHNOLOGY PLAN	15 JAN 2020
T107S	LEVEL 07 SOUTH - TECHNOLOGY PLAN	15 JAN 2020
T108N	LEVEL 08 NORTH - TECHNOLOGY PLAN	15 JAN 2020
T108S	LEVEL 08 SOUTH - TECHNOLOGY PLAN	15 JAN 2020
T109S	LEVEL 09 SOUTH - TECHNOLOGY PLAN	15 JAN 2020
T110N	ROOF NORTH - TECHNOLOGY PLAN	15 JAN 2020
T110S	ROOF SOUTH - TECHNOLOGY PLAN	15 JAN 2020
T300	TECHNOLOGY ENLARGED PLANS	15 JAN 2020
T301	TECHNOLOGY ENLARGED PLANS	15 JAN 2020
T400	TECHNOLOGY ENLARGED UNIT PLANS	15 JAN 2020
T401	TECHNOLOGY ENLARGED UNIT PLANS	15 JAN 2020
T402	TECHNOLOGY ENLARGED UNIT PLANS	15 JAN 2020
T500	COMMUNICATIONS RISER DIAGRAMS	15 JAN 2020
T501	COMMUNICATIONS RISER DIAGRAMS	15 JAN 2020
T502	COMMUNICATIONS RISER DIAGRAMS	15 JAN 2020
T510	ELECTRICAL SECURITY FUNCTIONAL DIAGRAMS	15 JAN 2020
T520	AUDIOVISUAL FUNCTIONAL DIAGRAMS	15 JAN 2020
T521	AUDIOVISUAL FUNCTIONAL DIAGRAMS	15 JAN 2020
T522	AUDIOVISUAL FUNCTIONAL DIAGRAMS	15 JAN 2020
T530	FIRE ALARM DIAGRAMS	15 JAN 2020
T600	COMMUNICATIONS DIAGRAMS	15 JAN 2020
T601	COMMUNICATIONS DIAGRAMS	15 JAN 2020
T602	ELECTRONIC SECURITY DIAGRAMS	15 JAN 2020
T603	AUDIOVISUAL DIAGRAMS	15 JAN 2020

SHEET INDEX

NUMBER	NAME	DATE
9 LIGHTING		
EL101	LEVEL 01 LIGHTING PLAN	15 JAN 2020
EL102	LEVEL 03 LIGHTING PLAN	15 JAN 2020
EL103	LEVEL 03 LIGHTING PLAN	15 JAN 2020
EL104	LEVEL 04 LIGHTING PLAN	15 JAN 2020
EL105	LEVEL 05 LIGHTING PLAN	15 JAN 2020
EL106	LEVEL 06 LIGHTING PLAN	15 JAN 2020
EL107	LEVEL 07 LIGHTING PLAN	15 JAN 2020
EL108	LEVEL 08 LIGHTING PLAN	15 JAN 2020
EL109	LEVEL 09 LIGHTING PLAN	15 JAN 2020
EL201	NORTH ELEVATION	15 JAN 2020
EL202	EAST & WEST ELEVATION	15 JAN 2020

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

DETAILED REVIEW APPLICATION 15 JAN 2020

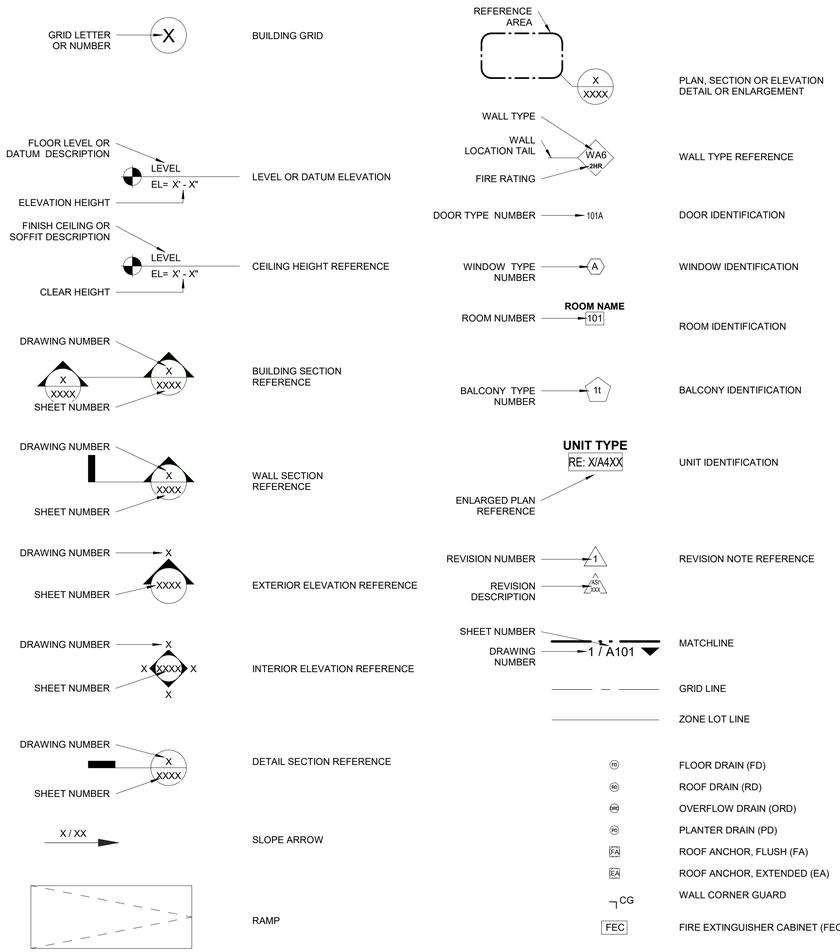
ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. : 21222.00
DESIGNER: Designer
DRAFTER: Author
CHECKER: Checker
APPROVED BY: Approver

SHEET INDEX

G000

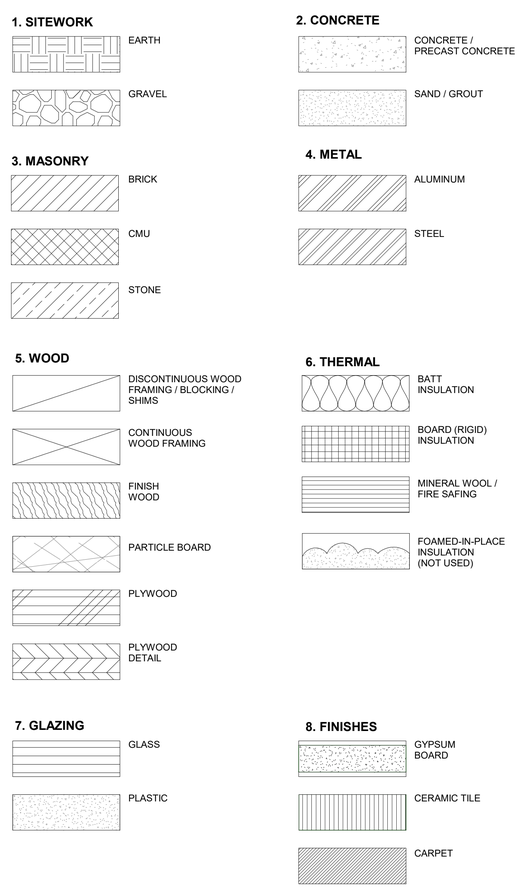
DRAWING SYMBOLS



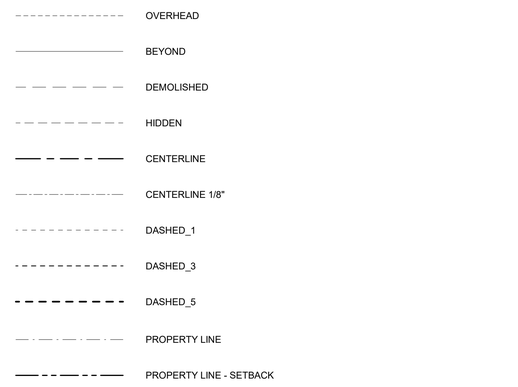
ABBREVIATIONS

ACSBL	ACCESSIBLE
AFF	ABOVE FINISH FLOOR
ALT	ALTERNATE
BLDG	BUILDING
CJ	CONSTRUCTION JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
C.O.	CENTER OF
COL	COLUMN
DIA	DIAMETER
DJ	DEFLECTION JOINT
DWG	DRAWING
(E)	EXISTING
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRICAL
EQ	EQUAL
FH	FINISH HEIGHT
FF	FINISH FLOOR
F.O.	FACE OF
GWB	GYPSUM WALL BOARD
GC	GENERAL CONTRACTOR
GFRC	GLASS FIBER REINFORCED CONCRETE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HP	HIGH POINT
HT	HEIGHT
ID	INTERIOR DESIGN
ISS	ISSUE
LP	LOW POINT
MAX	MAXIMUM
MECH	MECHANICAL
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
NO / #	NUMBER
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED, CONTRACTOR INSTALLED
OFOI	OWNER FURNISHED, OWNER INSTALLED
OP HD	OPPOSITE HAND
PLUMB	PLUMBING
PTD	PAINTED
R	RADIUS
RCP	REFLECTED CEILING PLAN
RE:	REFER TO
REQD	REQUIRED
R.O.	ROUGH OPENING
ROW	RIGHT OF WAY
SHT	SHEET
SIM	SIMILAR
STD	STANDARD
STRUC	STRUCTURE (STRUCTURAL)
T.O.	TOP OF
TYP	TYPICAL
UNO	UNLESS NOTED OTHERWISE
UON	UNLESS OTHERWISE NOTED
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
W/O	WITHOUT

MATERIAL SYMBOLS



LINE TYPES



GENERAL NOTES

1. COMPLY WITH APPLICABLE FEDERAL, STATE, AND LOCAL (COLLECTIVELY AUTHORITIES HAVING JURISDICTION) CODES, ORDINANCES, REGULATIONS, LAWS, STATUTES, GUIDELINES AND REQUIREMENTS
2. CHECK AND VERIFY CONTRACT DOCUMENTS WITH FIELD CONDITIONS PRIOR TO COMMENCING WITH WORK.
3. THE CONTRACTOR SHALL FORWARD REQUESTS FOR CLARIFICATION OR ADDITIONAL INFORMATION WITH REGARD TO ACHIEVING THE DESIGN INTENT OF THE PROJECT TO THE ARCHITECT IN WRITING FOR REVIEW AND WRITTEN RESPONSE.
4. PROTECT IN-PLACE WORK FROM DAMAGE DURING CONSTRUCTION. RESTORE DAMAGED AREAS AND PRODUCTS TO ORIGINAL CONDITION AT NO COST TO THE OWNER.
5. ERECT WORK PLUMB, LEVEL AND TRUE-TO-LINE IN ACCORDANCE WITH BEST PRACTICES OF INDUSTRY STANDARDS AND MANUFACTURER'S INSTRUCTIONS UNLESS MORE STRINGENT REQUIREMENTS ARE SPECIFIED OR NOTED.
6. NOTIFY AUTHORITIES HAVING JURISDICTION AS REQUIRED BY GOVERNING LAWS AND REGULATIONS TO INSPECT IN-PLACE WORK PRIOR TO COVERING WITH SUBSEQUENT ACTIVITY.
7. DO NOT SCALE DRAWINGS.
8. INTERIOR PARTITIONS ARE DIMENSIONED TO FACE OF GWB, UNLESS INDICATED OTHERWISE.
9. FOR DOORS NOT DIMENSIONALLY LOCATED, LOCATE DOOR SO THAT HINGE-SIDE EDGE IS 6 INCHES FROM ADJACENT CONSTRUCTION
10. THE ABSENCE OF SPECIFIC DESCRIPTION OF CUTTING, PATCHING OR FITTING DOES NOT RELIEVE THE CONTRACTOR FROM THE RESPONSIBILITY TO PERFORM SUCH WORK AS REQUIRED BY CONTRACT DOCUMENTS AND AT NO ADDITIONAL COST TO THE OWNER.
11. ANY NOTES ON ANY ONE DRAWING OR SHEET APPLIES TO ALL OTHER SIMILAR DRAWINGS AND SHEETS
12. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER AND QUALITY TO THOSE DETAILED. WHERE SPECIFIED DIMENSIONS OR DETAILS, CANNOT BE DETERMINED, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION, PRIOR TO PROCEEDING WITH WORK.
13. INDICATED WALL AND PARTITION TYPE MEANS FOR ENTIRE WALL, UNLESS OTHERWISE INDICATED.
14. INDICATED WALL AND PARTITION FINISH MEANS FOR ENTIRE WALL AND PARTITION, UNLESS INDICATED OTHERWISE.
15. "NIC" NOTED ON THE DRAWINGS MEANS NOT INCLUDED IN CONTRACT
16. FLOOR AND ROOF ELEVATIONS ARE TO TOP OF STRUCTURAL FLOOR AND ROOF DECK, UNLESS INDICATED OTHERWISE.
17. COORDINATE PLACEMENT OF CEILING MOUNTED ITEMS WITH MECHANICAL, ELECTRICAL, AND FIRE PROTECTION
18. PROVIDE UL-LISTED DESIGNS AT PENETRATIONS THROUGH FIRE RATED CONSTRUCTION AND AT JOINTS OF FIRE RATED CONSTRUCTION WITH OTHER WORK
19. FOR ITEMS INSTALLED IN RETURN AIR PLENUM, PROVIDE SUCH ITEMS COMPLYING WITH REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION
20. COORDINATE LOCATION AND SIZE OF EQUIPMENT BASE AND "HOUSEKEEPING PADS" WITH MECHANICAL, PLUMBING AND ELECTRICAL WORK.
21. THIS DOCUMENT AND THE RELATED DESIGN DOCUMENTS PROVIDED BY THE ARCHITECT WERE CREATED EXCLUSIVELY FOR THIS SPECIFIC PROJECT. ALL DOCUMENTS CREATED BY THE ARCHITECT FOR THIS PROJECT WERE PREPARED WITH THE EXPECTATION THAT THE ARCHITECT WOULD BE PARTICIPATING IN CONSTRUCTION ADMINISTRATION THROUGHOUT THE COURSE OF THE PROJECT UNTIL FINAL COMPLETION. NO PERSON OR ENTITY IS PERMITTED TO UTILIZE ALL OR ANY PART OF ANY DOCUMENT CREATED BY THE ARCHITECT FOR ANY OTHER PURPOSE OR WITHOUT THE INVOLVEMENT OF THE ARCHITECT. ANY PERSON OR ENTITY USING ALL OR ANY PART OF THE ARCHITECT'S DESIGN FOR THIS PROJECT, ON A DIFFERENT PROJECT, OR WITHOUT THE ARCHITECT'S ANTICIPATED INVOLVEMENT ASSUMES ALL RISKS, RELEASES THE ARCHITECT FROM ANY AND ALL POTENTIAL CLAIMS OR LIABILITY, AND SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE ARCHITECT FROM ANY CLAIMS OR LIABILITY ARISING FROM OR RELATED TO SUCH USE. BY PROCEEDING WITH ANY SUCH UNAUTHORIZED USE OF THE ARCHITECT'S DESIGN, THE PARTY DOING SO ACKNOWLEDGES ITS AGREEMENT TO THE WAIVER OF CLAIMS AND OTHER OBLIGATIONS SET FORTH IN THIS NOTE.

LOCATION MAP

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

GENERAL INFORMATION

G011

GOVERNING CODES

ARCHITECTURAL DESIGN:	2015 INTERNATIONAL BUILDING CODE (IBC) 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
STRUCTURAL DESIGN:	2015 INTERNATIONAL BUILDING CODE (IBC)
MECHANICAL, PLUMBING, AND FIRE PROTECTION DESIGN:	2015 INTERNATIONAL MECHANICAL CODE (IMC) 2015 INTERNATIONAL PLUMBING CODE (IPC) 2015 INTERNATIONAL FIRE CODE, AS REFEREED BY IBC (IFC) 2015 INTERNATIONAL FUEL GAS CODE (IFGC)
ELECTRICAL DESIGN:	2017 NATIONAL ELECTRICAL CODE (NEC)
ENERGY CONSERVATION DESIGN:	2015 INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2015 SOLAR ENERGY PROVISIONS
POOL AND SPA DESIGN:	2015 INTERNATIONAL SWIMMING POOL AND SPA CODE
ACCESSIBILITY DESIGN:	ICC/ANSI A117.1 - 2009

CODE SUMMARY

BUILDING ADDRESS: ASPEN, CO 81611

USE AND OCCUPANCY CLASSIFICATIONS - CHAPTER 3

- R-1 (HOTEL ROOMS) PER SECTION 310.3
- R-2 (CONDOS) PER SECTION 310.4
- S-2 (PRIVATE GARAGE) PER SECTION 311.3
- A-2 (RESTAURANTS AND BARS) PER SECTION 303.3
- A-3 (AMENITY SPACES AND FITNESS) PER SECTION 303.4
- B (OFFICES AND SPA) PER SECTION 304.1

SPECIAL AND DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY - CHAPTER 4

SECTION 403 - HIGH-RISE BUILDINGS
COMPLIANCE WITH ALL BUILDING CODE HIGH RISE PROVISIONS WAS DEMONSTRATED EITHER BY PRESCRIPTION OR EQUIVALENCY WITH THE FOLLOWING ITEMS DEEMED NOT APPLICABLE:

1. REQUIREMENT FOR ENHANCED SFRM BONDING STRENGTH DEEMED NOT APPLICABLE AS THE HAZARDS ADDRESSED BY THE PROVISION DO NOT EXIT FOR THIS PROJECT/DESIGN.
2. SECONDARY WATER SUPPLY - DETERMINATION OF THE APPLICABLE SEISMIC DESIGN CATEGORY PENDING.
3. FIRE COMMAND CENTER - FORM OF FCC AND CONTENTS TBD IN CONCERT WITH ASPEN FIRE.
4. STANDBY POWER FOR ELEVATORS - DEEMED NOT APPLICABLE AS HAZARDS ADDRESSED BY THE PROVISION DO NOT EXIST FOR THIS PROJECT/DESIGN.
5. SMOKEPROOF EXIT ENCLOSURES - DEEMED NO APPLICABLE AS HAZARDS ADDRESSED BY THE PROVISION DO NOT EXIST FOR THIS PROJECT/DESIGN

SECTION 406 - MOTOR-VEHICLE-RELATED OCCUPANCIES
CLEAR HEIGHT IN VEHICLE AND PEDESTRIAN TRAFFIC AREA IS NOT TO BE LESS THAN 7'-0". VEHICLE AND PEDESTRIAN AREAS ACCOMMODATING VAN-ACCESSIBLE PARKING SHALL COMPLY WITH SECTION 1106.5 (IBC 406.3.2)

A MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE (IBC 406.6.2).

AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED IN ACCORDANCE WITH SECTION 903.2.10 (IBC 406.6.3).

SECTION 420 - GROUPS R-1 & R-2:
WALLS SEPARATING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS FIRE PARTITIONS IN ACCORDANCE WITH SECTION 708 (IBC 420.2).

FLOOR/CEILING ASSEMBLIES SEPARATING UNITS IN THE SAME BUILDING SHALL BE CONSTRUCTED AS HORIZONTAL ASSEMBLIES IN ACCORDANCE WITH SECTION 711 (IBC 420.3).

GENERAL BUILDING HEIGHTS AND AREAS - CHAPTER 5

SECTION 504 - BUILDING HEIGHT AND NUMBER OF STORIES:
BUILDING HEIGHT: ALLOWABLE BUILDING HEIGHT OF R-OCCUPANCY TYPE IB SPRINKLERED BUILDING IS 180 FEET. THIS PROJECT USED THE AVERAGE ROOF HEIGHT TO THE GRADE PLANE. THE RESULTING BUILDING HEIGHT IS CALCULATED TO BE APPROXIMATELY 43 FEET.

STORIES: LEVEL 03 AND ABOVE QUALIFY AS STORIES ABOVE GRADE PLANE RESULTING IN THE BUILDING BEING CLASSIFIED AS A 7-STORY BUILDING. PER TABLE 504.4 A R-1 OCCUPANCY TYPE IB SPRINKLERED BUILDING HAS AN ALLOWABLE NUMBER OF STORIES OF 12.

SECTION 506 - BUILDING AREA:
ALLOWABLE BUILDING AREA:
TYPE IB CONSTRUCTION ALLOWS UNLIMITED BUILDING AREA PER ALL APPLICABLE OCCUPANCIES PER TABLE 506.2

BUILDING AREAS			
FLOOR LEVEL	OCCUPANCY GROUP	ALLOWABLE AREA PER STORY (FOR 5 STORIES IN TYPE III-A)	ACTUAL BUILDING AREA
LEVEL P1	S-2	UNLIMITED	20,272 SF
LEVEL 01	R-1, A-2, B	UNLIMITED	11,474 SF
LEVEL 02	R-1, R-2, A-2	UNLIMITED	11,724 SF
LEVEL 03	R-1, A-2	UNLIMITED	10,253 SF
LEVEL 04	R-1, A-2, A-3	UNLIMITED	10,583 SF
LEVEL 05	R-1, B	UNLIMITED	13,930 SF
LEVEL 06	R-1	UNLIMITED	11,595 SF
LEVEL 07	R-1	UNLIMITED	12,522 SF
LEVEL 08	R-2, A-2	UNLIMITED	6,333 SF
LEVEL 09	R-2	UNLIMITED	3,262 SF

SECTION 508 - MIXED USE AND OCCUPANCY
508.3 NONSEPARATED OCCUPANCIES
NON SEPARATED OCCUPANCIES SHALL BE INDIVIDUALLY CLASSIFIED IN ACCORDANCE WITH SECTION 302.1.(IBC 508.3.1)

THE ALLOWABLE BUILDING AREA AND HEIGHT SHALL BE BASED ON THE MOST RESTRICTIVE ALLOWANCES IN ACCORDANCE WITH SECTION 503.1 (IBC 508.3.2)

R-1 & R-2 DWELLING UNITS AND SLEEPING UNITS SHALL BE SEPARATED FROM OTHER DWELLING OR SLEEPING UNITS AND FROM OTHER OCCUPANCIES CONTIGUOUS TO THEM IN ACCORDANCE WITH SECTION 420 (IBC 508.3.3 EX. 2)

SECTION 510 SPECIAL PROVISIONS

510.4 PARKING BENEATH GROUP R
PROVIDE TYPE I CONSTRUCTION, THE NUMBER OF STORIES TO BE USED IN DETERMINING THE MIN. TYPE OF CONSTRUCTION TO BE MEASURED FROM THE FLOOR ABOVE SUCH A PARKING AREA. FLOOR ASSEMBLY BETWEEN THE PARKING GARAGE AND THE GROUP R ABOVE SHALL COMPLY WITH THE TYPE OF CONSTRUCTION REQUIRED FOR THE PARKING GARAGE AND SHALL ALSO PROVIDE A FIRE-RESISTANCE RATING NOT LESS THAN REQUIRED IN SECTION 508.4.

TYPES OF CONSTRUCTION - CHAPTER 6

TABLE 601 FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS)

BUILDING ELEMENT	TYPE IB
PRIMARY STRUCTURAL FRAME [f] (see SECTION 202)	2[a]
BEARING WALLS	
EXTERIOR	2
INTERIOR	2[a]
NONBEARING WALLS AND PARTITIONS	
EXTERIOR	SEE TABLE 602
NONBEARING WALLS AND PARTITIONS	
INTERIOR	0
FLOOR CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (see SECTION 202)	2
ROOF CONSTRUCTION AND ASSOCIATED SECONDARY MEMBERS (see SECTION 202)	1[b,c]

TABLE 602 FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP F-1, M, S-1[f]	OCCUPANCY GROUP A, B, E, F-2, I , R, S-2, U[b]
X < 5[b]	All	2	1
5 ≤ X < 10	IA Others	2 1	1 1
10 ≤ X < 30	IA, IB IIB, VB Others	1 0 1	1[c] 0 1[c]
X ≥ 30	All	0	0

FIRE AND SMOKE PROTECTION FEATURES - CHAPTER 7

TABLE 705.8 MAX AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION

REFER SHEET G099

0' TO LESS THAN 3' FIRE SEPARATION DISTANCE = NOT PERMITTED (PROTECTED*)
3' TO LESS THAN 5' FIRE SEPARATION DISTANCE = 15% (PROTECTED*)
5' TO LESS THAN 10' FIRE SEPARATION DISTANCE = 25% (PROTECTED*)
10' TO LESS THAN 15' FIRE SEPARATION DISTANCE = 45% (PROTECTED*)
15' TO LESS THAN 20' FIRE SEPARATION DISTANCE = 75% (PROTECTED*)
20' TO LESS THAN 25' FIRE SEPARATION DISTANCE = NO LIMIT (PROTECTED*)
25' TO LESS THAN 30' FIRE SEPARATION DISTANCE = NO LIMIT (PROTECTED*)
30' OR GREATER FIRE SEPARATION DISTANCE = NO LIMIT (PROTECTED*)

* UNPROTECTED OPENINGS IN A BUILDING WITH A FULLY EQUIPPED AUTOMATIC SPRINKLER SYSTEM CAN UTILIZE THE ALLOWANCES OF PROTECTED OPENINGS (IBC 704.8.1)

SECTION 708 FIRE PARTITIONS
FIRE PARTITIONS SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN 1 HOUR. (IBC 708.3)

SECTION 711 HORIZONTAL ASSEMBLIES
THE SUPPORTING CONSTRUCTION SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE HORIZONTAL ASSEMBLY SUPPORTED. (IBC 711.2.3)

WHERE HORIZONTAL ASSEMBLIES SEPARATE MIXED OCCUPANCIES THE ASSEMBLY SHALL HAVE A FIRE-RESISTANCE RATING OF NOT LESS THAN THAT REQUIRED BY SECTION 508.4. (IBC 711.2.4.1) HORIZONTAL ASSEMBLIES SEPARATING R OCCUPANCIES FROM ADJACENT OCCUPANCIES TO HAVE A FIRE-RESISTANCE RATING OF AT LEAST 1 HOUR.

INTERIOR FINISHES - CHAPTER 8

INTERIOR WALL AND CEILING FINISH REQUIREMENTS (SPRINKLERED) (IBC TABLE 803.11)

GROUP	INTERIOR EXIT STAIRWAYS AND RAMP AND EXIT PASSAGEWAYS [a,b]	CORRIDORS AND ENCLOSURE FOR EXIT ACCESS STAIRWAYS AND RAMPS	ROOM AND ENCLOSED SPACES [c]
R-2	C	C	C
S-2	C	C	C
A-2	B	B	C
A-3[f]	B	B	C
B, R-1	B	C	C

PROVIDE FLAMESPREAD CERTIFICATION OF ALL FINISH MATERIALS IN COMPLIANCE WITH IBC 803.1.
INTERIOR FLOOR FINISHES SHALL COMPLY WITH IBC 804.

FIRE PROTECTION SYSTEMS - CHAPTER 9

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS
AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3 SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS IN A GROUP R FIRE AREA. (IBC 903.2.8)

AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT BUILDINGS CLASSIFIED AS ENCLOSED PARKING GARAGES IN ACCORDANCE WITH SECTION 406.6 WHERE THE FIRE AREA OF THE ENCLOSED PARKING GARAGE EXCEEDS 12,000 SF. (IBC 903.2.10)

BUILDING EXCEEDS THE 4 STORY MAXIMUM FOR GROUP R OCCUPANCIES PERMITTED TO INSTALL NFPA 13R SPRINKLER SYSTEMS. SPRINKLER SYSTEM TO BE DESIGNED AND INSTALLED PER NFPA 13. (IBC 903.3.1.2)

SECTION 905 STANDPIPE SYSTEMS
STANDPIPE SYSTEMS ARE REQUIRED IN BUILDINGS WHERE HIGHEST OCCUPIED STORY IS GREATER THAN 30 FEET FROM LOWEST STORY OF FIRE DEPARTMENT ACCESS. (IBC 905.3.1) CLASS I STANDPIPE ARE ALLOWED IN BUILDINGS EQUIPPED THROUGHOUT WITH AUTOMATIC SPRINKLER SYSTEM. (IBC 905.3.1 EX. 1)

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS
FIRE ALARM, MANUAL FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP R-1 OCCUPANCIES (IBC 907.2.8.1)

AUTOMATIC SMOKE DETECTION SYSTEM THAT ACTIVATES THE OCCUPANT NOTIFICATION SYSTEM SHALL BE INSTALLED THROUGHOUT ALL INTERIOR CORRIDORS SERVING SLEEPING UNITS. (IBC 907.2.8.2)

FIRE ALARM, MANUAL FIRE ALARM SYSTEMS AND SMOKE ALARMS SHALL BE INSTALLED IN GROUP R-2 OCCUPANCIES (IBC 907.2.9)

MEANS OF EGRESS - CHAPTER 10

SECTION 1004 - OCCUPANT LOAD

TABLE 1004.1.2 - MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

FUNCTION OF SPACE	OCCUPANT LOAD FACTOR[a]
ACCESSORY STORAGE AREAS, MECHANICAL EQUIPMENT ROOMS	300 GROSS
ASSEMBLY WITHOUT FIXED SEATS UNCONCENTRATED (TABLES AND CHAIRS)	15 NET
BUSINESS AREAS	100 GROSS
EXERCISE ROOMS	50 GROSS
KITCHENS, COMMERCIAL	200 GROSS
PARKING GARAGES	200 GROSS
RESIDENTIAL	200 GROSS
SWIMMING POOLS POOL DECK	 50 GROSS 15 GROSS

SECTION 1005 - MEANS OF EGRESS SIZING

EGRESS STAIRWAYS: 0.3 INCHES / OCCUPANT
OTHER EGRESS COMPONENTS: 0.2 INCHES / OCCUPANT

SECTION 1006 - NUMBER OF EXITS AND EXIT ACCESS DOORWAYS

TWO EXITS OR EXIT ACCESS DOORWAYS FROM ANY SPACE SHALL BE PROVIDED WHERE THE DESIGN OCCUPANT LOAD OR COMMON PATH OF EGRESS TRAVEL DISTANCE EXCEEDS VALUES LISTED IN TABLE 1006.2.1. (IBC 1006.2.1)

IN R-2 OCCUPANCIES, ONE MEANS OF EGRESS IS PERMITTED WITHIN AND FROM INDIVIDUAL DWELLING UNITS WITH A MAXIMUM OCCUPANT LOAD OF 20 WHERE THE DWELLING UNIT IS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM AND THE COMMON PATH OF TRAVEL DOES NOT EXCEED 125 FEET.

TABLE 1006.2.1 SPACES WITH ONE EXIT OR EXIT ACCESS DOORWAY

OCCUPANCY	MAX. OCCUPANT LOAD OF SPACE	MAX. COMMON PATH OF EGRESS TRAVEL DISTANCE (SPRINKLERED)
A[c]	49	75
B	49	100
R-1	10	75
R-2	10	125
S	29	100

SECTION 1007 - EXIT AND EXIT ACCESS DOORWAY CONFIGURATION

MINIMUM SEPARATION BETWEEN EXITS SHALL NOT BE LESS THAN 1/3 OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE AREA SERVED (SPRINKLERED)

SECTION 1009 - ACCESSIBLE MEANS OF EGRESS

1009.3 STAIRWAYS
CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED WITHIN SPRINKLERED BUILDING (IBC 1009.3 EXC. 2)

EXIT ACCESS STAIR AREAS OF REFUGE NOT REQUIRED WITH IN SPRINKLERED BUILDING OR R-2 OCCUPANCY (IBC 1009.3; EXC. 5 & 8)

1009.4 ELEVATORS
ELEVATOR SHALL COMPLY WITH THE EMERGENCY OPERATION AND SIGNALING DEVICE REQUIREMENTS OF SECTION 2.27 OF ASME A17.1/CSA B44.

STANDBY POWER SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 27 AND SECTION 3003.

AREA OF REFUGE NOT REQUIRED AT ELEVATOR LOBBIES IN SPRINKLERED BUILDING (IBC SECTION 1009.4; EXC. 2)

1009.7 EXTERIOR AREAS FOR ASSISTED RESCUE
WHERE THE EXIT DISCHARGE DOES NOT INCLUDE AN ACCESSIBLE ROUTE FROM AN EXIT LOCATED ON THE LEVEL OF EXIT DISCHARGE TO A PUBLIC WAY, AND EXTERIOR AREA OF ASSISTED RESCUE SHALL BE PROVIDED ON THE EXTERIOR LANDING IN ACCORDANCE WITH SECTIONS 1009.7.1 THROUGH 1009.7.4.

SECTION 1010 - DOORS, GATE AND TURNSTILES

MINIMUM & MAXIMUM DOOR SIZES: 32" AND 48" CLEAR WIDTH, RESPECTIVELY (IBC 1010.1.1)

DIRECTION OF SWING: IN DIRECTION OF EGRESS TRAVEL WHERE SERVING > 50 OCCUPANTS (IBC 1010.1.2.1)

DOOR CLOSING: FIRE DOORS SHALL BE SELF- OR AUTOMATIC-CLOSING (IBC 716.5.9)

LANDING WIDTH: NOT LESS THAN THE WIDTH OF THE STAIRWAY OR THE DOOR, WHICHEVER IS GREATER. DOORS IN FULLY OPEN POSITION SHALL NOT REDUCE A REQUIRED DIMENSION BY MORE THAN 7 INCHES. AT LANDINGS SERVING AN OCCUPANT LOAD > 50, DOOR SWING SHALL NOT REDUCE THE LANDING TO LESS THAN ONE-HALF ITS REQUIRED WIDTH. (IBC 1010.1.6)

LANDING LENGTH: 44" MINIMUM IN DIRECTION OF TRAVEL. (IBC 1010.1.6)

THRESHOLD HEIGHT: 3/4" MAXIMUM IF SERVING DWELLING UNITS
1/2" MAXIMUM OF ANY OTHER DOOR (IBC 1010.1.7)

HARDWARE: DOOR SERVING SPACES WITH OCCUPANT LOAD >50 IN A OR E OCCUPANCY SHALL BE PROVIDED WITH PANIC HARDWARE OR FIRE EXT HARDWARE (IBC 1010.1.10)

ELECTRICAL ROOMS: ELECTRICAL ROOMS WITH EQUIPMENT RATED 1,200 AMPERES OR MORE AND OVER 6 FEET WIDE THAT CONTAIN CURRENT DEVICES, SWITCHING DEVICES OR CONTROL DEVICES -- DOOR SHALL HAVE PANIC/FIRE EXIT HARDWARE AND SWING IN THE DIRECTION OF TRAVEL.

1011 STAIRWAYS

MINIMUM STAIRWAY WIDTH: 48" (IBC 1011.2
36" < 50 OCCUPANTS (IBC 1011.2;EXC. 1)

HEADROOM: MINIMUM 80" MEASURED VERTICALLY FROM A LINE CONNECTING THE EDGE OF THE NOSING. (IBC 1011.3)

STAIR TREADS AND RISERS: STAIR RISER HEIGHTS SHALL BE 7" MAXIMUM AND 4" MINIMUM.
STAIR TREAD DEPTHS SHALL BE 11" MINIMUM. (IBC 1011.5.2)

LANDINGS: PROVIDE FLOOR OR LANDING AT TOP AND BOTTOM OF EACH STAIR.
LANDING WIDTH SHALL NOT BE LESS THAN WIDTH OF STAIRS SERVED.
LANDING SHALL HAVE A MINIMUM DIMENSION MEASURED PERPENDICULAR TO DIRECTION OF TRAVEL EQUAL TO THE WIDTH OF THE STAIRWAY. WHERE STAIRWAY HAS A STRAIGHT RUN DEPTH NEED NOT EXCEED 48" (IBC 1011.6)

VERTICAL RISE: MAXIMUM 12' BETWEEN FLOOR LEVELS OF LANDINGS (IBC 1011.8)

STAIR TO ROOF: REQ'D IN BLDGS LOCATED FOUR OR MORE STORIES IN HEIGHT ABOVE GRADE PLANE. ROOFS NOT USED FOR HABITABLE PURPOSES SHALL PROVIDE ONE CONVENTIONAL STAIRWAY. (IBC 1011.12) TWO CONVENTIONAL STAIRWAYS TO ROOF PROVIDED.

SECTION 1012 RAMPS

RUNNING SLOPE: 1:12 (8%) IF PART OF A MEANS OF EGRESS (IBC 1012.2)

CROSS SLOPE: 1:8 (12.5%)

VERTICAL RISE: 30" MAXIMUM (IBC 1012.4)

WIDTH: NOT LESS THAN REQUIRED FOR CORRIDORS BY SECTION 1020.2 (IBC 1012.5.1)

LANDINGS: PROVIDE FLOOR OR LANDING AT TOP AND BOTTOM OF EACH RAMP. LANDING WIDTH SHALL NOT BE LESS THAN WIDTH OF THE WIDEST RAMP SERVED. LANDING SHALL HAVE A MINIMUM LENGTH OF 60 INCHES. WHERE A CHANGE IN DIRECTION OCCURS LANDING SHALL BE 60 INCHES BY 60 INCHES. (IBC 1012.6)

SECTION 1017 EXIT ACCESS TRAVEL DISTANCE

GROUP A & R OCCUPANCY: 250 FEET MAX (SPRINKLERED)
GROUP B OCCUPANCY: 300 FEET MAX (SPRINKLERED)
GROUP S-2 OCCUPANCY: 400 FEET MAX (SPRINKLERED)

SECTION 1020 CORRIDORS

TABLE 1020.1 CORRIDOR FIRE-RESISTANCE RATING:

GROUP	OCCUPANCY LOAD SERVED BY CORRIDOR	REQUIRED FIRE-RESISTANCE RATING (hours) WITH SPRINKLER SYSTEM
A, B, S	GREATER THAN 30	0
R	GREATER THAN 10	0.5

WIDTH AS DETERMINED PER SECTION 1005.1 BUT NOT LESS THAN SHOWN IN TABLE 1020.1
MINIMUM CORRIDOR WIDTH: 44" MIN.
ANY FACILITIES NOT LISTED IN TABLE: 44" MIN.
ACCESS TO MEP EQUIPMENT: 24" MIN.
OCCUPANT LOAD < 50: 36" MIN.
WITHIN DWELLING UNIT: 36" MIN.

1020.4 DEAD ENDS
GROUP A OCCUPANCY: 20 FEET MAX
GROUP B, R-1, R-2, S OCCUPANCY: 50 FEET MAX (SPRINKLERED)

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER — NORWAY ISLAND, LLC, ASPEN, CO 81611
STRUCTURAL ENGINEER — STUDIO NYL, 2995 BASELINE RD., SUITE 314, BOULDER, CO
MEP ENGINEER — BG BUILDINGWORKS, 1626 COLE BLVD. SUITE 300, LAKEWOOD, CO 80401
SUSTAINABILITY — INTEGRAL GROUP, 3000 LAWRENCE STREET, DENVER, CO 80216
ACOUSTICAL ENGINEER — GEILER & ASSOCIATES, 12355 E. CORNELL AVENUE, AURORA, CO 80014
LIGHTING — 186 LIGHTING DESIGN GROUP, 1200 BANNOCK STREET, DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver

CODE SUMMARY

G021

ACCESSIBILITY - CHAPTER 11

SECTION 1107 DWELLING UNITS AND SLEEPING UNITS
IN GROUP R-1 ACCESSIBLE DWELLING UNITS AND SLEEPING UNITS SHALL BE PROVIDED IN ACCORDANCE WITH TABLE 1107.6.1.1

ACCESSIBLE DWELLING UNITS AND SLEEPING UNITS (IBC TABLE 1107.6.1.1)

TOTAL NUMBER OF UNITS PROVIDED	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITHOUT ROLL-IN SHOWERS	MINIMUM REQUIRED NUMBER OF ACCESSIBLE UNITS WITH ROLL-IN SHOWERS	TOTAL NUMBER OF REQUIRED ACCESSIBLE UNITS
76-100	4	1	5

WHERE THERE ARE FOUR OR MORE DWELLING OR SLEEPING UNITS IN GROUP R-2 INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND SLEEPING UNIT SHALL BE A TYPE B UNIT. (IBC 1107.6.2.2.2)

EXTERIOR WALLS - CHAPTER 14

SECTION 1406 COMBUSTIBLE MATERIALS ON THE EXTERIOR SIDE OF EXTERIOR WALLS
IN BUILDING TYPE IB CONSTRUCTION, COMBUSTIBLE WALL COVERINGS ARE PERMITTED BUT LIMITED TO A MAXIMUM OF 40 FEET ABOVE GRADE PLANE. COMBUSTIBLE EXTERIOR WALL COVERINGS CONSTRUCTED OF FIRE-RETARDANT TREATED WOOD ARE PERMITTED UP TO A HEIGHT OF 60 FEET ABOVE GRADE PLANE. WHERE LOCATED MORE THAN 60 FEET ABOVE GRADE PLANE, EXTERIOR WALL COVERINGS ARE REQUIRED TO BE NON-COMBUSTIBLE. (IBC 1406.2.1)

EXTERIOR BALCONIES MADE OF COMBUSTIBLE CONSTRUCTION ARE REQUIRED TO BE TYPE IV, HEAVY TIMBER CONSTRUCTION OR HAVE A MINIMUM 2 HOUR FRR (IBC 1406.3)

GUARDS, PICKETS, RAILS AND SIMILAR GUARDRAIL DEVICES ARE PERMITTED TO BE OF UNTREATED WOOD. (IBC 1406.3 EX. 2)

EXTERIOR BALCONIES ARE LIMITED TO A MAXIMUM OF 50 PERCENT OF THE BUILDINGS PERIMETER ON EACH FLOOR UNLESS SRINKLERED PROTECTION IS EXTENDED TO THE BALCONY AREAS. (IBC 1406.3 EX. 3)

ROOF ASSEMBLIES AND ROOFTOP STRUCTURES - CHAPTER 15

TABLE 1505.1 MINIMUM ROOF COVERING CLASSIFICATION:
CONSTRUCTION TYPE IB: CLASS B

PLUMBING SYSTEMS - CHAPTER 29

TABLE 2902.1 MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

OCCUPANCY	WATER CLOSET		LAVATORY	DRINKING FOUNTAIN
	MALE	FEMALE		
A-2	1 per 75	1 per 75	1 per 200	1 per 500
A-3	1 per 125	1 per 65	1 per 200	1 per 500
B	1 per 25 for the first 50 and 1 per 50 for the remainder exceeding 50		1 per 40 for the first 80 and 1 per 80 for the remainder exceeding 80	1 per 100
M	1 per 500		1 per 750	1 per 1,000
R-2	1 per dwelling unit		1 per dwelling unit	-

OCCUPANCY LOAD TOTALS AND PLUMBING FIXTURE DISTRIBUTION:

LEVEL	OCCUPANCY LOAD			REQUIRED					PROVIDED				
				MALE		FEMALE		DF	MALE		FEMALE		DF
	A-2	A-3	B	WC	LAV	WC	LAV		WC	LAV	WC	LAV	
P1	-	-	-	-	-	-	-	-	-	-	-	-	-
01	-	-	77	2	1	2	1	1	3	2	3	2	1
02	261	-	-	2	1	3	1	1	3	3	3	3	1
03 & 04	440	17	-	2	2	4	2	1	5	3	5	3	1
05	-	-	29	1	1	1	1	1	1*	1*	1*	1*	1*
06	-	-	-	-	-	-	-	-	-	-	-	-	-
07	-	-	-	-	-	-	-	-	-	-	-	-	-
08	203	-	-	1	1	2	1	1	1	1	1	2	1
09	-	-	-	-	-	-	-	-	-	-	-	-	-

ALL R-1 UNITS PROVIDED WITH SHOWER, WC, AND LAV.
ALL R-2 UNITS PROVIDED WITH SHOWER,WC,LAV, AND KITCHEN SINK.
*RESTROOMS TO BE INCLUDED AT SPA AT FUTURE DESIGN DATE.

ELEVATORS AND CONVEYING SYSTEMS - CHAPTER 30

ONE ELEVATOR CAB SHALL ACCOMMODATE AN AMBULANCE STRETCHER 24" BY 84" IN THE HORIZONTAL DIRECTION, OPEN POSITION. CAR SHALL BE IDENTIFIED WITH INTERNATIONAL SYMBOL FOR EMERGENCY MEDICAL SERVICE (STAR OF LIFE) (IBC 3002.4).

MACHINE ROOM VENTILATION SHALL BE CONNECTED TO STANDBY POWER SOURCE. (IBC 3003.1.4)

HOISTWAY OPENING PROTECTION IS NOT REQUIRED AT LEVELS OF EXIT DISCHARGE PROVIDED THE LEVEL OF EXIT DISCHARGE IS EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.3.1.1. (IBC 3006.2; EXC 2)

- EXIT DISCHARGE OCCURS AT LEVELS 01, 02, 05 AND 06
- LEVELS P1, 03, 04, 07, 08 AND 09 REQUIRED TO HAVE HOISTWAY PROTECTION

DEFERRED SUBMITTALS

DOCUMENTS FOR DEFERRED SUBMITTAL SHALL BE SUBMITTED TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

1. FIRE ALARM SHOP SUBMITTAL

2. SPRINKLER SYSTEM SHOP SUBMITTAL.

4. SMOKE MANAGEMENT SYSTEM.

5. METAL STAIRS AND MISC. ARCHITECTURAL METAL WORK, (INCLUDING HANDRAIL SHOP DRAWINGS).

6. NOT USED

7. SPECIAL INSPECTIONS (IBC 1705).
   - STEEL CONSTRUCTION: WELDS, CUTS AND HIGH-STRENGTH BOLTING (IBC 1705.2).
   - CONCRETE CONSTRUCTION (IBC 1705.3).
   - MASONRY CONSTRUCTION (IBC 1705.4).
   - SOILS (IBC 1705.6).
   - SPRAY FIRE RESISTANT MATERIALS (FIRE-PROOFING STEEL AND FLOORS). (IBC 1705.14).
   - SPECIAL CASES: AS DETERMINED BY THE CITY OF DENVER BUILDING DEPARTMENT (IBC 1705.1.1).

8. POOL, SPA, AND POOL EQUIPMENT

GENERAL NOTES

1. A CERTIFICATE OF OCCUPANCY MUST BE OBTAINED BY THE TENANT PRIOR TO OCCUPYING ANY BUILDINGS OR PORTIONS OF BUILDINGS.
2. FIRE RESISTANCE RATINGS OF SHAFT ENCLOSURES SHALL COMPLY WITH IBC 707.4, BUT SHALL NOT BE LESS THAN THE FLOOR ASSEMBLY PENETRATED.
3. FIRE RESISTANCE RATINGS OF SHAFT ENCLOSURES SHALL COMPLY WITH IBC 707.4.
4. THE SUPPORTING CONSTRUCTION OF SHAFT ENCLOSURES SHALL BE PROTECTED TO AFFORD THE REQUIRED FIRE-RESISTANCE RATING OF THE ELEMENT SUPPORTED.
5. PENETRATIONS OTHER THAN THOSE NECESSARY FOR THE PURPOSE OF THE SHAFT SHALL NOT BE PERMITTED IN SHAFT ENCLOSURES. DUCTS SHALL NOT PENETRATE EXIT SHAFT ENCLOSURES. (RE: IBC 707.8.1 AND APPROPRIATE EXCEPTIONS).
6. SHAFTS THAT DO NOT EXTEND TO THE BOTTOM OF THE STRUCTURE SHALL COMPLY WITH IBC 707.11.
7. SHAFTS THAT DO NOT EXTEND TO THE UNDERSIDE OF THE FLOOR DECK SHALL COMPLY WITH IBC 707.12.
8. PENETRATION OF ALL FIRE RATED BARRIERS, PARTITIONS AND HORIZONTAL ASSEMBLIES SHALL COMPLY WITH IBC 712.
9. FOR FIRE RATED WALLS OR PARTITIONS, THE SURFACE AREA OF INDIVIDUAL METALLIC OUTLET OR SWITCH BOXES SHALL NOT EXCEED 16 SQ INCHES. THE AGGREGATE SURFACE OF THE BOXES SHALL NOT EXCEED 100 SQ INCHES PER 100 SF OF WALL SURFACE. BOXES LOCATED ON OPPOSITE SIDES OF WALLS OR PARTITIONS SHALL BE SEPARATED BY A MINIMUM HORIZONTAL DISTANCE OF 24 INCHES. (RE: IBC 712.3.2, EXCEPTIONS 1 AND 1.1).
10. MEMBRANE PENETRATIONS SHALL COMPLY WITH IBC 712.3.2. (SEE EXCEPTIONS FOR ELECTRICAL BOXES, ETC).
11. PENETRATIONS OF MEMBRANES THAT ARE PART OF A FIRE-RESISTANT RATED HORIZONTAL ASSEMBLY SHALL COMPLY WITH IBC 712.4.
12. PENETRATIONS OF HORIZONTAL ASSEMBLIES WITHOUT A FIRE RESISTANT RATING SHALL COMPLY WITH IBC 712.4.2.
13. OPENING PROTECTIVE SHALL COMPLY WITH IBC TABLE 715.4.
14. FIRE DOORS SHALL COMPLY WITH IBC 716.5 AND BE LABELED IN ACCORDANCE WITH IBC 715.4.5 THRU 715.4.5.1.
15. THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, SHALL BE ILLUMINATED AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THE MEANS OF EGRESS ILLUMINATION LEVEL SHALL NOT BE LESS THAN 1 FOOT-CANDLE (11 LUX) AT THE FLOOR LEVEL. (RE: IBC 1006.1 AND 1006.2)
16. HANDRAILS SHALL COMPLY WITH IBC 1012.1 THRU 1012.8. GUARDS SHALL COMPLY WITH IBC 1013.1 THRU 1013.6

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

CODE SUMMARY

G022

2015 BUILDING CODE: Gorsuch Haus HIGH RISE Compliance Matrix

IBC Code Section:	Requirement:	Intent:	Provided:	Notes:	Equivalency:
403.2 CONSTRUCTION					
403.2.1 Fire-resistance Reduction	FRR reduction permitted w/ supervised sprinkler control valves and water-flow initiating devices for ea. Floor.	Trade-off for reduction in response time and enhanced sprinkler serviceability	No FRR reduction taken		☑
403.2.1.2 Shaft Enclosures	FRR reduction permitted w/ sprinklers in shaft.	Trade-off due to sprinkler effectiveness.	No FRR reduction taken	N/A to shafts for stairs or elev. hoist ways	☑
403.2.3 Structural Integrity of Interior Stair/Hoist way Enclosures	Applicable to buildings > 420'		N/A		☑
403.2.4 SFRM	Enhanced SFRM bond strength requirements.	Increased probability SFRM remains in place during impact events and/or building sway.	N/A	SFRM attachment not challenged due to bldg. height	☑
403.3 Automatic Sprinkler	Automatic sprinkler system per 903.3.1.1		Automatic sprinkler system per 903.3.1.1		☑
403.3.1 Number of Sprinkler Risers and System Design	Applicable to buildings > 420'		N/A		☑
403.3.2 Water Supply to Fire Pumps	Applicable to buildings > 420'		N/A		☑
403.3.3 Secondary Water Supply	30 minutes of on-site water supply. Applicable to Seismic Design Cat. C, D, E, or F.	Increased sprinkler water supply reliability in seismically active areas.	TBD		TBD
403.4 EMERGENCY SYSTEMS					
403.4.1 Smoke Detection	Area detection required in non-sprinklered mech., elec., or phone equip. rm. and in ea. elev. machine/control room and elev. lobby.		Mech., elec., and phone equip. rooms sprinklered; area detection provided in elev. Machine/control rooms and lobbies.		☑
403.4.3 Standpipe System	Standpipes per 905.3		Standpipes per 905.3		☑
403.4.4 Voice/Alarm Comm. System	Emergency voice/alarm comm. system per 907.5.2.2.		Emergency voice/alarm comm. system per 907.5.2.2.	Assuming voice/alarm system provided for low freq. in sleeping areas per '13 NFPA 72 18.4.5.3	☑
403.4.5 Emergency Responder Radio Coverage	Emergency responder radio coverage per IFC 510.		Emergency responder radio coverage per IFC 510.		☑
403.4.6 Fire Command	Fire command center per 911.		TBD	Form of FCC/contents TBD with Aspen Fire.	TBD
403.4.7 Smoke Removal	Fixed glazing clearable by fire fighters, operable windows, or other approved method.	Facilitate post-fire smoke removal, salvage, and overhaul.	Clearable glazing.		☑
403.4.8 Standby and Emergency Power	Standby req. for: FCC power/lighting, elevators. E-power req. for exit signs/MOE lighting, elev. car lighting, voice/alarm comm. system, fire detection/alarm systems, fire pump.	Enhanced performance of egress where routes are limited.	Standby and emergency power provided for all required loads where present, except elevators.	Multiple levels of exit discharge available; multiple, remote egress routes available - not characteristic of high-rise configuration. Exempt from accessible MOE elevator.	☑
403.5 MEANS OF EGRESS					
403.5.1 Remoteness of Exit Stairways	Dist. Between required stairs min. 30' or 1/4 of the length of diag. of space served.		Dist. Between required stairs min. 30' or 1/4 of the length of diag. of space served.		☑
403.5.2 Additional Exit Stairway	Applicable to buildings > 420'		N/A		☑
403.5.3 Stairway Door Operation	Where stairway doors are locked on the stair side, a means to simultaneously unlock doors from FCC required.	Facilitate fire fighter access where security requires locking against reentry and entry options are limited.	Stair doors are not locked from the stair side.		☑
403.5.3 Stairway Comm. System	Two-way comm. system req. on every 5th floor when stair doors are locked on the stair side.		N/A		☑
403.5.4 Smokeproof Enclosures	Exit stairs serving floors > 75' above lowest level of exit discharge required to be smokeproof enclosure.	Provide increased tenability for egress route where number of egress routes are limited and stack effect due to height drives smoke movement.	N/A	Tallest stair does not serve occupied story > 75' above lowest level of exit discharge.	☑
403.5.5 Luminous Egress Markings	Luminous egress path markings per 1025 required.	Enhanced egress efficiency required where number of egress routes are limited, and occupant loads are concentrated.	Luminous egress path markings will be provided.	Multiple levels of exit discharge available; multiple, remote egress routes available - not characteristic of high-rise configuration.	☑
403.6.1 Fire Service Access Elevator	Applicable to buildings > 120' above lowest level of FD vehicle access.		N/A		☑

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver

CODE SUMMARY

G023

2015 FIRE CODE: Gorsuch Haus Compliance Matrix

	IFC Code Section:	Requirement:	Exceptions:	Provided (Y/N):	Alternative:	Notes:
ASPEN FIRE PREVENTION AND PROTECTION AMENDMENTS (Title 11)						
	Fire Code Adoption	2009 IFC including Appendix B, C, D, H, I and J				Access: Appendix D required
	907.2.1 – Group A Fire Alarm	Manual and Automatic Fire alarm required in A-occupancies over 100 persons				
	907.2.1 Exception - Pull Stations	Pull stations required in buildings with sprinklers				
	907.2.9 Exception - Monitored Valves	Sprinkler valves required electronic supervision				
EMERGENCY PLANNING AND PREPAREDNESS (Chapter 4)						
EMERGENCY PREPAREDNESS REQUIREMENTS						
	403.10.1 R1 Occupancies	R1 Evacuation diagrams posted	N/A			
	403.10.1.2 Emergency Duties	Employees shall perform duties	N/A			
	403.10.1.3 Instructions	Fire Safety Instructions shall be provided	N/A			
	404 .2.1 Fire Evacuation Plans	Required	N/A			
	404.2.2 Fire Safety Plans	Required	N/A			
	404.2.3 Lockdown Plans	Required	N/A			
	4.5 Emergency Evacuation Drills	Required quarterly on each shift by employees	N/A			
	405.5 Drill Record Keeping	Required	N/A			
FIRE SERVICE FEATURES (Chapter 5)						
FIRE ACCESS						
	503.1.1 Buildings and Facilities	Fire access roads shall extend within 150-feet of all portions of the exterior walls of the first story	1. Fire Code Official can increase where: 1.1 Building is equipped throughout with an automatic fire sprinkler 1.2 Roads cannot be installed because of topography, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.	**No.** Access to within 150-feet cannot be provided to "all portions of the exterior walls" because of topography and nonnegotiable grades.	Alternative means of fire protection will be provided. IFC Commentary lists the following alternatives: • Standpipes • Automatic sprinklers • Remote FDC's • Additional hydrants	
	503.2 Specifications	Unobstructed width of 20-feet, and heights of 13'-6"		YES. 20-feet plus wide and clear vertical height provided		
	503.2.3 Surface	All weather driving capabilities		YES. Provided		Consider heated access road
	503.2.4 Turning Radius	Shall be determined by FCO		YES. 97-ft diameter cul-de-sac		
	503.2.5 Dead Ends	More than 150-feet requires a turn-a-round		YES. Cul-de-sac turn-a-round provided		
	503.3 Marking	Fire Lane Signs		YES. Signs to be provided as needed		
ACCESS TO BUILDING OPENING AND ROOFS						
	504.1 Required access	Approved walkways leading from fire apparatus access roads to exterior opening shall be provided when required by the FCO		YES. Provided		Line exterior stair landings up with window/balconies for ladder access
	504.3 Stairway access to roof	Not required based on roof slope		Not required		
KEY BOXES						
	506.1 Where requires	Shall be provided		YES. Knox Box ™ provided		
FIRE PROTECTION WATER SUPPLIES						
	507.3 Fire flow	Shall be provided per approved method		YES. Provided per Appendix B		
	507.5 Fire Hydrants	Shall be provided		YES. Provided per Appendix C		
	507.5.1.1 Hydrant for standpipe Systems	Hydrant required within 100-ft of FDC		YES. Provided		In coordination with Appendix C
FIRE PROTECTION AND UTILITY EQUIPMENT IDENTIFICATION AND ACCESS						
	509.1 Identification	Signage identifying: rooms containing controls for air-condition systems, sprinkler risers, fire detection, suppression equipment		YES. Provided		
	509.1.1 Utility identification	Signage identifying: gas shutoff, electric meters, service switches, and other utility equipment		YES. Provided		

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

CODE SUMMARY

G024

EMERGENCY RESPONDER RADIO COVERAGE						
	510.1 E.R.R.C. in new buildings	Shall be provided in all new buildings	3 Exceptions to consider	YES. Provided		
FIRE-FLOW REQUIREMENTS FOR BUILDINGS (Appendix B)						
FIRE-FLOW CALCULATION AREA						
	B104.3 Type IA and Type IB Construction	Fire-flow calculation area of buildings constructed of Type IA and Type IB construction shall be the area of the three largest successive floors		YES. Provided		3 Stories X approximately 26,000 square feet = 78,000 square feet
FIRE-FLOW REQUIREMENTS FOR BUILDINGS						
	Table B105.1(2) Fire-flow requirement	Type IB and 78,000 square feet requires 3,000 gallons per minute fire-flow	Table B105.2 up to a 75% reduction in required fire flow not less than 1,500-gpm at 20-psi	YES. 1,500-gpm provided		Looped Water Main
	B105.3 Water supply for buildings equipped with an automatic sprinkler system	Water supply shall be capable of proving the greater of: 1) The sprinkler demand, including hose stream allowance 2) The required fire-flow		Unknown sprinkler demand currently.		
FIRE HYDRANT LOCATIONS AND DISTRIBUTION (Appendix C)						
NUMBER OF FIRE HYDRANTS						
	C102.1 Minimum number of fire hydrants	Shall not be less than the minimum specified in Table C102.1		See next comment		
	Table C102.1 Required number and spacing of fire hydrants	1,750-gpm or less requires 1 fire hydrant within 250-feet of the building		YES. 1 hydrant will be provided within 250-feet of the building.		Attention: The hydrant shall also be within 100-feet of the FDC per Section 507.5.1.1
FIRE APPARATUS ACCESS ROADS (Appendix D)						
REQUIRED ACCESS						
	D102.1 Access and loading	Fire access roads shall be asphalt, concrete or other approved firing surface capable of supporting the imposed load of at least 75,000-pounds		YES. Provided		
MINIMUM SPECIFICATIONS						
	D103.1 Access road width when a hydrant	Where a fire hydrant is located on the fire access road, the minimum width shall be 26-feet		YES. Provided See NOTE		The interior hub of the cul-de-sac will need to be shrunk to achieve a 26-ft access road
	D103.2 Grade	Fire apparatus access rods shall not exceed 10 percent in grade		YES. Provided		
	D103.3 Turning radius	The minim shall be determined by the FCO				
	D103.4 Dead ends	Dead end fire access roads more than 150-feet shall be provided with an approved turn-a-round		YES. 100-ft diameter cul-de-sac provided		
	D103.6 Signs	Fire lane signs shall be provided where required by FCO		YES. Provided where required		
COMMERCIAL AND INDUSTRIAL DEVELOPMENTS						
	D104.1 Buildings exceeding three stories or 30-feet in height	Shall have at least two means of fire apparatus access		No.		
	D104.3 Remoteness	Where two fire access roads are provided, they shall be separated not less than 1/2 the diagonal distance of the lot		No.		
AERIAL FIRE APPARATUS ACCESS ROADS						
	D105.1 Where required	Where the highest roof surface exceeds 30-feet, approved aerial fire apparatus access road shall be provided		YES. Provided		
	D105.2 Width	Aerial fire apparatus access roads shall have an unobstructed width of 26-feet		YES. Provided See NOTE		The interior hub of the cul-de-sac will need to be shrunk to achieve a 26-ft access road
	D105.3 Proximity to building	At least one of the required routes meeting this condition shall be located within a minimum of 15-feet and a maximum of 30-feet from the building and shall be positioned parallel to one entire side of the building		No.		
	D105.4 Obstructions	Overhead utility and power lines shall not be located over the aerial fire access road		YES. Provided		

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver

CODE SUMMARY

G025

SUMMARY OF IBC/IFC FINDINGS

IBC - Gorsuch Haus HIGH RISE Compliance Summary	
BUILDING CODE COMPLIANCE INTERPRETATION	
403.2 Construction	
403.2.4 SFRM: Enhanced SFRM bond strength requirements.	Hazards requiring compliance are not present (ie. Building Sway and Foreign Missile Impact
403.3.3 Secondary water supply	TBD – based on seismic characteristics
403.4 Emergency Systems	
403.4.1 Smoke Detection: Area detection required in non-sprinklered mech., elec., or phone equip. rm. and in ea. elev. machine/control room and elev. lobby.	Full Area detection proposed beyond local amendment requirement (closets, etc.)
403.4.3 Standpipe System: Standpipes per 905.3	Additional standpipe(s) provided per Aspen Fire
403.4.8 Standby and Emergency Power (elevator loads)	Standby and emergency power provided for all required loads where present; elevators excepted as not applicable
403.5 Means of Egress	
403.5.4 Smokeproof Enclosures: Exit stairs serving floors > 75' above lowest level of exit discharge required to be smokeproof enclosure.	Hazards requiring compliance are not present (i.e. tallest contiguous stair does not serve occupiable floor higher than 75 feet above level of fire department vehicle access)

IFC - Gorsuch Haus FIRE ACCESS Compliance Summary	
FIRE CODE PROPOSED	
503 Fire Apparatus Access Roads	
503.1.1 – Fire access roads shall extend within 150-feet of all portions of the exterior walls of the first story Fire Code Official can increase where: Building is equipped throughout with an automatic fire sprinkler; Roads cannot be installed because of topography, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided. *IFC Commentary lists the following alternatives:* • *Standpipes* • *Automatic sprinklers* • *Remote FDC's* • *Additional hydrants*	Provide a single dry standpipe connection at the rear of the building Provide sidewalk/stairs on South side of building and along the East and West sides as currently designed Provide BOTH a manual fire alarm system and automatic smoke detection (fire alarm system) *PER LOCAL ASPEN FIRE CODE AMENDMENT* and ADD full detection throughout and voice evacuation notification throughout the entire building (907.5.2.2) Provide an additional fire hydrant
Appendix D: Fire Apparatus Access Roads	
D104.1 – Buildings exceeding 30-feet in height, shall have at least two means of fire apparatus access	
D104.3 - Where two fire access roads are provided, they shall be separated not less than one-half the diagonal distance of the lot	
D105.3 Proximity of fire access road to the building, 15-feet away	

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

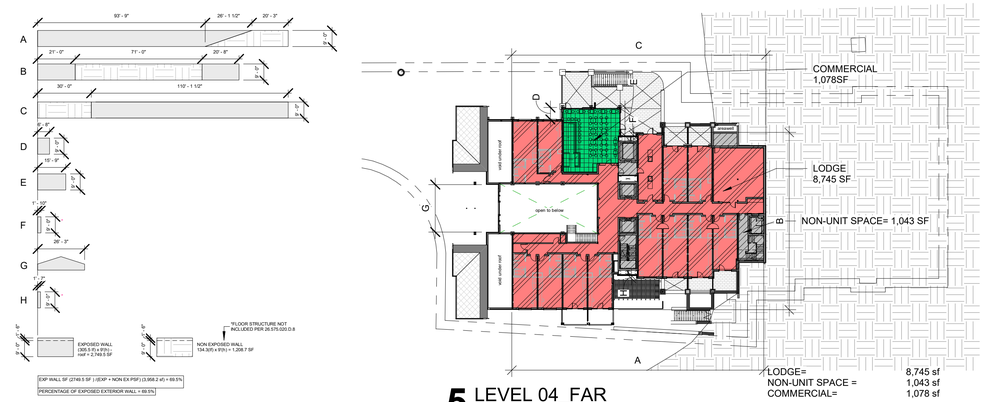
ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver

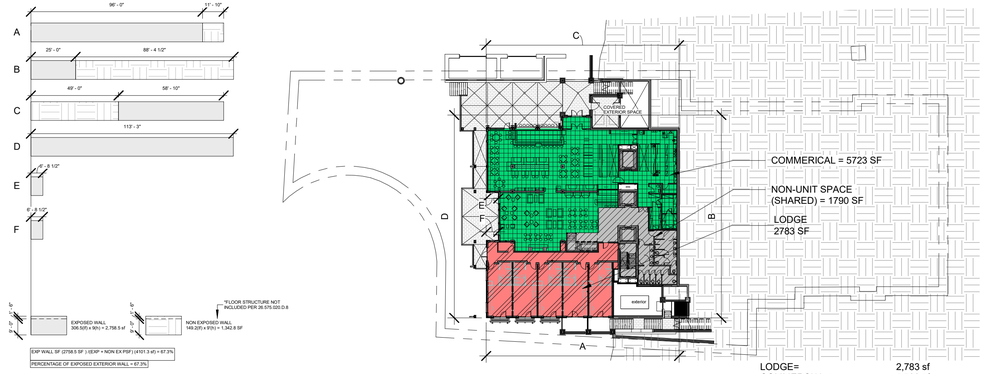
CODE SUMMARY

G026



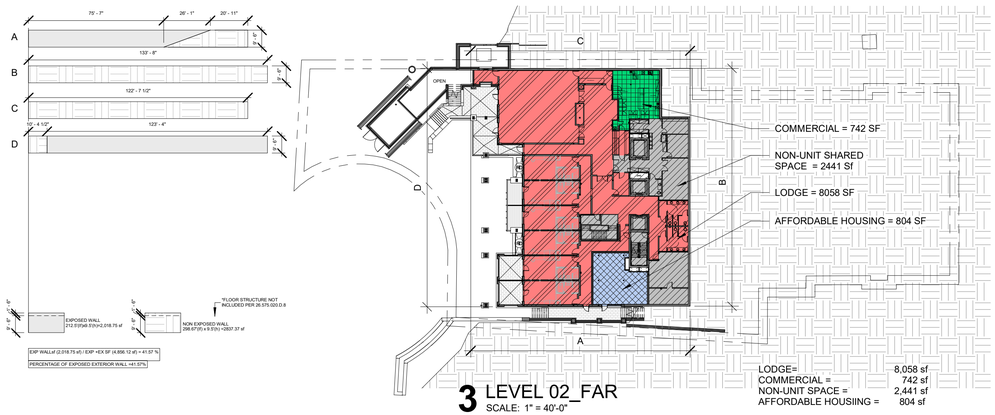
5 LEVEL 04_FAR
SCALE: 1" = 40'-0"

LODGE=	8,745 sf
NON-UNIT SPACE =	1,043 sf
COMMERCIAL=	1,078 sf
	10,866 sf



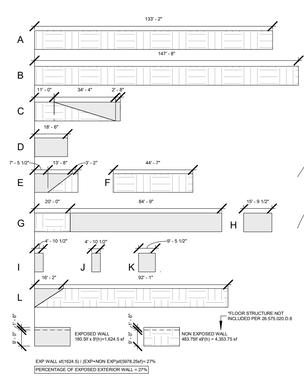
4 LEVEL 03_FAR
SCALE: 1" = 40'-0"

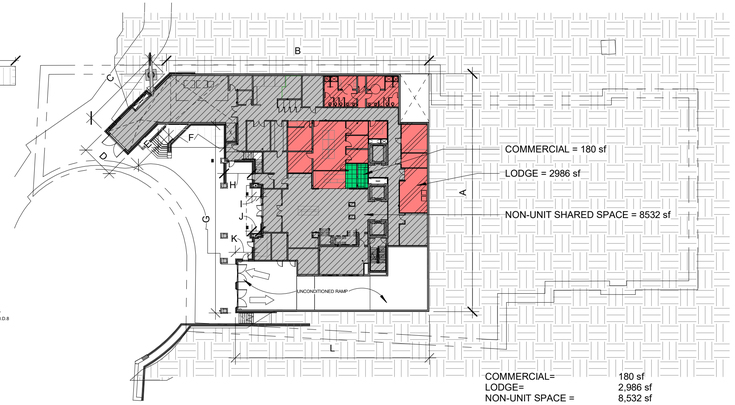
LODGE=	2,783 sf
COMMERCIAL =	5,723 sf
NON-UNIT SPACE =	1,790 sf
	10,296sf



3 LEVEL 02_FAR
SCALE: 1" = 40'-0"

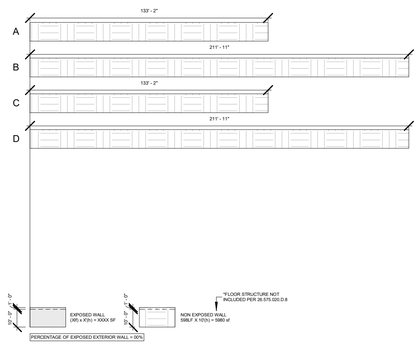
LODGE=	8,058 sf
COMMERCIAL =	742 sf
NON-UNIT SPACE =	2,441 sf
AFFORDABLE HOUSIING =	804 sf
	12,045 sf

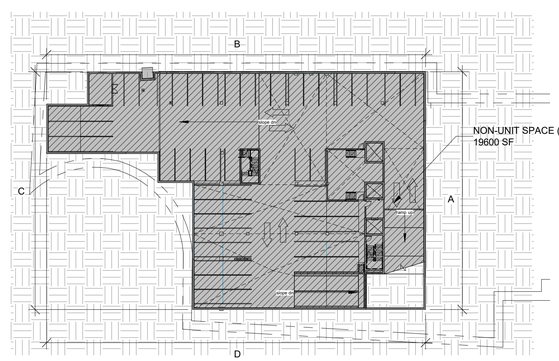




2 LEVEL 01_FAR
SCALE: 1" = 40'-0"

COMMERCIAL=	180 sf
LODGE=	2,986 sf
NON-UNIT SPACE =	8,532 sf
EXEMPTIONS =	(-100 sf)
	11,598 sf





1 PARKING LEVEL 01_FAR
SCALE: 1" = 40'-0"

NON-UNIT SPACE =	19,600 sf
	19,600 sf

*FAR CALCULATED PURSUANT TO LAND USE CODE SECTION 26.575.020

NOTE: CALCULATIONS SUBJECT TO CHANGE AS BUILDING DESIGN IS REFINED DURING PERMITTING STAGE

USE LEGEND	
LODGE	
COMMERCIAL	
RESIDENTIAL	
AFFORDABLE HOUSING	
NON-UNIT SPACE (SHARED)	
EXEMPTIONS	
OPEN TO BELOW	

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

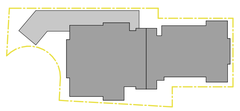
OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

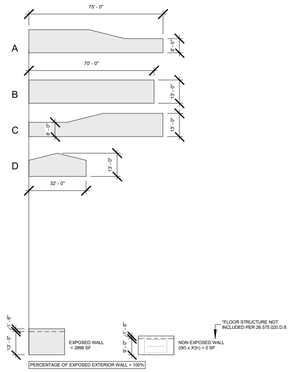
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver

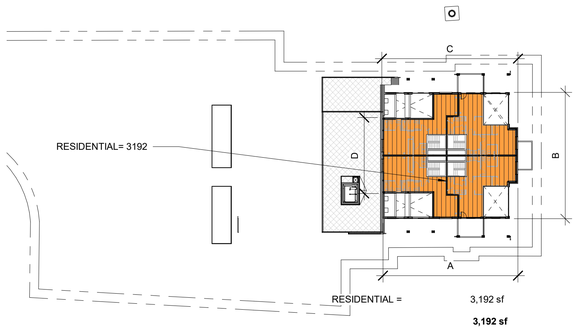


KEY PLAN

PROPOSED FLOOR AREA CALCULATIONS

G031

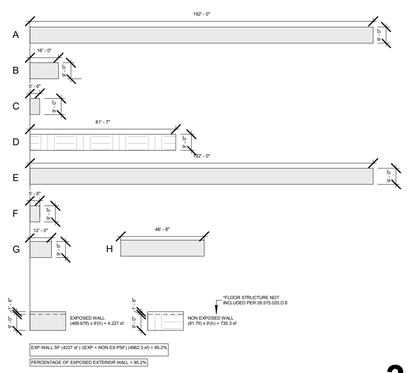


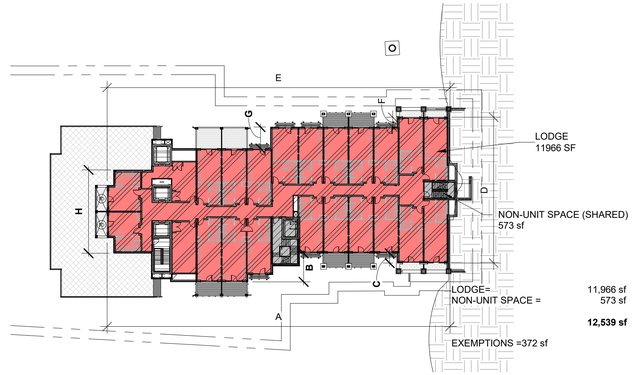


RESIDENTIAL = 3,192 sf

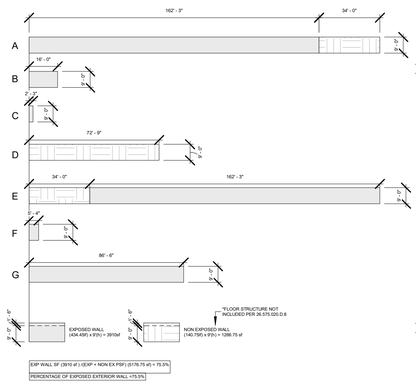
3,192 sf

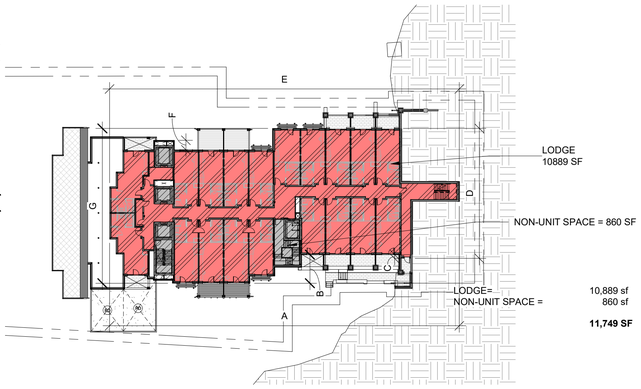
5 LEVEL 09_FAR
SCALE: 1" = 40'-0"



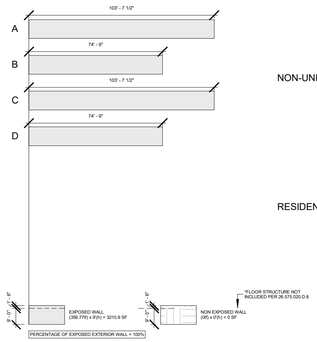


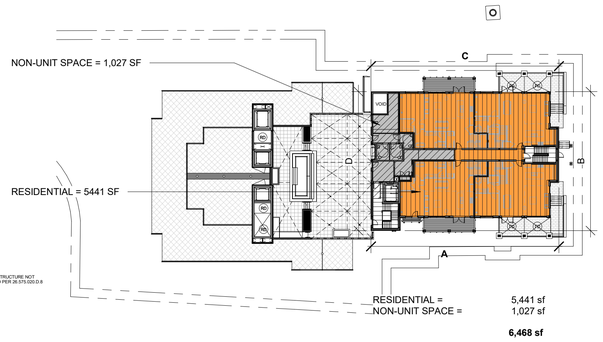
3 LEVEL 07_FAR
SCALE: 1" = 40'-0"



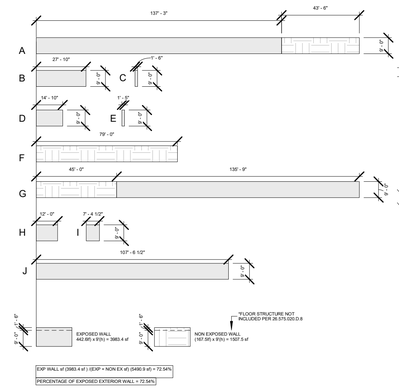


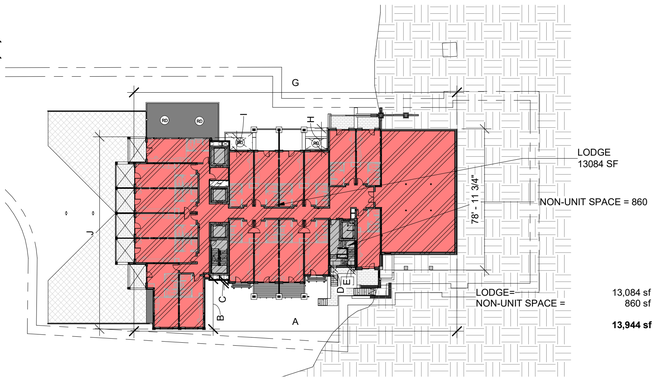
2 LEVEL 06_FAR
SCALE: 1" = 40'-0"





4 LEVEL 08_FAR
SCALE: 1" = 40'-0"





1 LEVEL 05_FAR
SCALE: 1" = 40'-0"

USE LEGEND	
LODGE	
COMMERCIAL	
RESIDENTIAL	
AFFORDABLE HOUSING	
NON-UNIT SPACE (SHARED)	
EXEMPTIONS	
OPEN TO BELOW	

*FAR CALCULATED PURSUANT TO LAND USE CODE SECTION 26.575.020

NOTE: CALCULATIONS SUBJECT TO CHANGE AS BUILDING DESIGN IS REFINED DURING PERMITTING STAGE

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

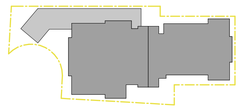
LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

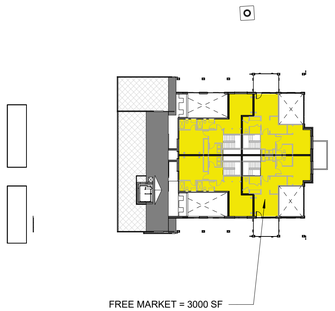
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



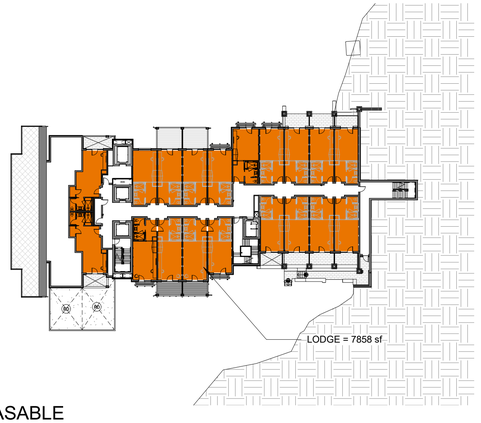
KEY PLAN

PROPOSED FLOOR AREA CALCULATIONS

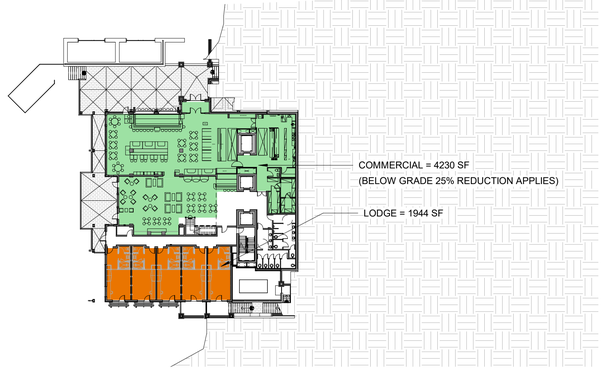
G032



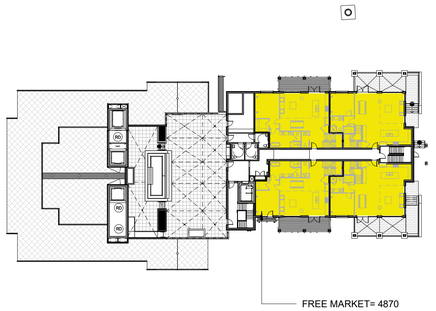
9 LEVEL 09_LEASABLE
SCALE: 1" = 40'-0"



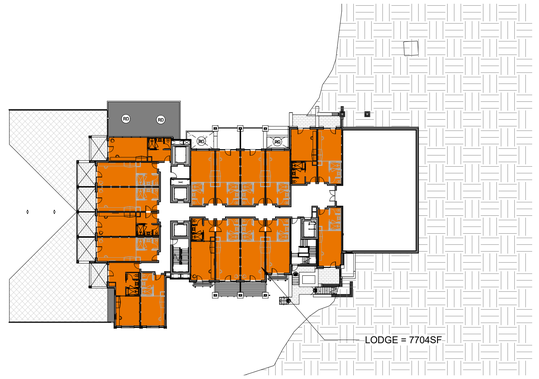
6 LEVEL 06_LEASABLE
SCALE: 1" = 40'-0"



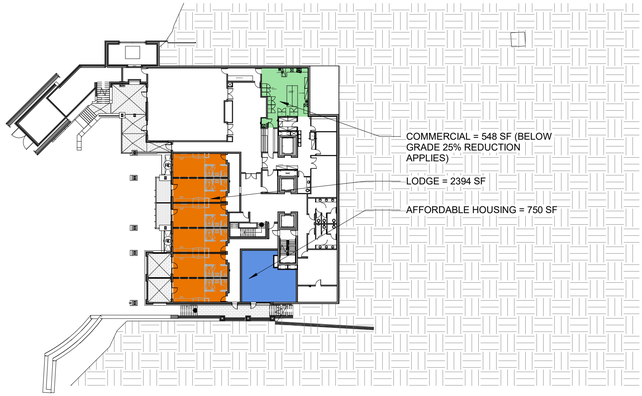
3 LEVEL 03_LEASABLE
SCALE: 1" = 40'-0"



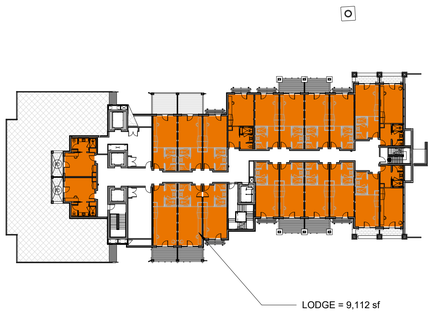
8 LEVEL 08_LEASABLE
SCALE: 1" = 40'-0"



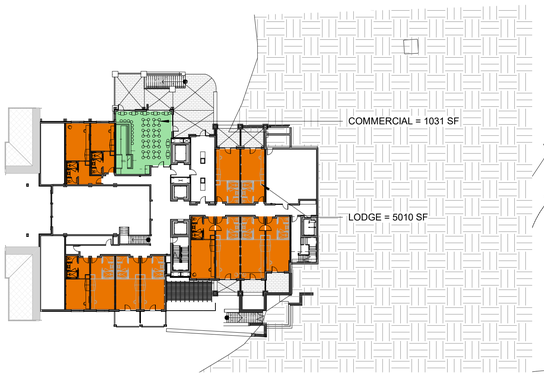
5 LEVEL 05_LEASABLE
SCALE: 1" = 40'-0"



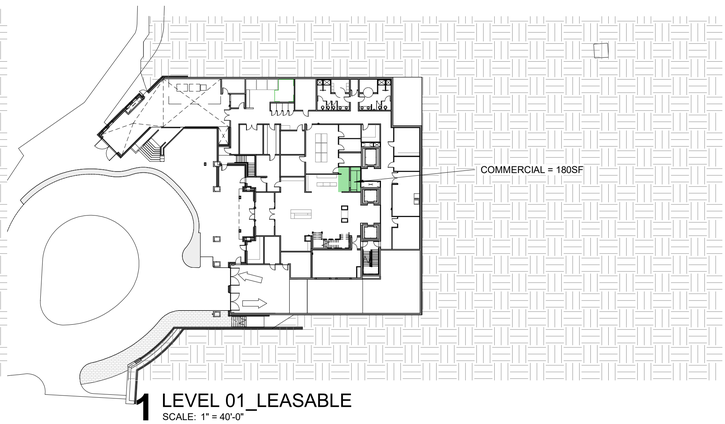
2 LEVEL 02_LEASABLE
SCALE: 1" = 40'-0"



7 LEVEL 07_LEASABLE
SCALE: 1" = 40'-0"



4 LEVEL 04_LEASABLE
SCALE: 1" = 40'-0"



1 LEVEL 01_LEASABLE
SCALE: 1" = 40'-0"

*LEASABLE / LIVABLE
CALCULATED PURSUANT
TO LAND USE CODE
SECTION 26.575.020.I.

NOTE: CALCULATIONS SUBJECT TO CHANGE AS BUILDING DESIGN IS REFINED DURING PERMITTING STAGE

LEASABLE / LIVABLE LEGEND	
LEASABLE	
LIVABLE - LODGE	
LIVABLE - RESIDENTIAL	
LIVABLE - AFFORDABLE HOUSING	

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

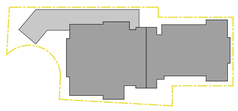
OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



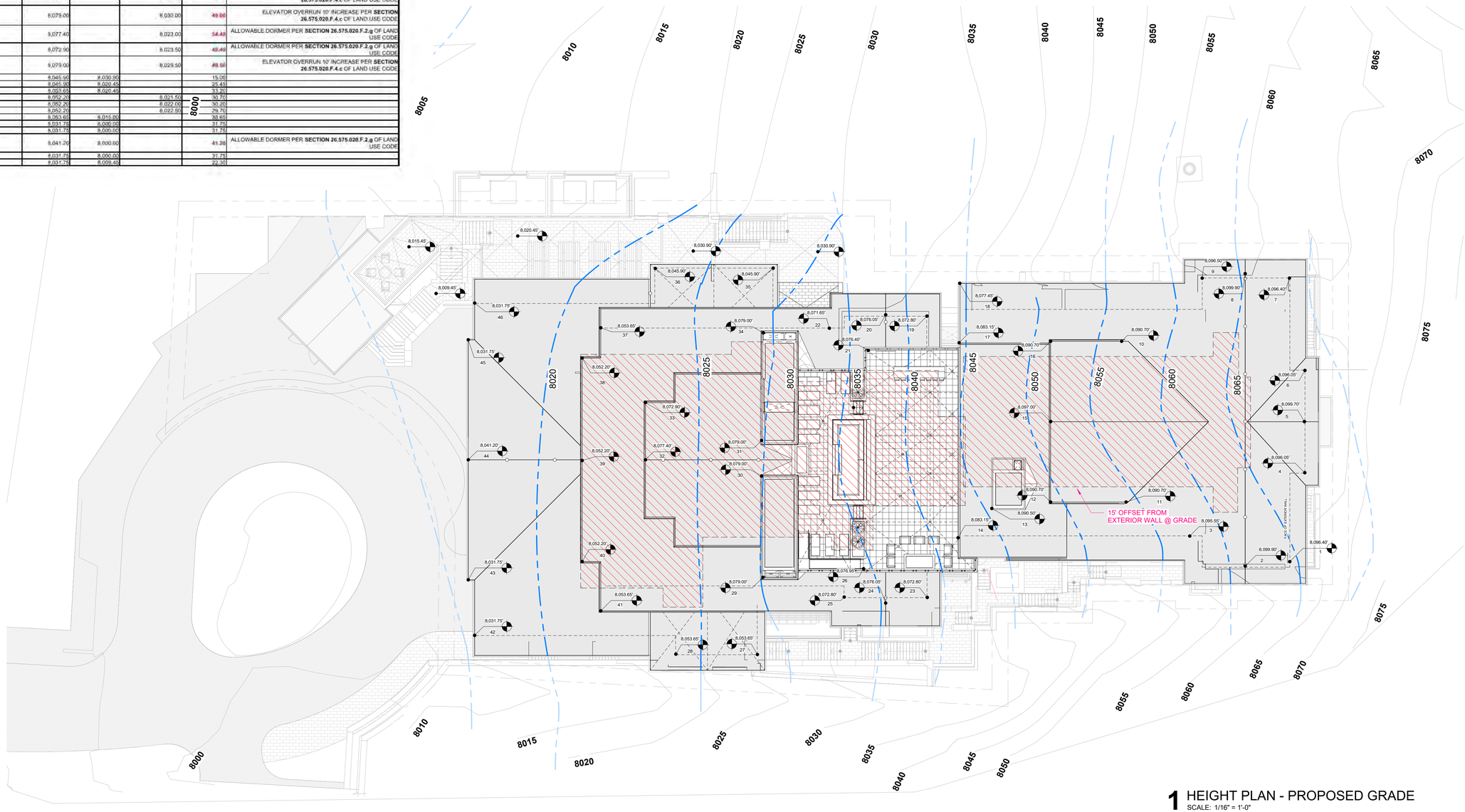
KEY PLAN

PROPOSED FLOOR AREA CALCULATIONS

G033

GORSUCH HAUS

	POINTS	BUILDING ELEVATION (FT)	PROPOSED GRADE (FT) (AT FACE OF EXTERIOR WALL)	INTERPOLATED NATURAL GRADE (FT) (10' OFF FACE OF EXTERIOR WALL)	HEIGHT OFF GRADE (FT)	NOTES
1	EAVE	8,096.40	8,065.00		31.40	
2	EAVE	8,099.90	8,061.50		38.40	
3	EAVE	8095.55	8,060.00		35.55	
4	EAVE	8,096.05	8,071.00		25.05	
5	EAVE	8,099.70	8,071.00		28.70	
6	EAVE	8,096.05	8,071.00		25.05	
7	EAVE	8,096.40	8,065.00		31.40	
8	EAVE	8,099.90	8,059.95		39.95	
9	EAVE	8,096.50	8,057.50		39.00	
10	EAVE	8,090.70	8,052.00		38.70	
11	EAVE	8,090.70	8,051.00		39.70	
12	DORMER EAVE	8,090.70	8,045.00		45.70	ALLOWABLE DORMER PER **SECTION 26.575.020.F.2.g** OF LAND USE CODE
13	PARAPET	8,089.50	8,042.00		46.50	ELEVATOR OVERRUN 10' INCREASE PER **SECTION 26.575.020.F.4.c** OF LAND USE CODE
14	DORMER EAVE	8,083.15	8,039.00		44.15	ALLOWABLE DORMER PER **SECTION 26.575.020.F.2.g** OF LAND USE CODE
15	RIDGE	8,097.00		8,051.50	45.50	ALLOWABLE DORMER PER **SECTION 26.575.020.F.2.g** OF LAND USE CODE
16	EAVE	8,090.70		8,047.00	43.70	ALLOWABLE DORMER PER **SECTION 26.575.020.F.2.g** OF LAND USE CODE
17	EAVE	8,083.15	8,040.00		43.15	ALLOWABLE DORMER PER **SECTION 26.575.020.F.2.g** OF LAND USE CODE
18	EAVE	8,077.45	8,039.00		38.45	
19	EAVE	8,072.80	8,037.50		35.30	
20	RIDGE	8,076.05	8,036.25		39.80	
21	POOL DECK	8,076.40	8,037.50		38.90	PERMANENT ROOFTOP AMENITY 5' INCREASE PER **SECTION 26.575.020.F.4.k** OF LAND USE CODE
22	EAVE	8,071.65	8,032.00		39.65	
23	EAVE	8,072.80	8,033.00		39.80	
24	RIDGE	8,076.05	8,032.00		44.05	CENTER OF ROOF BELOW 40' ALLOWABLE HEIGHT
25	EAVE	8,072.80	8,030.00		42.80	CENTER OF ROOF BELOW 40' ALLOWABLE HEIGHT
26	POOL DECK	8,076.95	8,032.00		44.95	PERMANENT ROOFTOP AMENITY 5' INCREASE PER **SECTION 26.575.020.F.4.k** OF LAND USE CODE
27	EAVE	8,053.65	8,025.00		28.65	
28	EAVE	8,053.65	8,018.00		35.65	
29	PARAPET	8,079.00	8,030.00		49.00	ELEVATOR OVERRUN 10' INCREASE PER **SECTION 26.575.020.F.4.c** OF LAND USE CODE
30	PARAPET	8,079.00		8,030.00	49.00	ELEVATOR OVERRUN 10' INCREASE PER **SECTION 26.575.020.F.4.c** OF LAND USE CODE
31	PARAPET	8,079.00		8,030.00	49.00	ELEVATOR OVERRUN 10' INCREASE PER **SECTION 26.575.020.F.4.c** OF LAND USE CODE
32	RIDGE	8,077.40		8,023.00	54.40	ALLOWABLE DORMER PER **SECTION 26.575.020.F.2.g** OF LAND USE CODE
33	EAVE	8,072.90		8,023.50	49.40	ALLOWABLE DORMER PER **SECTION 26.575.020.F.2.g** OF LAND USE CODE
34	PARAPET	8,079.00		8,029.50	49.50	ELEVATOR OVERRUN 10' INCREASE PER **SECTION 26.575.020.F.4.c** OF LAND USE CODE
35	EAVE	8,045.90	8,030.90		15.00	
36	EAVE	8,045.90	8,020.45		25.45	
37	EAVE	8,053.65	8,020.45		33.20	
38	EAVE	8,052.20		8,021.50	30.70	
39	EAVE	8,052.20		8,022.00	30.20	
40	EAVE	8,052.20		8,022.50	29.70	
41	EAVE	8,053.65	8,015.00		38.65	
42	EAVE	8,031.75	8,000.00		31.75	
43	EAVE	8,031.75	8,000.00		31.75	
44	RIDGE	8,041.20	8,000.90		41.20	ALLOWABLE DORMER PER **SECTION 26.575.020.F.2.g** OF LAND USE CODE
45	EAVE	8,031.75	8,000.00		31.75	
46	EAVE	8,031.75	8,009.45		22.30	



1 HEIGHT PLAN - PROPOSED GRADE
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

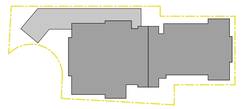
LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

HEIGHT PLAN - PROPOSED GRADE

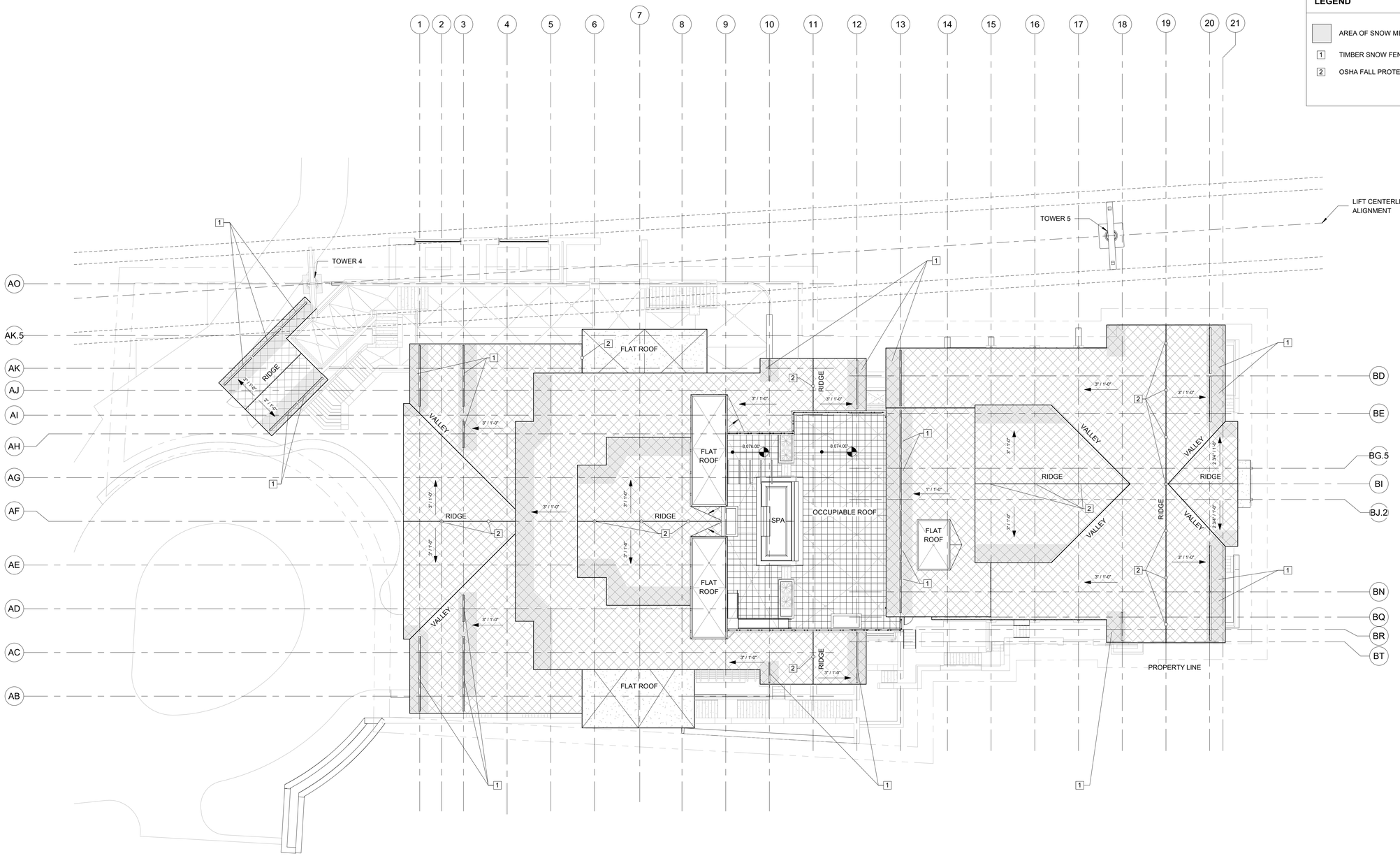
G034

ROOF LEGEND

- FLAT ROOF W/ INTERNAL DRAINS AND VEGETATION
- DIAMOND PATTERN SOLAR TILES
- POOL DECK TERRACE - FLAT ROOF W/ INTERNAL DRAINS AND PEDESTAL PAVER SYSTEM
- FLAT ROOF W/ INTERNAL DRAINS

LEGEND

- AREA OF SNOW MELT
- [1] TIMBER SNOW FENCE SYSTEM
- [2] OSHA FALL PROTECTION ANCHOR



1 SNOW SHEDDING PLAN
SCALE: 1/16" = 1'-0"

0' 4' 8' 16'

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

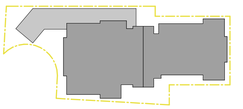
LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver



KEY PLAN

SNOW SHEDDING ROOF PLAN

G050

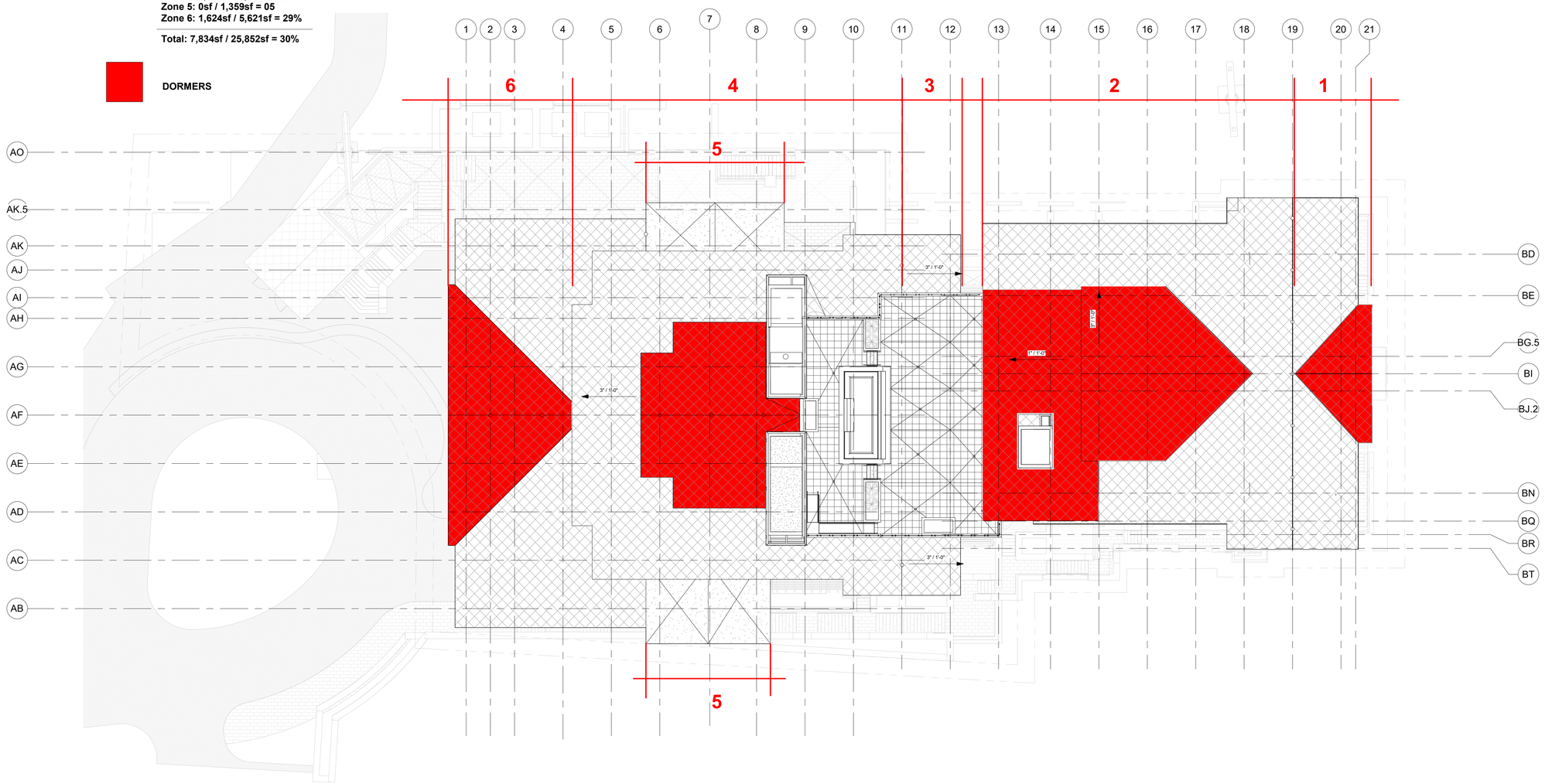
Calculated pursuant to City of Aspen Land Use Code Section 26.575.020.F.2.g

DORMER SF / TOTAL ROOF SF = DORMER COVERAGE

Zone 1: 540sf / 2,156sf = 25%
Zone 2: 3,692sf / 8,656sf = 43%
Zone 3: 0sf / 606sf = 0%
Zone 4: 1,978sf / 7,454sf = 27%
Zone 5: 0sf / 1,359sf = 05
Zone 6: 1,624sf / 5,621sf = 29%

Total: 7,834sf / 25,852sf = 30%

DORMERS



1 ROOF_DORMER CALCS
SCALE: 1/16" = 1'-0"

0' 4' 8' 16'

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

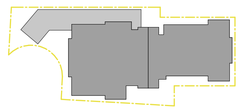
GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE

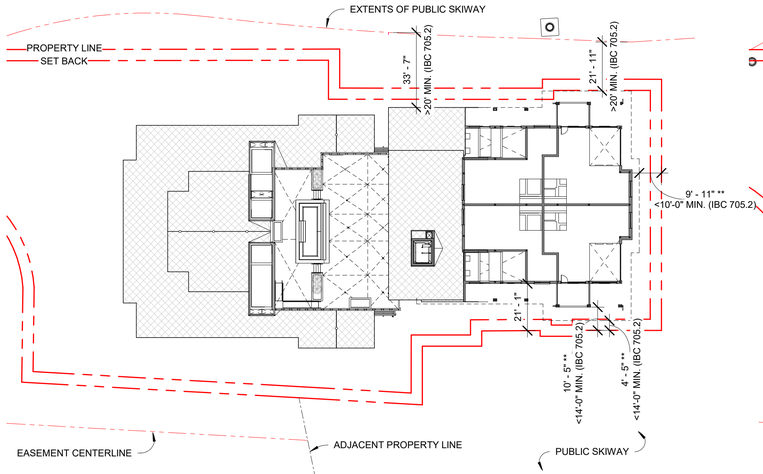
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



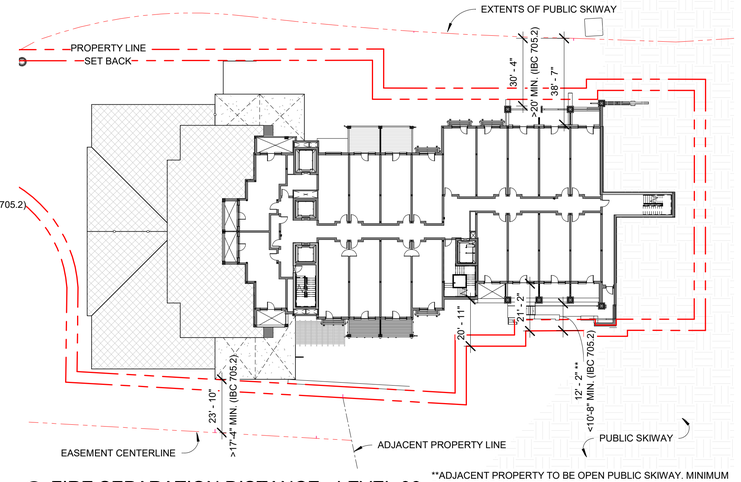
KEY PLAN

DORMER PLAN

G051

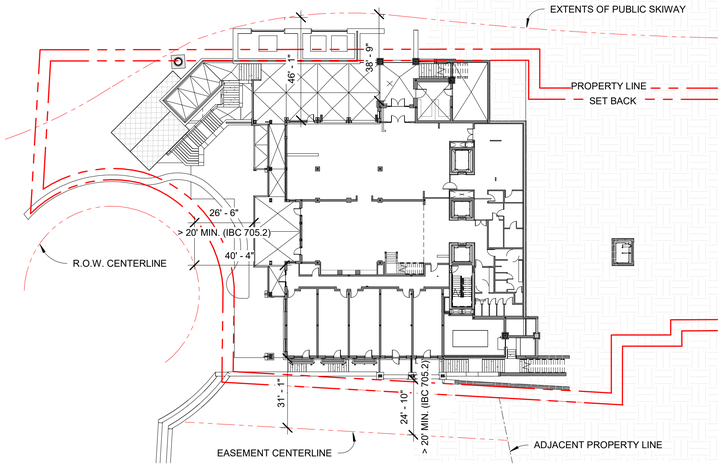


9 FIRE SEPARATION DISTANCE - LEVEL 09
SCALE: 1/32" = 1'-0"

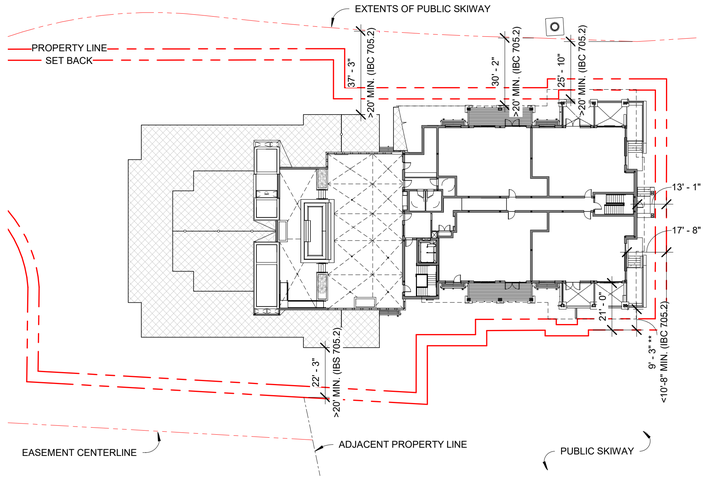


6 FIRE SEPARATION DISTANCE - LEVEL 06
SCALE: 1/32" = 1'-0"

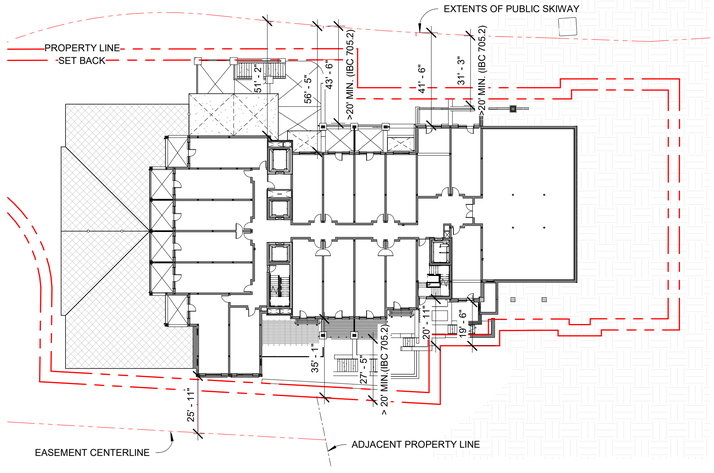
**ADJACENT PROPERTY TO BE OPEN PUBLIC SKIWAY. MINIMUM DISTANCE OF PROJECTION DOES NOT MEET IBC SECTION 705.2 BUT DOES NOT CREATE FUTURE HAZARD OF FLAME SPREAD FROM ADJACENT STRUCTURES.



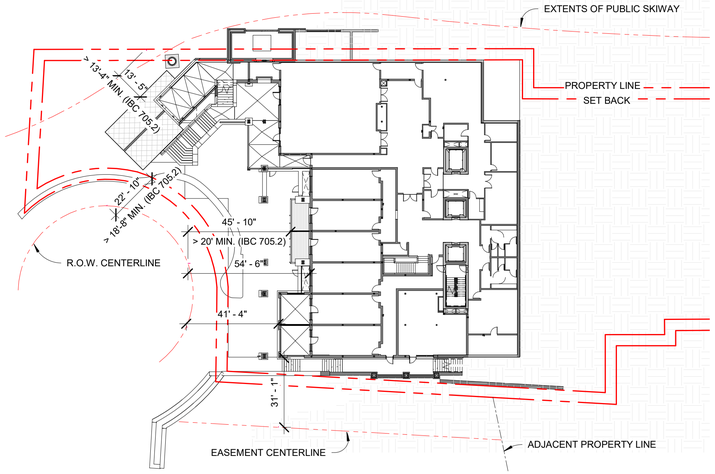
3 FIRE SEPARATION DISTANCE - LEVEL 03
SCALE: 1/32" = 1'-0"



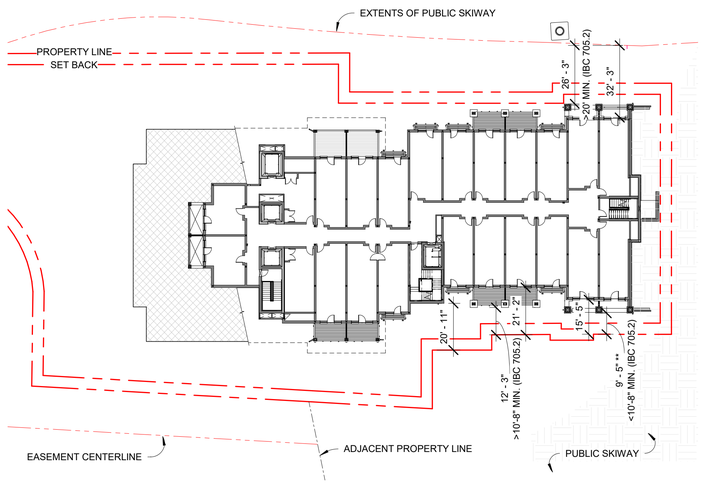
8 FIRE SEPARATION DISTANCE - LEVEL 08
SCALE: 1/32" = 1'-0"



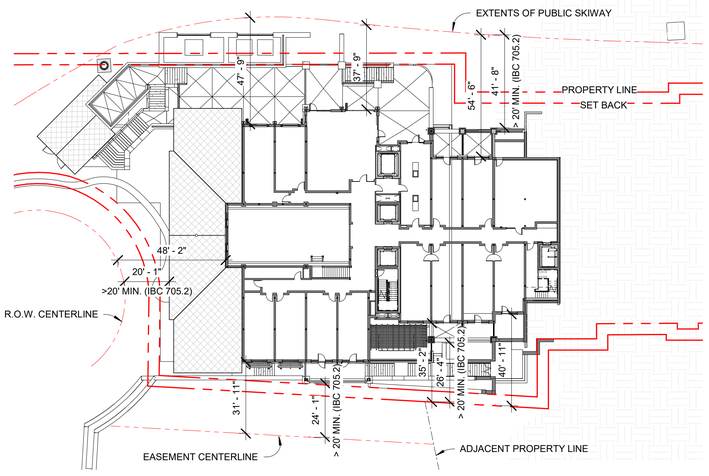
5 FIRE SEPARATION DISTANCE - LEVEL 05
SCALE: 1/32" = 1'-0"



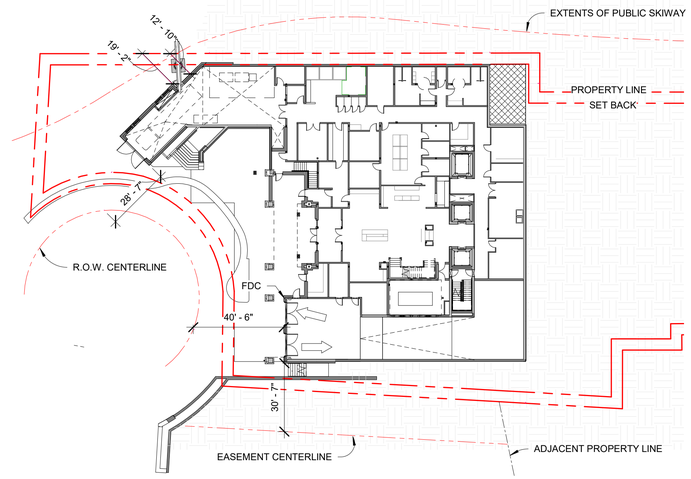
2 FIRE SEPARATION DISTANCE - LEVEL 02
SCALE: 1/32" = 1'-0"



7 FIRE SEPARATION DISTANCE - LEVEL 07
SCALE: 1/32" = 1'-0"



4 FIRE SEPARATION DISTANCE - LEVEL 04
SCALE: 1/32" = 1'-0"



1 FIRE SEPARATION DISTANCE - LEVEL 01
SCALE: 1/32" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

CODE ANALYSIS - FIRE SEPARATION DISTANCE

G090

MAX. AREA OF EXTERIOR WALL OPENING TO R.O.W. - FIRE SEPARATION DIST. & DEGREE OF OPENING PROTECTION - (IBC TABLE 705.8)

FIRE SEPARATION DISTANCE	DEGREE OF OPENING - PROTECTION	ALLOWABLE AREA
EXTERIOR WALL 0' TO LESS THAN 3'	UNPROTECTED, SPRINKLERED (UP,S)	NOT PERMITTED
EXTERIOR WALL 3' TO LESS THAN 5'	UNPROTECTED, SPRINKLERED (UP,S)	15%
EXTERIOR WALL 5' TO LESS THAN 10'	UNPROTECTED, SPRINKLERED (UP,S)	25%
EXTERIOR WALL 10' TO LESS THAN 15'	UNPROTECTED, SPRINKLERED (UP,S)	45%
EXTERIOR WALL 15' TO LESS THAN 20'	UNPROTECTED, SPRINKLERED (UP,S)	75%
EXTERIOR WALL 20' TO LESS THAN 30'	UNPROTECTED, SPRINKLERED (UP,S)	NO LIMIT

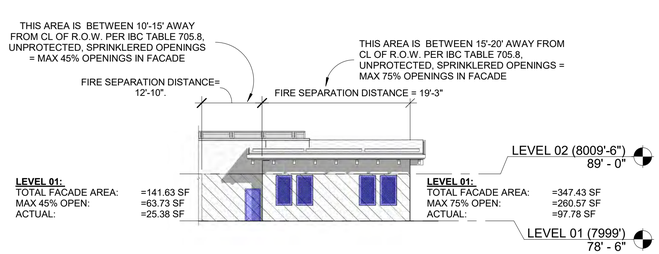
EXTERIOR WALL OPENING PROTECTION LEGEND

- **WALL OPENING AREAS**
- **WALL OPENING AREAS - PROTECTED 45 MIN.**
- **WALL OPENING AREAS - PROTECTED 90 MIN.**
- **WALL AREAS WITHIN NOTED DISTANCE TO R.O.W.**

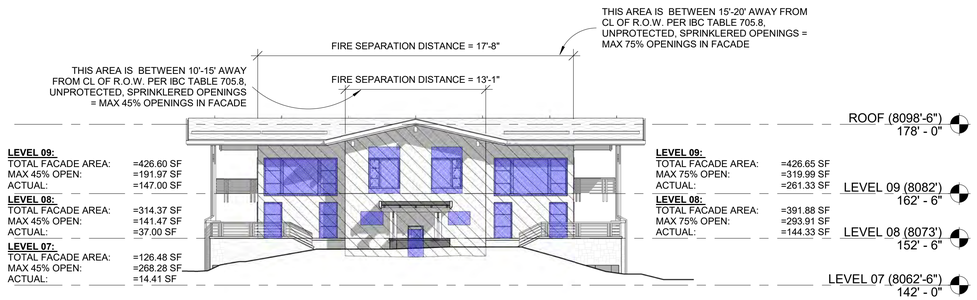
NOTE: AREAS LEFT UN-HATCHED AREA BEYOND 20' FROM ZONE LOT LINE OR CL OF R.O.W. AND HAVE NO LIMIT ON OPENINGS

FIRE SEPARATION DISTANCE. The distance measured from the building face to one of the following:
1. The closest interior *lot line*.
2. To the centerline of a street, an alley or public way.
3. To an assumed line between two buildings on the lot.

The distance shall be measured at right angles from the face of the wall.



3 FIRE SEPARATION DISTANCE - NW ELEVATION
SCALE: 1/16" = 1'-0"



2 FIRE SEPARATION DISTANCE - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

1 FIRE SEPARATION DISTANCE - WEST ELEVATION
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

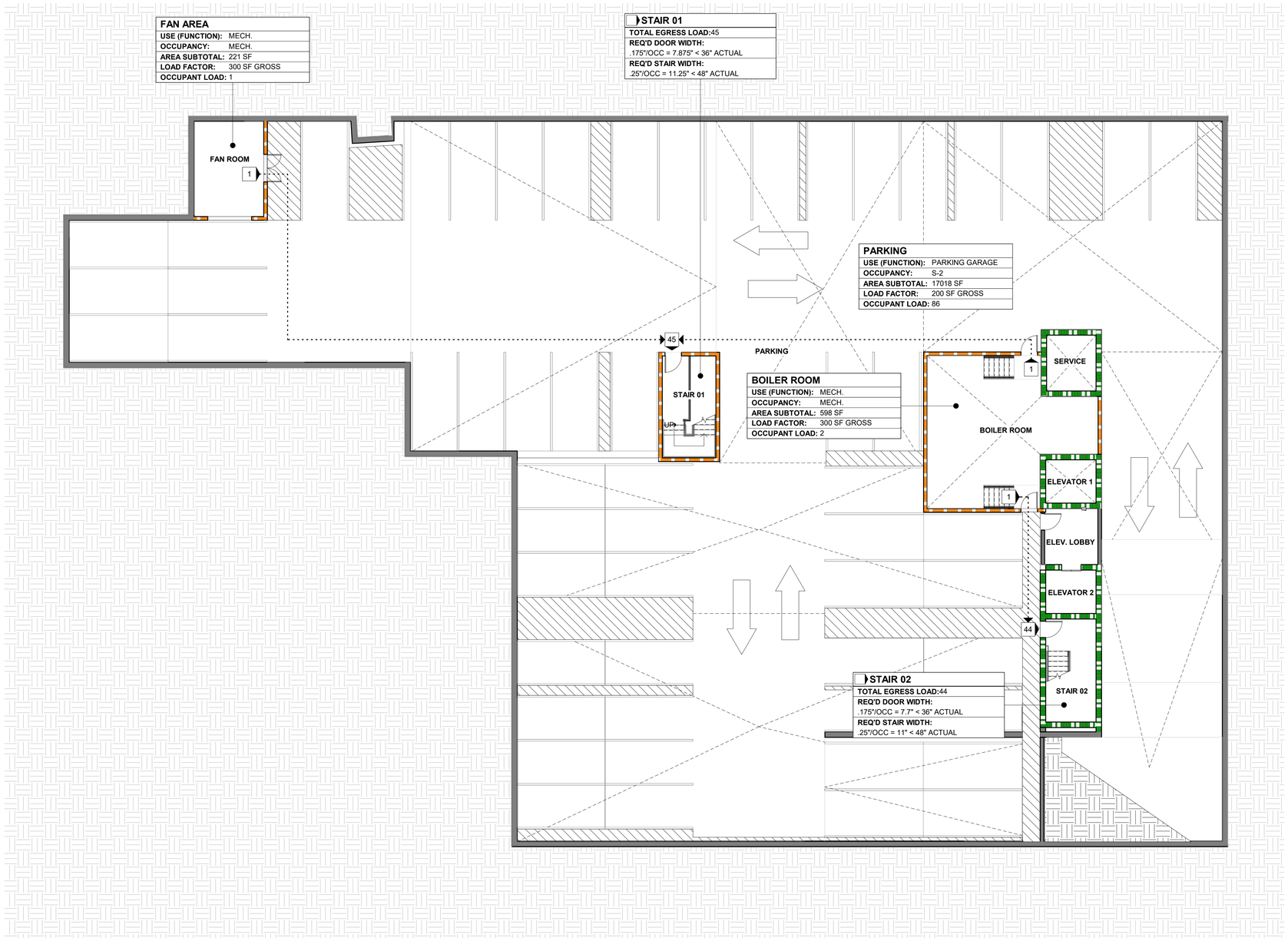
25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

CODE ANALYSIS - FIRE SEPARATION DISTANCE

G091



1 OCCUPANCY & FIRE RATED WALLS - LEVEL P1
SCALE: 1" = 10'-0"

0' 4' 8' 16'

SHEET NOTES:

1. SEE A500 SERIES FOR WALL TYPES.
2. ALL FIRE RATED WALLS/BARRIERS WILL EXTEND TO THE OUTSIDE FACE OF ALL WALL ASSEMBLIES
3. ALL RATED WALLS WILL INCLUDE DOOR OPENING, HEADER, AND FRAMES
4. ALL INTERIOR SHAFTS WALLS, STAIR AND ELEVATORS WILL BE 2HR RATED UNLESS BEARING THEN 3HR
5. ALL NON-RATED WALLS ASSEMBLIES ARE DESIGNED FOR STC RATING ONLY.
6. REFER G110 FOR EXTERIOR EXIT STAIR PROTECTION LOCATIONS.

FIRE RESISTANCE - RATED WALL LEGEND (IBC 708)

WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING	FIRE DOOR / SHUTTER RATING
	INT / EXTERIOR WALLS	INTERIOR AND EXTERIOR NON-RATED WALLS (PER OCCUPANCY - IBC 302)	NR	NOT REQUIRED
	FIRE PARTITIONS	CORRIDORS PER IBC 1018.1.	.5 HR @ R OCC.	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	1 HR	20 MIN
	FIRE PARTITION	NON-BEARING WALLS SEPARATING DWELLING UNITS OR SLEEPING UNITS, AND OCCUPANCY SEPARATIONS PER IBC 302.	1 HR	20 MIN @ UNIT-CORRIDOR & 45 MIN @ OTHER LOCATIONS
	FIRE BARRIER	STAIR WALLS CONNECTING LESS THAN 4 STORIES; NON BEARING WALLS AT TRANSFORMER, GENERATOR AND BOILER	1 HR	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	2 HR	90 MIN
	FIRE BARRIER	EXIT ENCLOSURES, ALL SHAFT WALLS, AND EXIT PASSAGE WALLS	2 HR	90 MIN
	FIRE WALL	NON BEARING WALLS AT TRANSFORMER AND GENERATOR	3 HR	NOT ALLOWED

NOTES:

(1) THE FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE > 5 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE; FOR A FIRE SEPARATION DISTANCE < OR = 5 FEET, SUCH WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
(2) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF FIRE DAMPERS.
(3) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF SMOKE DAMPERS.
(4) SEE ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF FIRE DOORS AND FIRE SHUTTERS.
(5) NOT REQUIRED AT PENETRATION OF EXHAUST OR SUPPLY SHAFTS IN PARKING GARAGES THAT ARE SEPARATED FROM OTHER BUILDING SHAFTS BY NOT LESS THAN 2 HR FIRE RESISTANCE RATED CONSTRUCTION.

FIRE BARRIERS (IBC 707)

TYPE	HR RATING (SPRINKLERED) < 4 STORIES	HR RATING (SPRINKLERED) >4 STORIES
STAIRWAYS	1HR (2HR*)	2HR
SHAFTS	1HR (2HR*)	2HR
HOR. EXIT	2HR	NA
EXIT PASSAGEWAY	1HR	NA
INCIDENTAL USES	1HR OR SPRINKLER	1HR OR SPRINKLER

* FIRE HR RATING IS NOT TO BE LESS THEN FLOOR ASSEMBLY PENETRATED BUT NEED NOT EXCEED 2 HR. (IBC 2012 SECTION 713.4)

OCCUPANCY SYMBOLS LEGEND

X	DESIGN OCCUPANCY LOAD
Z	EXIT OCCUPANT LOAD

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

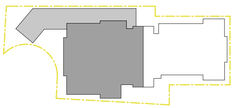
LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

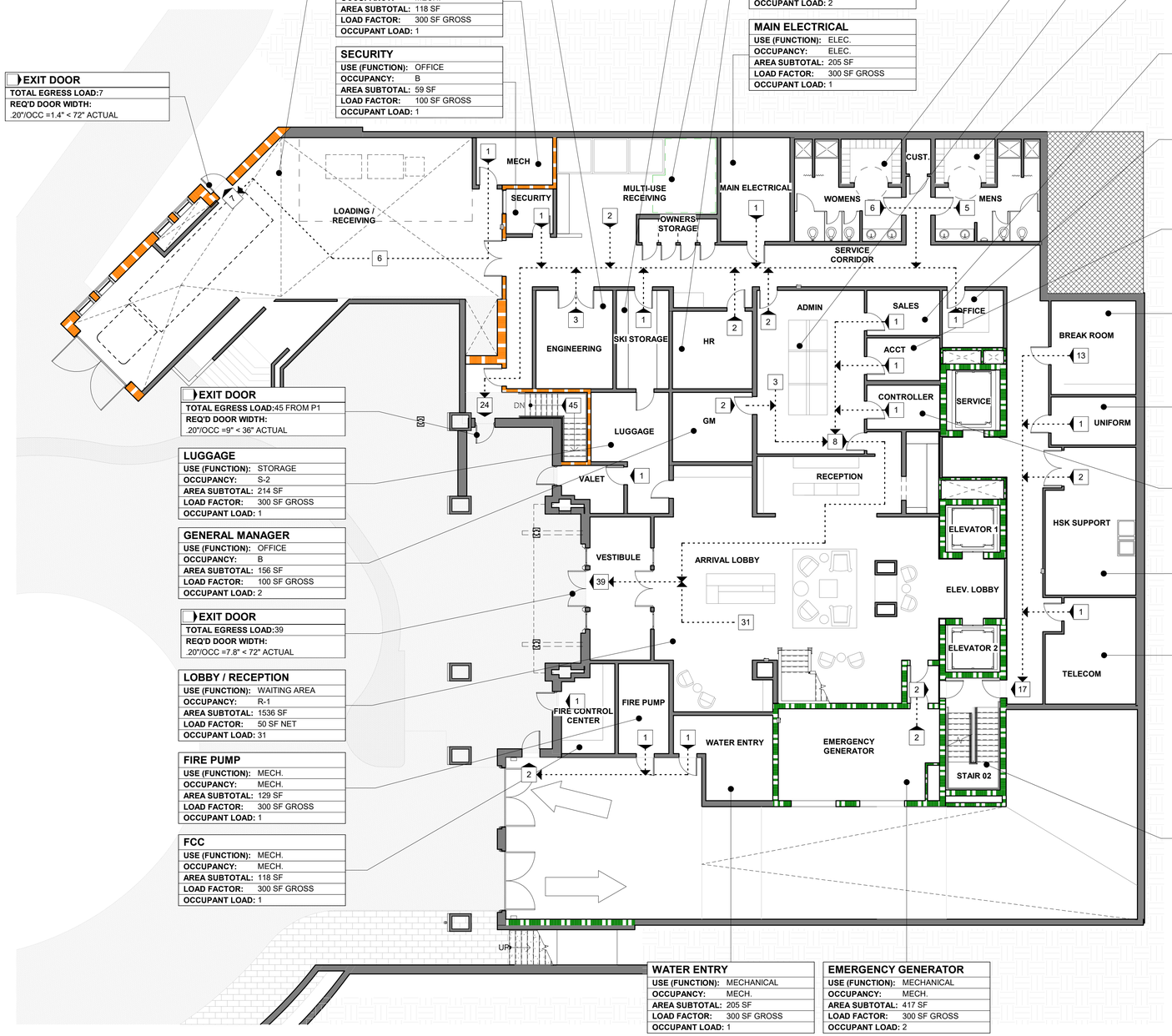
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS

G100



EXIT DOOR
TOTAL EGRESS LOAD:7
REQ'D DOOR WIDTH:
.20"/OCC =1.4" < 72" ACTUAL

EXIT DOOR
TOTAL EGRESS LOAD:45 FROM P1
REQ'D DOOR WIDTH:
.20"/OCC =9" < 36" ACTUAL

EXIT DOOR
TOTAL EGRESS LOAD:39
REQ'D DOOR WIDTH:
.20"/OCC =7.8" < 72" ACTUAL

ENGINEERING
USE (FUNCTION): OFFICE
OCCUPANCY: B
AREA SUBTOTAL: 212 SF
LOAD FACTOR: 100 SF GROSS
OCCUPANT LOAD: 3

LOADING/TRASH & RECYCLING
USE (FUNCTION): LOADING DOCK
OCCUPANCY: S-2
AREA SUBTOTAL: 1596 SF
LOAD FACTOR: 300 SF GROSS
OCCUPANT LOAD: 6

MECHANICAL
USE (FUNCTION): MECHANICAL
OCCUPANCY: MECH.
AREA SUBTOTAL: 118 SF
LOAD FACTOR: 300 SF GROSS
OCCUPANT LOAD: 1

SECURITY
USE (FUNCTION): OFFICE
OCCUPANCY: B
AREA SUBTOTAL: 59 SF
LOAD FACTOR: 100 SF GROSS
OCCUPANT LOAD: 1

LUGGAGE
USE (FUNCTION): STORAGE
OCCUPANCY: S-2
AREA SUBTOTAL: 214 SF
LOAD FACTOR: 300 SF GROSS
OCCUPANT LOAD: 1

GENERAL MANAGER
USE (FUNCTION): OFFICE
OCCUPANCY: B
AREA SUBTOTAL: 156 SF
LOAD FACTOR: 100 SF GROSS
OCCUPANT LOAD: 2

LOBBY / RECEPTION
USE (FUNCTION): WAITING AREA
OCCUPANCY: R-1
AREA SUBTOTAL: 1536 SF
LOAD FACTOR: 50 SF NET
OCCUPANT LOAD: 31

FIRE PUMP
USE (FUNCTION): MECH.
OCCUPANCY: MECH.
AREA SUBTOTAL: 129 SF
LOAD FACTOR: 300 SF GROSS
OCCUPANT LOAD: 1

FCC
USE (FUNCTION): MECH.
OCCUPANCY: MECH.
AREA SUBTOTAL: 118 SF
LOAD FACTOR: 300 SF GROSS
OCCUPANT LOAD: 1

SKI STORAGE
USE (FUNCTION): STORAGE
OCCUPANCY: S-2
AREA SUBTOTAL: 147 SF
LOAD FACTOR: 300 SF GROSS
OCCUPANT LOAD: 1

MULTI-USE RECEIVING
USE (FUNCTION): STORAGE
OCCUPANCY: S-2
AREA SUBTOTAL: 388 SF
LOAD FACTOR: 300 SF GROSS
OCCUPANT LOAD: 2

HUMAN RESOURCES
USE (FUNCTION): OFFICE
OCCUPANCY: B
AREA SUBTOTAL: 174 SF
LOAD FACTOR: 100 SF GROSS
OCCUPANT LOAD: 2

MAIN ELECTRICAL
USE (FUNCTION): ELEC.
OCCUPANCY: ELEC.
AREA SUBTOTAL: 205 SF
LOAD FACTOR: 300 SF GROSS
OCCUPANT LOAD: 1

WOMENS
USE (FUNCTION): LOCKER ROOM
OCCUPANCY: A-2
AREA SUBTOTAL: 251 SF
LOAD FACTOR: 50 SF NET
OCCUPANT LOAD: 6

ADMINISTRATION
USE (FUNCTION): OFFICE
OCCUPANCY: B
AREA SUBTOTAL: 496 SF
LOAD FACTOR: 100 SF GROSS
OCCUPANT LOAD: 5

MENS
USE (FUNCTION): LOCKER ROOM
OCCUPANCY: A-2
AREA SUBTOTAL: 247 SF
LOAD FACTOR: 50 SF NET
OCCUPANT LOAD: 5

SALES
USE (FUNCTION): OFFICE
OCCUPANCY: B
AREA SUBTOTAL: 93 SF
LOAD FACTOR: 100 SF GROSS
OCCUPANT LOAD: 1

REZ
USE (FUNCTION): OFFICE
OCCUPANCY: B
AREA SUBTOTAL: 98 SF
LOAD FACTOR: 100 SF GROSS
OCCUPANT LOAD: 1

DORO
USE (FUNCTION): OFFICE
OCCUPANCY: B
AREA SUBTOTAL: 87 SF
LOAD FACTOR: 100 SF GROSS
OCCUPANT LOAD: 1

BREAKROOM
USE (FUNCTION): BREAKROOM
OCCUPANCY: A-2
AREA SUBTOTAL: 189 SF
LOAD FACTOR: 15 SF NET
OCCUPANT LOAD: 13

UNIFORM
USE (FUNCTION): ACCESSORY
OCCUPANCY: R-1
AREA SUBTOTAL: 97 SF
LOAD FACTOR: 200 SF GROSS
OCCUPANT LOAD: 1

CONTROLLER
USE (FUNCTION): OFFICE
OCCUPANCY: B
AREA SUBTOTAL: 93 SF
LOAD FACTOR: 100 SF GROSS
OCCUPANT LOAD: 1

HSK SUPPORT
USE (FUNCTION): ACCESSORY
OCCUPANCY: R-1
AREA SUBTOTAL: 354 SF
LOAD FACTOR: 200 SF NET
OCCUPANT LOAD: 2

TELECOM
USE (FUNCTION): MECHANICAL
OCCUPANCY: MECH.
AREA SUBTOTAL: 252 SF
LOAD FACTOR: 300 SF GROSS
OCCUPANT LOAD: 1

STAIR 02
TOTAL EGRESS LOAD:19
REQ'D DOOR WIDTH:
.20"/OCC = 3.8" < 36" ACTUAL
REQ'D STAIR WIDTH:
.30"/OCC = 5.7" < 48" ACTUAL

WATER ENTRY
USE (FUNCTION): MECHANICAL
OCCUPANCY: MECH.
AREA SUBTOTAL: 205 SF
LOAD FACTOR: 300 SF GROSS
OCCUPANT LOAD: 1

EMERGENCY GENERATOR
USE (FUNCTION): MECHANICAL
OCCUPANCY: MECH.
AREA SUBTOTAL: 417 SF
LOAD FACTOR: 300 SF GROSS
OCCUPANT LOAD: 2

1 OCCUPANCY & FIRE RATED WALLS - LEVEL 01
SCALE: 1" = 10'-0"

SHEET NOTES:

1. SEE A500 SERIES FOR WALL TYPES.
2. ALL FIRE RATED WALLS/BARRIERS WILL EXTEND TO THE OUTSIDE FACE OF ALL WALL ASSEMBLIES
3. ALL RATED WALLS WILL INCLUDE DOOR OPENING, HEADER, AND FRAMES
4. ALL INTERIOR SHAFTS WALLS, STAIR AND ELEVATORS WILL BE 2HR RATED UNLESS BEARING THEN 3HR
5. ALL NON-RATED WALLS ASSEMBLIES ARE DESIGNED FOR STC RATING ONLY.
6. REFER G110 FOR EXTERIOR EXIT STAIR PROTECTION LOCATIONS.

FIRE RESISTANCE - RATED WALL LEGEND (IBC 708)

WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING	FIRE DOOR / SHUTTER RATING
	INT / EXTERIOR WALLS	INTERIOR AND EXTERIOR NON-RATED WALLS (PER OCCUPANCY - IBC 302)	NR	NOT REQUIRED
	FIRE PARTITIONS	CORRIDORS PER IBC 1018.1.	.5 HR @ R OCC.	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	1 HR	20 MIN
	FIRE PARTITION	NON-BEARING WALLS SEPARATING DWELLING UNITS OR SLEEPING UNITS, AND OCCUPANCY SEPARATIONS PER IBC 302.	1 HR	20 MIN @ UNIT-CORRIDOR & 45 MIN @ OTHER LOCATIONS
	FIRE BARRIER	STAIR WALLS CONNECTING LESS THAN 4 STORIES; NON BEARING WALLS AT TRANSFORMER, GENERATOR AND BOILER	1 HR	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	2 HR	90 MIN
	FIRE BARRIER	EXIT ENCLOSURES, ALL SHAFT WALLS, AND EXIT PASSAGE WALLS	2 HR	90 MIN
	FIRE WALL	NON BEARING WALLS AT TRANSFORMER AND GENERATOR	3 HR	NOT ALLOWED

NOTES:

(1) THE FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE > 5 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE; FOR A FIRE SEPARATION DISTANCE < OR = 5 FEET, SUCH WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
(2) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF FIRE DAMPERS.
(3) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF SMOKE DAMPERS.
(4) SEE ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF FIRE DOORS AND FIRE SHUTTERS.
(5) NOT REQUIRED AT PENETRATION OF EXHAUST OR SUPPLY SHAFTS IN PARKING GARAGES THAT ARE SEPARATED FROM OTHER BUILDING SHAFTS BY NOT LESS THAN 2 HR FIRE RESISTANCE RATED CONSTRUCTION.

FIRE BARRIERS (IBC 707)

TYPE	HR RATING (SPRINKLERED) < 4 STORIES	HR RATING (SPRINKLERED) >4 STORIES
STAIRWAYS	1HR (2HR*)	2HR
SHAFTS	1HR (2HR*)	2HR
HOR. EXIT	2HR	NA
EXIT PASSAGEWAY	1HR	NA
INCIDENTAL USES	1HR OR SPRINKLER	1HR OR SPRINKLER

* FIRE HR RATING IS NOT TO BE LESS THEN FLOOR ASSEMBLY PENETRATED BUT NEED NOT EXCEED 2 HR. (IBC 2012 SECTION 713.4)

OCCUPANCY SYMBOLS LEGEND

X	DESIGN OCCUPANCY LOAD
Z	EXIT OCCUPANT LOAD

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

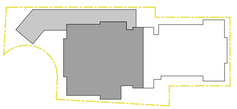
ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS
ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS

G101

STORAGE	
USE (FUNCTION):	STORAGE
OCCUPANCY:	S-2
AREA SUBTOTAL:	107 SF
LOAD FACTOR:	300 SF GROSS
OCCUPANT LOAD:	1

MEETING/ BANQUET ROOM	
USE (FUNCTION):	ASSEMBLY
OCCUPANCY:	A-2
AREA SUBTOTAL:	1784 SF
LOAD FACTOR:	7 SF NET
OCCUPANT LOAD:	255

WARMING KITCHEN	
USE (FUNCTION):	ASSEMBLY
OCCUPANCY:	A-2
AREA SUBTOTAL:	1044 SF
LOAD FACTOR:	200 SF GROSS
OCCUPANT LOAD:	6

EXTERIOR EGRESS STAIR	
TOTAL EGRESS LOAD:	128
REQ'D DOOR WIDTH:	
REQ'D STAIR WIDTH:	.30"/OCC = 38.4" < 85" ACTUAL

EXIT DOOR	
TOTAL EGRESS LOAD:	64
REQ'D DOOR WIDTH:	.20"/OCC =12.8" < 36" ACTUAL

BALCONY	
USE (FUNCTION):	ACCESSORY
OCCUPANCY:	R-1
AREA SUBTOTAL:	101 SF
LOAD FACTOR:	200 SF GROSS
OCCUPANT LOAD:	1

TERRACE	
USE (FUNCTION):	ACCESSORY
OCCUPANCY:	R-1
AREA SUBTOTAL:	174 SF
LOAD FACTOR:	200 SF GROSS
OCCUPANT LOAD:	1

SIM @ ALL KING SUITES	
USE (FUNCTION):	TEMP. RESIDENTIAL
OCCUPANCY:	R-1
AREA SUBTOTAL:	503 SF
LOAD FACTOR:	200 SF GROSS
OCCUPANT LOAD:	3

EXTERIOR STAIR	
TOTAL EGRESS LOAD:	165
REQ'D DOOR WIDTH:	.20"/OCC = 33" < 36"
REQ'D STAIR WIDTH:	.30"/OCC = 49.5" < 72" ACTUAL

AFFORDABLE HOUSING UNIT	
USE (FUNCTION):	RESIDENTIAL
OCCUPANCY:	R-2
AREA SUBTOTAL:	777 SF
LOAD FACTOR:	200 SF GROSS
OCCUPANT LOAD:	4

STORAGE	
USE (FUNCTION):	ACCESSORY
OCCUPANCY:	A-2
AREA SUBTOTAL:	77 SF
LOAD FACTOR:	200 SF GROSS
OCCUPANT LOAD:	1

F&B OFFICE	
USE (FUNCTION):	OFFICE
OCCUPANCY:	B
AREA SUBTOTAL:	117 SF
LOAD FACTOR:	100 SF GROSS
OCCUPANT LOAD:	2

F&B SALES	
USE (FUNCTION):	OFFICE
OCCUPANCY:	B
AREA SUBTOTAL:	146 SF
LOAD FACTOR:	100 SF GROSS
OCCUPANT LOAD:	2

MTG STORAGE	
USE (FUNCTION):	STORAGE
OCCUPANCY:	S-2
AREA SUBTOTAL:	332 SF
LOAD FACTOR:	300 SF GROSS
OCCUPANT LOAD:	2

HOUSEKEEPING	
USE (FUNCTION):	ACCESSORY
OCCUPANCY:	S-2
AREA SUBTOTAL:	107 SF
LOAD FACTOR:	300 SF GROSS
OCCUPANT LOAD:	1

STAIR 02 (EGRESS CONVERGENCE)	
LOWER OCCUPANT LOAD:	LEVEL P1 = 44
STAIR =	.3"/OCC = 13.2" < 48" ACTUAL
UPPER OCCUPANT LOAD:	LEVEL 04 = 46
STAIR =	.3"/OCC = 13.8" < 48" ACTUAL
COMBINED OCC LOAD AT EXIT DISCHARGE:	90
DOOR =	.2"/OCC = 18" < 36" ACTUAL
STAIR LANDING =	.3"/OCC = 27" < 48" ACTUAL

MECHANICAL	
USE (FUNCTION):	MECH.
OCCUPANCY:	MECH.
AREA SUBTOTAL:	406 SF
LOAD FACTOR:	300 SF GROSS
OCCUPANT LOAD:	2

ELECTRICAL	
USE (FUNCTION):	MECH.
OCCUPANCY:	MECH.
AREA SUBTOTAL:	198 SF
LOAD FACTOR:	300 SF GROSS
OCCUPANT LOAD:	1

SHEET NOTES:

1. SEE A500 SERIES FOR WALL TYPES.
2. ALL FIRE RATED WALLS/BARRIERS WILL EXTEND TO THE OUTSIDE FACE OF ALL WALL ASSEMBLIES
3. ALL RATED WALLS WILL INCLUDE DOOR OPENING, HEADER, AND FRAMES
4. ALL INTERIOR SHAFTS WALLS, STAIR AND ELEVATORS WILL BE 2HR RATED UNLESS BEARING THEN 3HR
5. ALL NON-RATED WALLS ASSEMBLIES ARE DESIGNED FOR STC RATING ONLY.
6. REFER G110 FOR EXTERIOR EXIT STAIR PROTECTION LOCATIONS.

FIRE RESISTANCE - RATED WALL LEGEND (IBC 708)

WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING	FIRE DOOR / SHUTTER RATING
	INT / EXTERIOR WALLS	INTERIOR AND EXTERIOR NON-RATED WALLS (PER OCCUPANCY - IBC 302)	NR	NOT REQUIRED
	FIRE PARTITIONS	CORRIDORS PER IBC 1018.1.	.5 HR @ R OCC.	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	1 HR	20 MIN
	FIRE PARTITION	NON-BEARING WALLS SEPARATING DWELLING UNITS OR SLEEPING UNITS, AND OCCUPANCY SEPARATIONS PER IBC 302.	1 HR	20 MIN @ UNIT-CORRIDOR & 45 MIN @ OTHER LOCATIONS
	FIRE BARRIER	STAIR WALLS CONNECTING LESS THAN 4 STORIES; NON BEARING WALLS AT TRANSFORMER, GENERATOR AND BOILER	1 HR	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	2 HR	90 MIN
	FIRE BARRIER	EXIT ENCLOSURES, ALL SHAFT WALLS, AND EXIT PASSAGE WALLS	2 HR	90 MIN
	FIRE WALL	NON BEARING WALLS AT TRANSFORMER AND GENERATOR	3 HR	NOT ALLOWED

NOTES:

(1) THE FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE > 5 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE; FOR A FIRE SEPARATION DISTANCE < OR = 5 FEET, SUCH WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
(2) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF FIRE DAMPERS.
(3) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF SMOKE DAMPERS.
(4) SEE ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF FIRE DOORS AND FIRE SHUTTERS.
(5) NOT REQUIRED AT PENETRATION OF EXHAUST OR SUPPLY SHAFTS IN PARKING GARAGES THAT ARE SEPARATED FROM OTHER BUILDING SHAFTS BY NOT LESS THAN 2 HR FIRE RESISTANCE RATED CONSTRUCTION.

FIRE BARRIERS (IBC 707)

TYPE	HR RATING (SPRINKLERED) < 4 STORIES	HR RATING (SPRINKLERED) >4 STORIES
STAIRWAYS	1HR (2HR*)	2HR
SHAFTS	1HR (2HR*)	2HR
HOR. EXIT	2HR	NA
EXIT PASSAGEWAY	1HR	NA
INCIDENTAL USES	1HR OR SPRINKLER	1HR OR SPRINKLER

* FIRE HR RATING IS NOT TO BE LESS THEN FLOOR ASSEMBLY PENETRATED BUT NEED NOT EXCEED 2 HR. (IBC 2012 SECTION 713.4)

OCCUPANCY SYMBOLS LEGEND

X — DESIGN OCCUPANCY LOAD

Z — EXIT OCCUPANT LOAD

1 OCCUPANCY & FIRE RATED WALLS - LEVEL 02
SCALE: 1" = 10'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

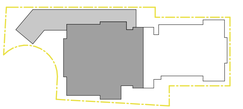
OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

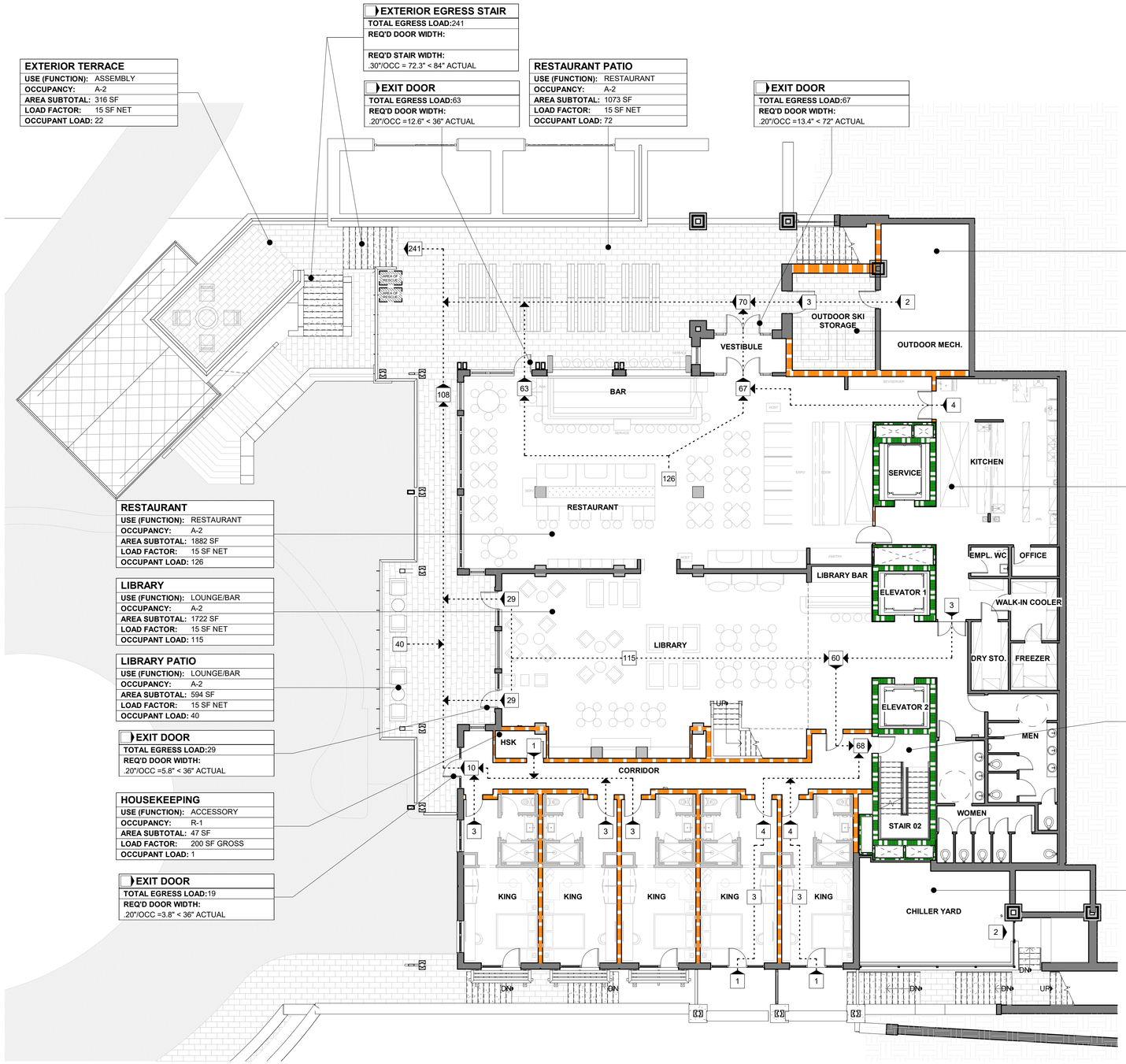
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS

G102



1 OCCUPANCY & FIRE RATED WALLS - LEVEL 03
SCALE: 1" = 10'-0"

SHEET NOTES:

1. SEE A500 SERIES FOR WALL TYPES.
2. ALL FIRE RATED WALLS/BARRIERS WILL EXTEND TO THE OUTSIDE FACE OF ALL WALL ASSEMBLIES
3. ALL RATED WALLS WILL INCLUDE DOOR OPENING, HEADER, AND FRAMES
4. ALL INTERIOR SHAFTS WALLS, STAIR AND ELEVATORS WILL BE 2HR RATED UNLESS BEARING THEN 3HR
5. ALL NON-RATED WALLS ASSEMBLIES ARE DESIGNED FOR STC RATING ONLY.
6. REFER G110 FOR EXTERIOR EXIT STAIR PROTECTION LOCATIONS.

FIRE RESISTANCE - RATED WALL LEGEND (IBC 708)

WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING	FIRE DOOR / SHUTTER RATING
	INT / EXTERIOR WALLS	INTERIOR AND EXTERIOR NON-RATED WALLS (PER OCCUPANCY - IBC 302)	NR	NOT REQUIRED
	FIRE PARTITIONS	CORRIDORS PER IBC 1018.1.	.5 HR @ R OCC.	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	1 HR	20 MIN
	FIRE PARTITION	NON-BEARING WALLS SEPARATING DWELLING UNITS OR SLEEPING UNITS, AND OCCUPANCY SEPARATIONS PER IBC 302.	1 HR	20 MIN @ UNIT-CORRIDOR & 45 MIN @ OTHER LOCATIONS
	FIRE BARRIER	STAIR WALLS CONNECTING LESS THAN 4 STORIES; NON BEARING WALLS AT TRANSFORMER, GENERATOR AND BOILER	1 HR	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	2 HR	90 MIN
	FIRE BARRIER	EXIT ENCLOSURES, ALL SHAFT WALLS, AND EXIT PASSAGE WALLS	2 HR	90 MIN
	FIRE WALL	NON BEARING WALLS AT TRANSFORMER AND GENERATOR	3 HR	NOT ALLOWED

NOTES:

(1) THE FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE > 5 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE; FOR A FIRE SEPARATION DISTANCE < OR = 5 FEET, SUCH WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
(2) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF FIRE DAMPERS.
(3) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF SMOKE DAMPERS.
(4) SEE ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF FIRE DOORS AND FIRE SHUTTERS.
(5) NOT REQUIRED AT PENETRATION OF EXHAUST OR SUPPLY SHAFTS IN PARKING GARAGES THAT ARE SEPARATED FROM OTHER BUILDING SHAFTS BY NOT LESS THAN 2 HR FIRE RESISTANCE RATED CONSTRUCTION.

FIRE BARRIERS (IBC 707)

TYPE	HR RATING (SPRINKLERED) < 4 STORIES	HR RATING (SPRINKLERED) >4 STORIES
STAIRWAYS	1HR (2HR*)	2HR
SHAFTS	1HR (2HR*)	2HR
HOR. EXIT	2HR	NA
EXIT PASSAGEWAY	1HR	NA
INCIDENTAL USES	1HR OR SPRINKLER	1HR OR SPRINKLER

* FIRE HR RATING IS NOT TO BE LESS THEN FLOOR ASSEMBLY PENETRATED BUT NEED NOT EXCEED 2 HR. (IBC 2012 SECTION 713.4)

OCCUPANCY SYMBOLS LEGEND

X — DESIGN OCCUPANCY LOAD

Z — EXIT OCCUPANT LOAD

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER — NORWAY ISLAND, LLC, ASPEN, CO 81611

STRUCTURAL ENGINEER — STUDIO NYL, 2995 BASELINE RD., SUITE 314, BOULDER, CO

MEP ENGINEER — BG BUILDINGWORKS, 1626 COLE BLVD. SUITE 300, LAKEWOOD, CO 80401

SUSTAINABILITY — INTEGRAL GROUP, 3000 LAWRENCE STREET, DENVER, CO 80216

ACOUSTICAL ENGINEER — GEILER & ASSOCIATES, 12355 E. CORNELL AVENUE, AURORA, CO 80014

LIGHTING — 186 LIGHTING DESIGN GROUP, 1200 BANNOCK STREET, DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

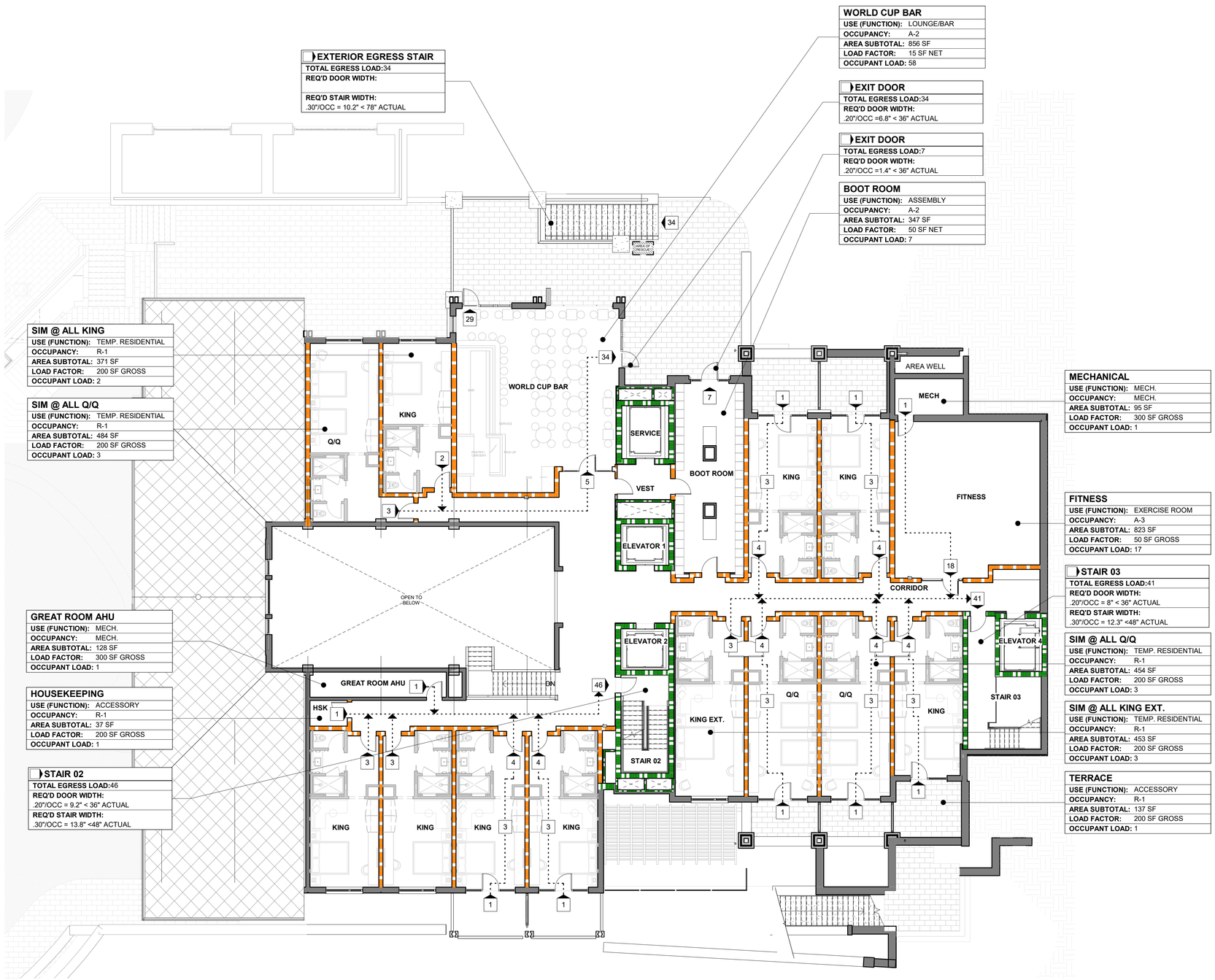
ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. : 21222.00
DESIGNER: Designer
DRAFTER: Author
CHECKER: Checker
APPROVED BY: Approver

KEY PLAN

CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS

G103



1 OCCUPANCY & FIRE RATED WALLS - LEVEL 04
SCALE: 1" = 10'-0"

SHEET NOTES:

1. SEE A500 SERIES FOR WALL TYPES.
2. ALL FIRE RATED WALLS/BARRIERS WILL EXTEND TO THE OUTSIDE FACE OF ALL WALL ASSEMBLIES
3. ALL RATED WALLS WILL INCLUDE DOOR OPENING, HEADER, AND FRAMES
4. ALL INTERIOR SHAFTS WALLS, STAIR AND ELEVATORS WILL BE 2HR RATED UNLESS BEARING THEN 3HR
5. ALL NON-RATED WALLS ASSEMBLIES ARE DESIGNED FOR STC RATING ONLY.
6. REFER G110 FOR EXTERIOR EXIT STAIR PROTECTION LOCATIONS.

FIRE RESISTANCE - RATED WALL LEGEND (IBC 708)

WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING	FIRE DOOR / SHUTTER RATING
	INT / EXTERIOR WALLS	INTERIOR AND EXTERIOR NON-RATED WALLS (PER OCCUPANCY - IBC 302)	NR	NOT REQUIRED
	FIRE PARTITIONS	CORRIDORS PER IBC 1018.1.	.5 HR @ R OCC.	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	1 HR	20 MIN
	FIRE PARTITION	NON-BEARING WALLS SEPARATING DWELLING UNITS OR SLEEPING UNITS, AND OCCUPANCY SEPARATIONS PER IBC 302.	1 HR	20 MIN @ UNIT-CORRIDOR & 45 MIN @ OTHER LOCATIONS
	FIRE BARRIER	STAIR WALLS CONNECTING LESS THAN 4 STORIES; NON BEARING WALLS AT TRANSFORMER, GENERATOR AND BOILER	1 HR	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	2 HR	90 MIN
	FIRE BARRIER	EXIT ENCLOSURES, ALL SHAFT WALLS, AND EXIT PASSAGE WALLS	2 HR	90 MIN
	FIRE WALL	NON BEARING WALLS AT TRANSFORMER AND GENERATOR	3 HR	NOT ALLOWED

NOTES:

(1) THE FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE > 5 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE; FOR A FIRE SEPARATION DISTANCE < OR = 5 FEET, SUCH WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
(2) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF FIRE DAMPERS.
(3) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF SMOKE DAMPERS.
(4) SEE ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF FIRE DOORS AND FIRE SHUTTERS.
(5) NOT REQUIRED AT PENETRATION OF EXHAUST OR SUPPLY SHAFTS IN PARKING GARAGES THAT ARE SEPARATED FROM OTHER BUILDING SHAFTS BY NOT LESS THAN 2 HR FIRE RESISTANCE RATED CONSTRUCTION.

FIRE BARRIERS (IBC 707)

TYPE	HR RATING (SPRINKLERED) < 4 STORIES	HR RATING (SPRINKLERED) >4 STORIES
STAIRWAYS	1HR (2HR*)	2HR
SHAFTS	1HR (2HR*)	2HR
HOR. EXIT	2HR	NA
EXIT PASSAGEWAY	1HR	NA
INCIDENTAL USES	1HR OR SPRINKLER	1HR OR SPRINKLER

* FIRE HR RATING IS NOT TO BE LESS THEN FLOOR ASSEMBLY PENETRATED BUT NEED NOT EXCEED 2 HR. (IBC 2012 SECTION 713.4)

OCCUPANCY SYMBOLS LEGEND

X — DESIGN OCCUPANCY LOAD

Z — EXIT OCCUPANT LOAD

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

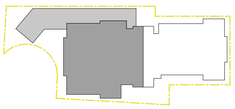
OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

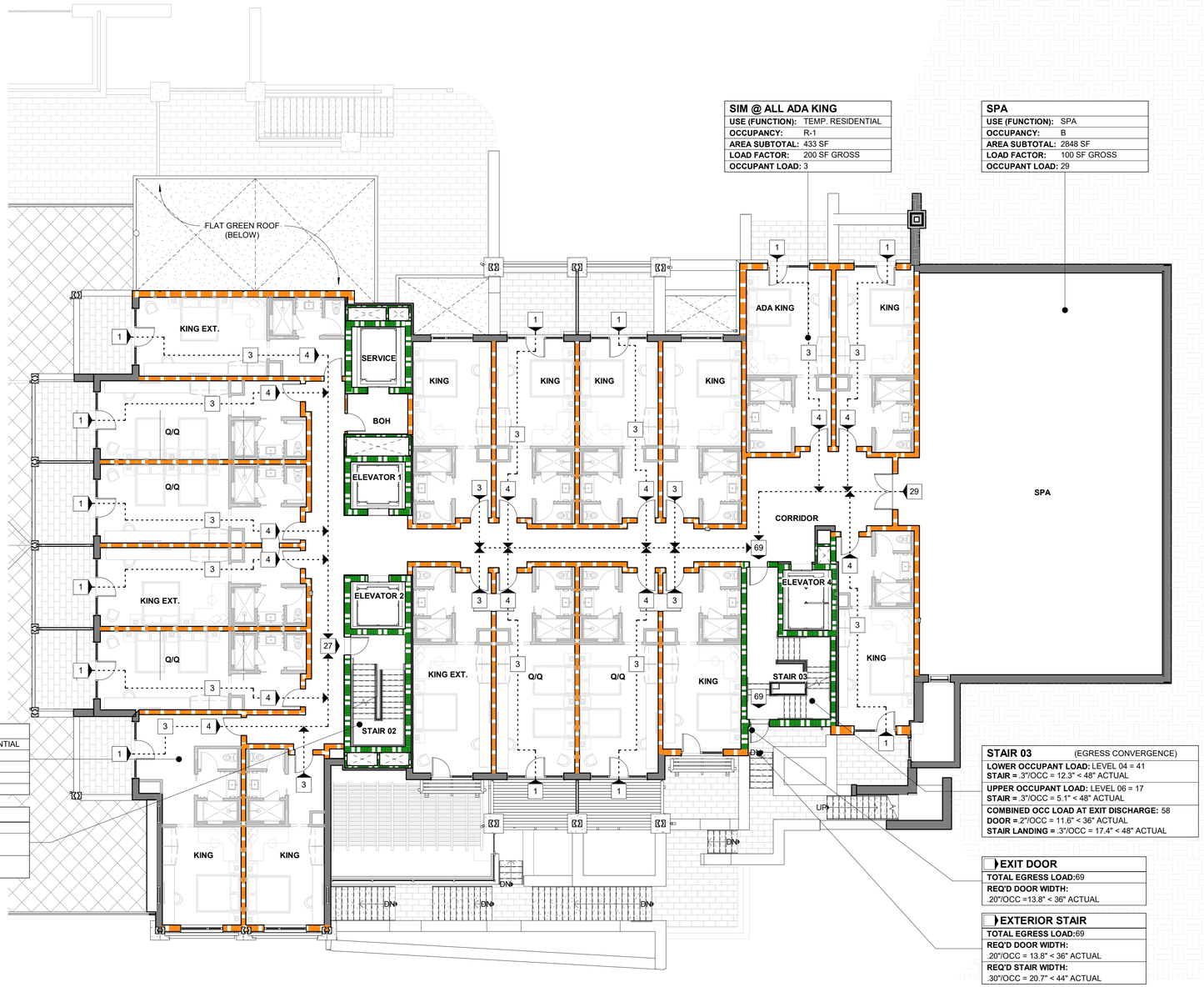
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS

G104



SIM @ ALL ADA KING

USE (FUNCTION):	TEMP. RESIDENTIAL
OCCUPANCY:	R-1
AREA SUBTOTAL:	433 SF
LOAD FACTOR:	200 SF GROSS
OCCUPANT LOAD:	3

SPA

USE (FUNCTION):	SPA
OCCUPANCY:	B
AREA SUBTOTAL:	2848 SF
LOAD FACTOR:	100 SF GROSS
OCCUPANT LOAD:	29

KING

USE (FUNCTION):	TEMP. RESIDENTIAL
OCCUPANCY:	R-1
AREA SUBTOTAL:	525 SF
LOAD FACTOR:	200 SF GROSS
OCCUPANT LOAD:	3

STAIR 02

TOTAL EGRESS LOAD:27
REQ'D DOOR WIDTH: .20"/OCC = 5.4" < 36" ACTUAL
REQ'D STAIR WIDTH: .30"/OCC = 8.1" <48" ACTUAL

STAIR 03 (EGRESS CONVERGENCE)

LOWER OCCUPANT LOAD: LEVEL 04 = 41 **STAIR =** .3"/OCC = 12.3" < 48" ACTUAL
UPPER OCCUPANT LOAD: LEVEL 06 = 17 **STAIR =** .3"/OCC = 5.1" < 48" ACTUAL
COMBINED OCC LOAD AT EXIT DISCHARGE: 58 **DOOR =** .2"/OCC = 11.6" < 36" ACTUAL **STAIR LANDING =** .3"/OCC = 17.4" < 48" ACTUAL

EXIT DOOR

TOTAL EGRESS LOAD:69
REQ'D DOOR WIDTH: .20"/OCC =13.8" < 36" ACTUAL

EXTERIOR STAIR

TOTAL EGRESS LOAD:69
REQ'D DOOR WIDTH: .20"/OCC = 13.8" < 36" ACTUAL
REQ'D STAIR WIDTH: .30"/OCC = 20.7" < 44" ACTUAL

1 OCCUPANCY & FIRE RATED WALLS - LEVEL 05
SCALE: 1" = 10'-0"

SHEET NOTES:

1. SEE A500 SERIES FOR WALL TYPES.
2. ALL FIRE RATED WALLS/BARRIERS WILL EXTEND TO THE OUTSIDE FACE OF ALL WALL ASSEMBLIES
3. ALL RATED WALLS WILL INCLUDE DOOR OPENING, HEADER, AND FRAMES
4. ALL INTERIOR SHAFTS WALLS, STAIR AND ELEVATORS WILL BE 2HR RATED UNLESS BEARING THEN 3HR
5. ALL NON-RATED WALLS ASSEMBLIES ARE DESIGNED FOR STC RATING ONLY.
6. REFER G110 FOR EXTERIOR EXIT STAIR PROTECTION LOCATIONS.

FIRE RESISTANCE - RATED WALL LEGEND (IBC 708)

WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING	FIRE DOOR / SHUTTER RATING
	INT / EXTERIOR WALLS	INTERIOR AND EXTERIOR NON-RATED WALLS (PER OCCUPANCY - IBC 302)	NR	NOT REQUIRED
	FIRE PARTITIONS	CORRIDORS PER IBC 1018.1.	.5 HR @ R OCC.	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	1 HR	20 MIN
	FIRE PARTITION	NON-BEARING WALLS SEPARATING DWELLING UNITS OR SLEEPING UNITS, AND OCCUPANCY SEPARATIONS PER IBC 302.	1 HR	20 MIN @ UNIT-CORRIDOR & 45 MIN @ OTHER LOCATIONS
	FIRE BARRIER	STAIR WALLS CONNECTING LESS THAN 4 STORIES; NON BEARING WALLS AT TRANSFORMER, GENERATOR AND BOILER	1 HR	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	2 HR	90 MIN
	FIRE BARRIER	EXIT ENCLOSURES, ALL SHAFT WALLS, AND EXIT PASSAGE WALLS	2 HR	90 MIN
	FIRE WALL	NON BEARING WALLS AT TRANSFORMER AND GENERATOR	3 HR	NOT ALLOWED

NOTES:

(1) THE FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE > 5 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE; FOR A FIRE SEPARATION DISTANCE < OR = 5 FEET, SUCH WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
(2) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF FIRE DAMPERS.
(3) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF SMOKE DAMPERS.
(4) SEE ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF FIRE DOORS AND FIRE SHUTTERS.
(5) NOT REQUIRED AT PENETRATION OF EXHAUST OR SUPPLY SHAFTS IN PARKING GARAGES THAT ARE SEPARATED FROM OTHER BUILDING SHAFTS BY NOT LESS THAN 2 HR FIRE RESISTANCE RATED CONSTRUCTION.

FIRE BARRIERS (IBC 707)

TYPE	HR RATING (SPRINKLERED) < 4 STORIES	HR RATING (SPRINKLERED) >4 STORIES
STAIRWAYS	1HR (2HR*)	2HR
SHAFTS	1HR (2HR*)	2HR
HOR. EXIT	2HR	NA
EXIT PASSAGEWAY	1HR	NA
INCIDENTAL USES	1HR OR SPRINKLER	1HR OR SPRINKLER

* FIRE HR RATING IS NOT TO BE LESS THEN FLOOR ASSEMBLY PENETRATED BUT NEED NOT EXCEED 2 HR. (IBC 2012 SECTION 713.4)

OCCUPANCY SYMBOLS LEGEND

X	DESIGN OCCUPANCY LOAD
Z	EXIT OCCUPANT LOAD

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

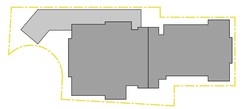
OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

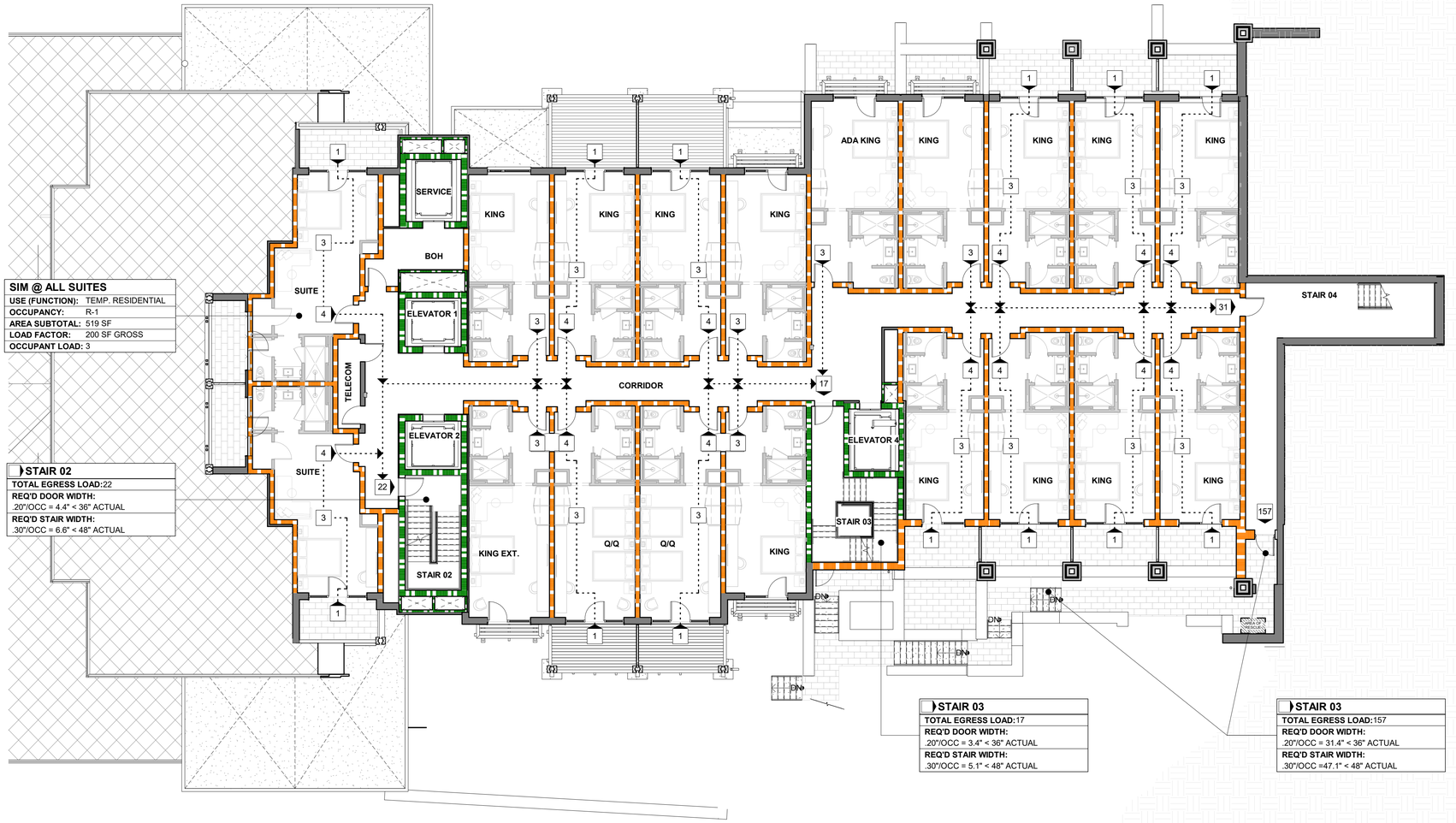
ISS. # DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



KEY PLAN

CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS

G105



SIM @ ALL SUITES

USE (FUNCTION):	TEMP. RESIDENTIAL
OCCUPANCY:	R-1
AREA SUBTOTAL:	519 SF
LOAD FACTOR:	200 SF GROSS
OCCUPANT LOAD:	3

STAIR 02

TOTAL EGRESS LOAD:	22
REQ'D DOOR WIDTH:	.20"/OCC = 4.4" < 36" ACTUAL
REQ'D STAIR WIDTH:	.30"/OCC = 6.6" < 48" ACTUAL

STAIR 03

TOTAL EGRESS LOAD:	17
REQ'D DOOR WIDTH:	.20"/OCC = 3.4" < 36" ACTUAL
REQ'D STAIR WIDTH:	.30"/OCC = 5.1" < 48" ACTUAL

STAIR 03

TOTAL EGRESS LOAD:	157
REQ'D DOOR WIDTH:	.20"/OCC = 31.4" < 36" ACTUAL
REQ'D STAIR WIDTH:	.30"/OCC =47.1" < 48" ACTUAL

1 OCCUPANCY & FIRE RATED WALLS - LEVEL 06
SCALE: 1" = 10'-0"

SHEET NOTES:

1. SEE A500 SERIES FOR WALL TYPES.
2. ALL FIRE RATED WALLS/BARRIERS WILL EXTEND TO THE OUTSIDE FACE OF ALL WALL ASSEMBLIES
3. ALL RATED WALLS WILL INCLUDE DOOR OPENING, HEADER, AND FRAMES
4. ALL INTERIOR SHAFTS WALLS, STAIR AND ELEVATORS WILL BE 2HR RATED UNLESS BEARING THEN 3HR
5. ALL NON-RATED WALLS ASSEMBLIES ARE DESIGNED FOR STC RATING ONLY.
6. REFER G110 FOR EXTERIOR EXIT STAIR PROTECTION LOCATIONS.

FIRE RESISTANCE - RATED WALL LEGEND (IBC 708)

WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING	FIRE DOOR / SHUTTER RATING
	INT / EXTERIOR WALLS	INTERIOR AND EXTERIOR NON-RATED WALLS (PER OCCUPANCY - IBC 302)	NR	NOT REQUIRED
	FIRE PARTITIONS	CORRIDORS PER IBC 1018.1.	.5 HR @ R OCC.	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	1 HR	20 MIN
	FIRE PARTITION	NON-BEARING WALLS SEPARATING DWELLING UNITS OR SLEEPING UNITS, AND OCCUPANCY SEPARATIONS PER IBC 302.	1 HR	20 MIN @ UNIT-CORRIDOR & 45 MIN @ OTHER LOCATIONS
	FIRE BARRIER	STAIR WALLS CONNECTING LESS THAN 4 STORIES; NON BEARING WALLS AT TRANSFORMER, GENERATOR AND BOILER	1 HR	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	2 HR	90 MIN
	FIRE BARRIER	EXIT ENCLOSURES, ALL SHAFT WALLS, AND EXIT PASSAGE WALLS	2 HR	90 MIN
	FIRE WALL	NON BEARING WALLS AT TRANSFORMER AND GENERATOR	3 HR	NOT ALLOWED

NOTES:

(1) THE FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE > 5 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE; FOR A FIRE SEPARATION DISTANCE < OR = 5 FEET, SUCH WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
(2) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF FIRE DAMPERS.
(3) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF SMOKE DAMPERS.
(4) SEE ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF FIRE DOORS AND FIRE SHUTTERS.
(5) NOT REQUIRED AT PENETRATION OF EXHAUST OR SUPPLY SHAFTS IN PARKING GARAGES THAT ARE SEPARATED FROM OTHER BUILDING SHAFTS BY NOT LESS THAN 2 HR FIRE RESISTANCE RATED CONSTRUCTION.

FIRE BARRIERS (IBC 707)

TYPE	HR RATING (SPRINKLERED) < 4 STORIES	HR RATING (SPRINKLERED) >4 STORIES
STAIRWAYS	1HR (2HR*)	2HR
SHAFTS	1HR (2HR*)	2HR
HOR. EXIT	2HR	NA
EXIT PASSAGEWAY	1HR	NA
INCIDENTAL USES	1HR OR SPRINKLER	1HR OR SPRINKLER

* FIRE HR RATING IS NOT TO BE LESS THEN FLOOR ASSEMBLY PENETRATED BUT NEED NOT EXCEED 2 HR. (IBC 2012 SECTION 713.4)

OCCUPANCY SYMBOLS LEGEND

X	DESIGN OCCUPANCY LOAD
Z	EXIT OCCUPANT LOAD

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

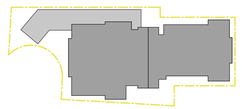
LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

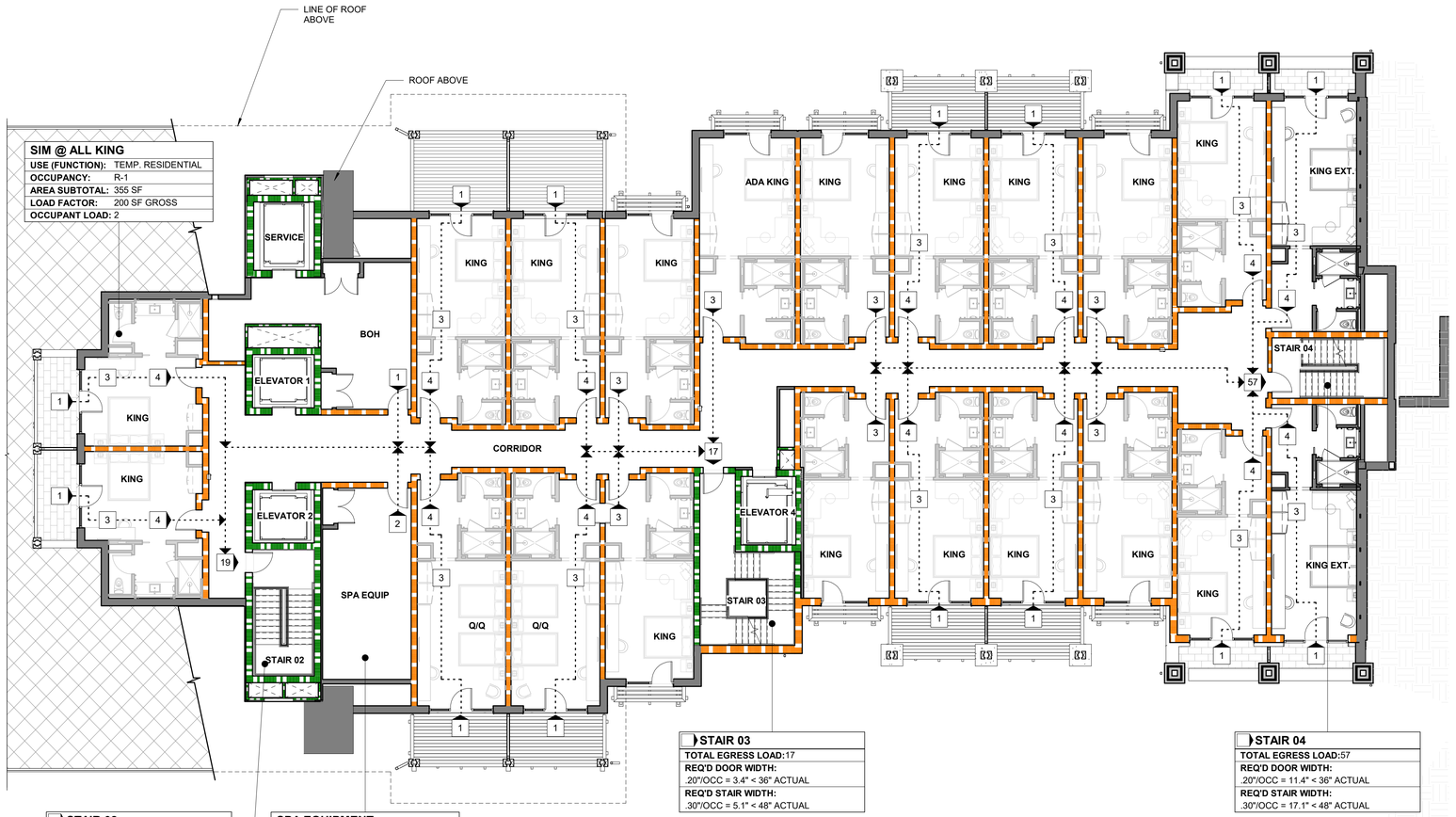
ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver



KEY PLAN

CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS

G106



SIM @ ALL KING	
USE (FUNCTION):	TEMP. RESIDENTIAL
OCCUPANCY:	R-1
AREA SUBTOTAL:	355 SF
LOAD FACTOR:	200 SF GROSS
OCCUPANT LOAD:	2

STAIR 02	
TOTAL EGRESS LOAD:	19
REQ'D DOOR WIDTH:	
.20"/OCC = 3.8" < 36" ACTUAL	
REQ'D STAIR WIDTH:	
.30"/OCC = 5.7" < 48" ACTUAL	

SPA EQUIPMENT	
USE (FUNCTION):	MECH.
OCCUPANCY:	MECH.
AREA SUBTOTAL:	380 SF
LOAD FACTOR:	300 SF GROSS
OCCUPANT LOAD:	2

STAIR 03	
TOTAL EGRESS LOAD:	17
REQ'D DOOR WIDTH:	
.20"/OCC = 3.4" < 36" ACTUAL	
REQ'D STAIR WIDTH:	
.30"/OCC = 5.1" < 48" ACTUAL	

STAIR 04	
TOTAL EGRESS LOAD:	57
REQ'D DOOR WIDTH:	
.20"/OCC = 11.4" < 36" ACTUAL	
REQ'D STAIR WIDTH:	
.30"/OCC = 17.1" < 48" ACTUAL	

1 OCCUPANCY & FIRE RATED WALLS - LEVEL 07
SCALE: 1" = 10'-0"

SHEET NOTES:

1. SEE A500 SERIES FOR WALL TYPES.
2. ALL FIRE RATED WALLS/BARRIERS WILL EXTEND TO THE OUTSIDE FACE OF ALL WALL ASSEMBLIES
3. ALL RATED WALLS WILL INCLUDE DOOR OPENING, HEADER, AND FRAMES
4. ALL INTERIOR SHAFTS WALLS, STAIR AND ELEVATORS WILL BE 2HR RATED UNLESS BEARING THEN 3HR
5. ALL NON-RATED WALLS ASSEMBLIES ARE DESIGNED FOR STC RATING ONLY.
6. REFER G110 FOR EXTERIOR EXIT STAIR PROTECTION LOCATIONS.

FIRE RESISTANCE - RATED WALL LEGEND (IBC 708)

WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING	FIRE DOOR / SHUTTER RATING
	INT / EXTERIOR WALLS	INTERIOR AND EXTERIOR NON-RATED WALLS (PER OCCUPANCY - IBC 302)	NR	NOT REQUIRED
	FIRE PARTITIONS	CORRIDORS PER IBC 1018.1.	.5 HR @ R OCC.	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	1 HR	20 MIN
	FIRE PARTITION	NON-BEARING WALLS SEPARATING DWELLING UNITS OR SLEEPING UNITS, AND OCCUPANCY SEPARATIONS PER IBC 302.	1 HR	20 MIN @ UNIT-CORRIDOR & 45 MIN @ OTHER LOCATIONS
	FIRE BARRIER	STAIR WALLS CONNECTING LESS THAN 4 STORIES; NON BEARING WALLS AT TRANSFORMER, GENERATOR AND BOILER	1 HR	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	2 HR	90 MIN
	FIRE BARRIER	EXIT ENCLOSURES, ALL SHAFT WALLS, AND EXIT PASSAGE WALLS	2 HR	90 MIN
	FIRE WALL	NON BEARING WALLS AT TRANSFORMER AND GENERATOR	3 HR	NOT ALLOWED

NOTES:

(1) THE FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE > 5 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE; FOR A FIRE SEPARATION DISTANCE < OR = 5 FEET, SUCH WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
(2) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF FIRE DAMPERS.
(3) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF SMOKE DAMPERS.
(4) SEE ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF FIRE DOORS AND FIRE SHUTTERS.
(5) NOT REQUIRED AT PENETRATION OF EXHAUST OR SUPPLY SHAFTS IN PARKING GARAGES THAT ARE SEPARATED FROM OTHER BUILDING SHAFTS BY NOT LESS THAN 2 HR FIRE RESISTANCE RATED CONSTRUCTION.

FIRE BARRIERS (IBC 707)

TYPE	HR RATING (SPRINKLERED) < 4 STORIES	HR RATING (SPRINKLERED) >4 STORIES
STAIRWAYS	1HR (2HR*)	2HR
SHAFTS	1HR (2HR*)	2HR
HOR. EXIT	2HR	NA
EXIT PASSAGEWAY	1HR	NA
INCIDENTAL USES	1HR OR SPRINKLER	1HR OR SPRINKLER

* FIRE HR RATING IS NOT TO BE LESS THEN FLOOR ASSEMBLY PENETRATED BUT NEED NOT EXCEED 2 HR. (IBC 2012 SECTION 713.4)

OCCUPANCY SYMBOLS LEGEND

X	DESIGN OCCUPANCY LOAD
Z	EXIT OCCUPANT LOAD

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

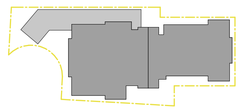
OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

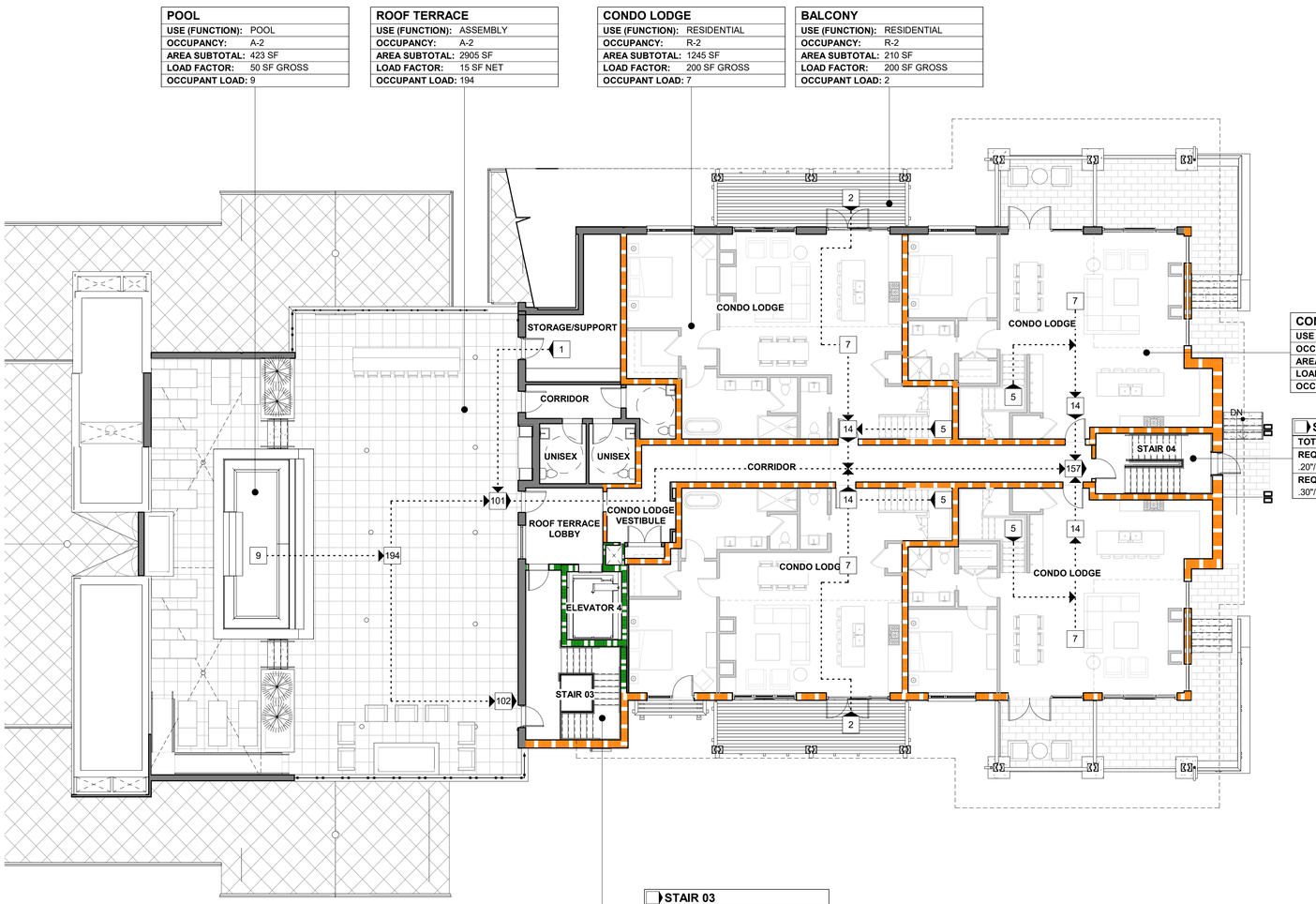
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS

G107



1 OCCUPANCY & FIRE RATED WALLS - LEVEL 08
SCALE: 1" = 10'-0"

SHEET NOTES:

1. SEE A500 SERIES FOR WALL TYPES.
2. ALL FIRE RATED WALLS/BARRIERS WILL EXTEND TO THE OUTSIDE FACE OF ALL WALL ASSEMBLIES
3. ALL RATED WALLS WILL INCLUDE DOOR OPENING, HEADER, AND FRAMES
4. ALL INTERIOR SHAFTS WALLS, STAIR AND ELEVATORS WILL BE 2HR RATED UNLESS BEARING THEN 3HR
5. ALL NON-RATED WALLS ASSEMBLIES ARE DESIGNED FOR STC RATING ONLY.
6. REFER G110 FOR EXTERIOR EXIT STAIR PROTECTION LOCATIONS.

FIRE RESISTANCE - RATED WALL LEGEND (IBC 708)

WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING	FIRE DOOR / SHUTTER RATING
	INT / EXTERIOR WALLS	INTERIOR AND EXTERIOR NON-RATED WALLS (PER OCCUPANCY - IBC 302)	NR	NOT REQUIRED
	FIRE PARTITIONS	CORRIDORS PER IBC 1018.1.	.5 HR @ R OCC.	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	1 HR	20 MIN
	FIRE PARTITION	NON-BEARING WALLS SEPARATING DWELLING UNITS OR SLEEPING UNITS, AND OCCUPANCY SEPARATIONS PER IBC 302.	1 HR	20 MIN @ UNIT-CORRIDOR & 45 MIN @ OTHER LOCATIONS
	FIRE BARRIER	STAIR WALLS CONNECTING LESS THAN 4 STORIES; NON BEARING WALLS AT TRANSFORMER, GENERATOR AND BOILER	1 HR	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	2 HR	90 MIN
	FIRE BARRIER	EXIT ENCLOSURES, ALL SHAFT WALLS, AND EXIT PASSAGE WALLS	2 HR	90 MIN
	FIRE WALL	NON BEARING WALLS AT TRANSFORMER AND GENERATOR	3 HR	NOT ALLOWED

NOTES:

(1) THE FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE > 5 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE; FOR A FIRE SEPARATION DISTANCE < OR = 5 FEET, SUCH WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
(2) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF FIRE DAMPERS.
(3) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF SMOKE DAMPERS.
(4) SEE ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF FIRE DOORS AND FIRE SHUTTERS.
(5) NOT REQUIRED AT PENETRATION OF EXHAUST OR SUPPLY SHAFTS IN PARKING GARAGES THAT ARE SEPARATED FROM OTHER BUILDING SHAFTS BY NOT LESS THAN 2 HR FIRE RESISTANCE RATED CONSTRUCTION.

FIRE BARRIERS (IBC 707)

TYPE	HR RATING (SPRINKLERED) < 4 STORIES	HR RATING (SPRINKLERED) >4 STORIES
STAIRWAYS	1HR (2HR*)	2HR
SHAFTS	1HR (2HR*)	2HR
HOR. EXIT	2HR	NA
EXIT PASSAGEWAY	1HR	NA
INCIDENTAL USES	1HR OR SPRINKLER	1HR OR SPRINKLER

* FIRE HR RATING IS NOT TO BE LESS THEN FLOOR ASSEMBLY PENETRATED BUT NEED NOT EXCEED 2 HR. (IBC 2012 SECTION 713.4)

OCCUPANCY SYMBOLS LEGEND

X — DESIGN OCCUPANCY LOAD

Z — EXIT OCCUPANT LOAD

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

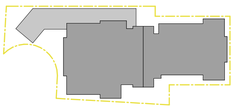
OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

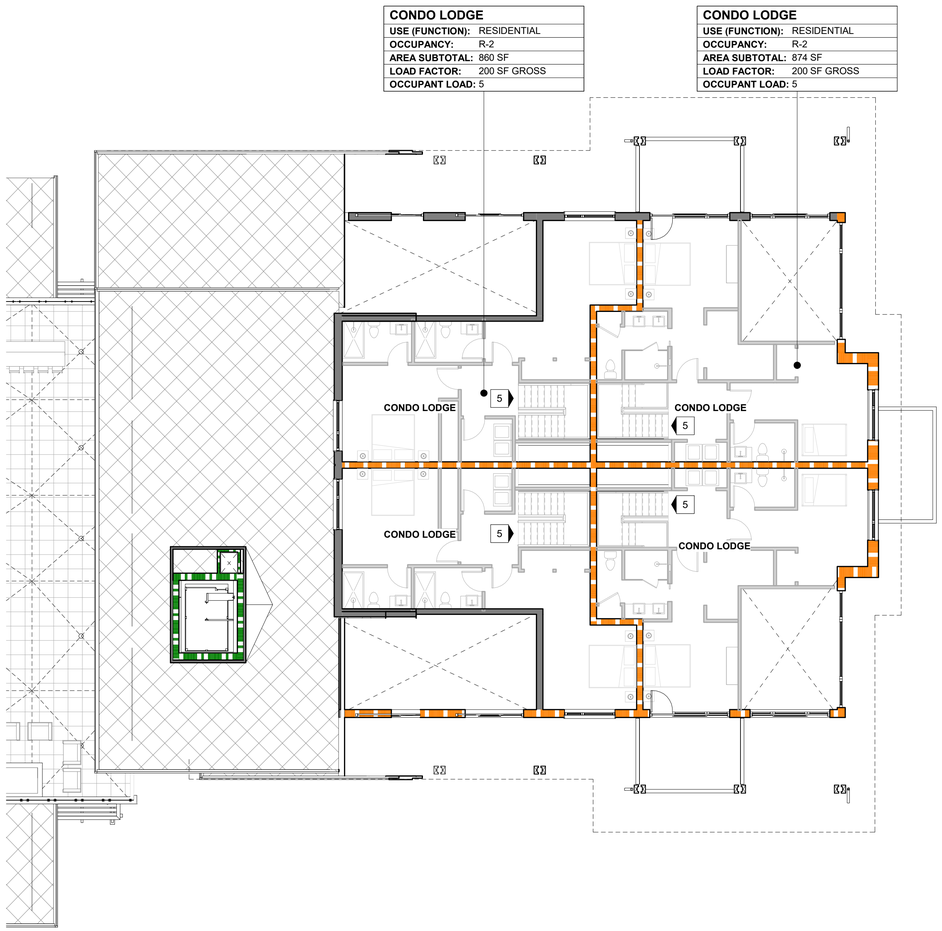
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS

G108



1 OCCUPANCY & FIRE RATED WALLS - LEVEL 09
SCALE: 1" = 10'-0"

SHEET NOTES:

1. SEE A500 SERIES FOR WALL TYPES.
2. ALL FIRE RATED WALLS/BARRIERS WILL EXTEND TO THE OUTSIDE FACE OF ALL WALL ASSEMBLIES
3. ALL RATED WALLS WILL INCLUDE DOOR OPENING, HEADER, AND FRAMES
4. ALL INTERIOR SHAFTS WALLS, STAIR AND ELEVATORS WILL BE 2HR RATED UNLESS BEARING THEN 3HR
5. ALL NON-RATED WALLS ASSEMBLIES ARE DESIGNED FOR STC RATING ONLY.
6. REFER G110 FOR EXTERIOR EXIT STAIR PROTECTION LOCATIONS.

FIRE RESISTANCE - RATED WALL LEGEND (IBC 708)

WALL SYMBOL	DESCRIPTION	LOCATION / PURPOSE	FIRE RESISTIVE RATING	FIRE DOOR / SHUTTER RATING
	INT / EXTERIOR WALLS	INTERIOR AND EXTERIOR NON-RATED WALLS (PER OCCUPANCY - IBC 302)	NR	NOT REQUIRED
	FIRE PARTITIONS	CORRIDORS PER IBC 1018.1.	.5 HR @ R OCC.	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	1 HR	20 MIN
	FIRE PARTITION	NON-BEARING WALLS SEPARATING DWELLING UNITS OR SLEEPING UNITS, AND OCCUPANCY SEPARATIONS PER IBC 302.	1 HR	20 MIN @ UNIT-CORRIDOR & 45 MIN @ OTHER LOCATIONS
	FIRE BARRIER	STAIR WALLS CONNECTING LESS THAN 4 STORIES; NON BEARING WALLS AT TRANSFORMER, GENERATOR AND BOILER	1 HR	20 MIN
	EXTERIOR WALL	RATED EXTERIOR WALLS	2 HR	90 MIN
	FIRE BARRIER	EXIT ENCLOSURES, ALL SHAFT WALLS, AND EXIT PASSAGE WALLS	2 HR	90 MIN
	FIRE WALL	NON BEARING WALLS AT TRANSFORMER AND GENERATOR	3 HR	NOT ALLOWED

NOTES:

(1) THE FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE > 5 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM THE INSIDE; FOR A FIRE SEPARATION DISTANCE < OR = 5 FEET, SUCH WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.
(2) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF FIRE DAMPERS.
(3) SEE MECHANICAL DOCUMENTATION FOR LOCATIONS OF SMOKE DAMPERS.
(4) SEE ARCHITECTURAL DOCUMENTATION FOR LOCATIONS OF FIRE DOORS AND FIRE SHUTTERS.
(5) NOT REQUIRED AT PENETRATION OF EXHAUST OR SUPPLY SHAFTS IN PARKING GARAGES THAT ARE SEPARATED FROM OTHER BUILDING SHAFTS BY NOT LESS THAN 2 HR FIRE RESISTANCE RATED CONSTRUCTION.

FIRE BARRIERS (IBC 707)

TYPE	HR RATING (SPRINKLERED) < 4 STORIES	HR RATING (SPRINKLERED) >4 STORIES
STAIRWAYS	1HR (2HR*)	2HR
SHAFTS	1HR (2HR*)	2HR
HOR. EXIT	2HR	NA
EXIT PASSAGEWAY	1HR	NA
INCIDENTAL USES	1HR OR SPRINKLER	1HR OR SPRINKLER

* FIRE HR RATING IS NOT TO BE LESS THEN FLOOR ASSEMBLY PENETRATED BUT NEED NOT EXCEED 2 HR. (IBC 2012 SECTION 713.4)

OCCUPANCY SYMBOLS LEGEND

X	DESIGN OCCUPANCY LOAD
Z	EXIT OCCUPANT LOAD

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

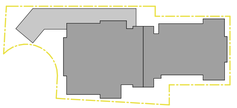
ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS
ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

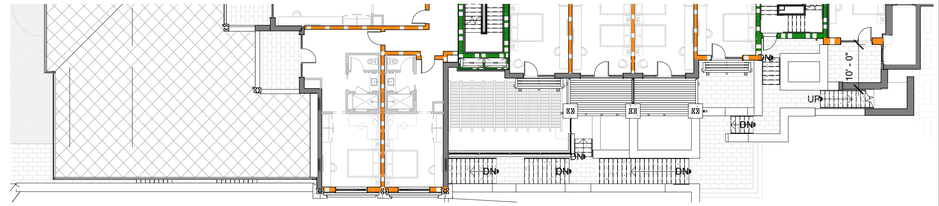
ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver



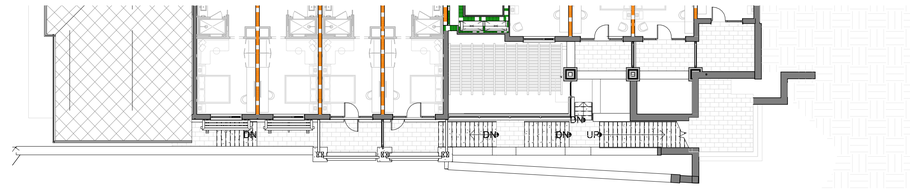
KEY PLAN

CODE ANALYSIS - OCCUPANCY & FIRE RATED WALLS

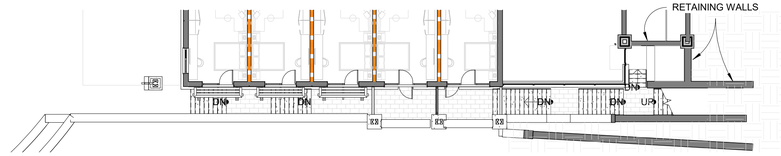
G109



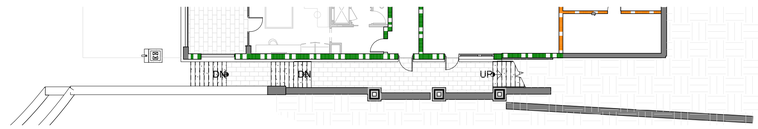
5 EXTERIOR STAIRWAY PROTECTION - LEVEL 05
SCALE: 1/16" = 1'-0"



4 EXTERIOR STAIRWAY PROTECTION - LEVEL 04
SCALE: 1/16" = 1'-0"



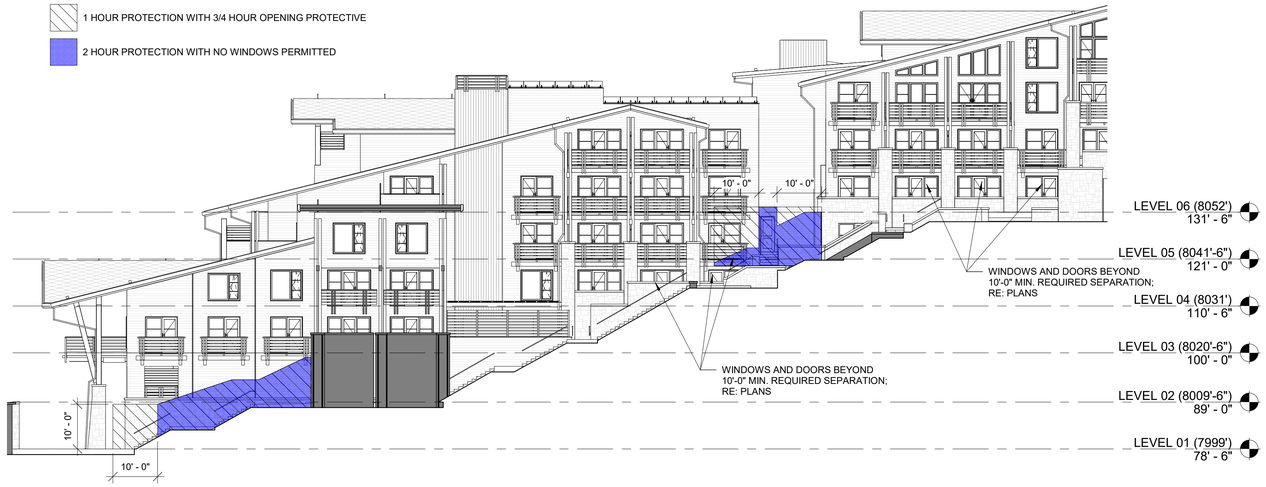
3 EXTERIOR STAIRWAY PROTECTION - LEVEL 03
SCALE: 1/16" = 1'-0"



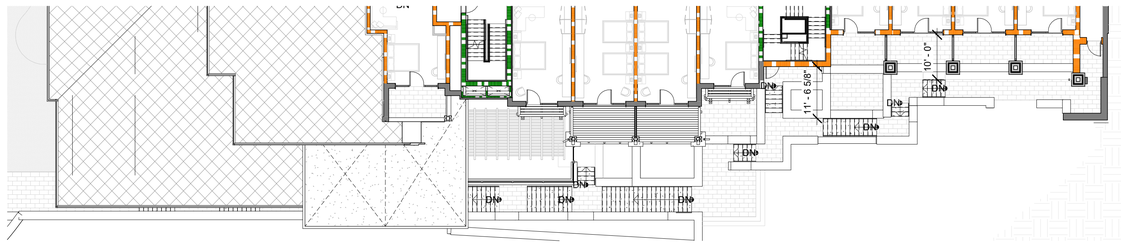
2 EXTERIOR STAIRWAY PROTECTION - LEVEL 02
SCALE: 1/16" = 1'-0"

1 HOUR PROTECTION WITH 3/4 HOUR OPENING PROTECTIVE

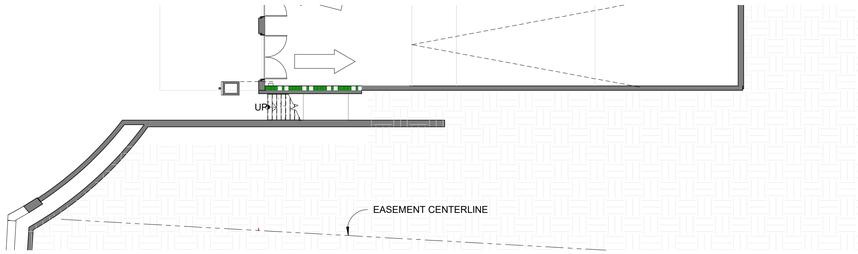
2 HOUR PROTECTION WITH NO WINDOWS PERMITTED



7 EXTERIOR STAIRWAY PROTECTION - WEST ELEVATION
SCALE: 1/16" = 1'-0"



6 EXTERIOR STAIRWAY PROTECTION - LEVEL 06
SCALE: 1/16" = 1'-0"



1 EXTERIOR STAIRWAY PROTECTION - LEVEL 01
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

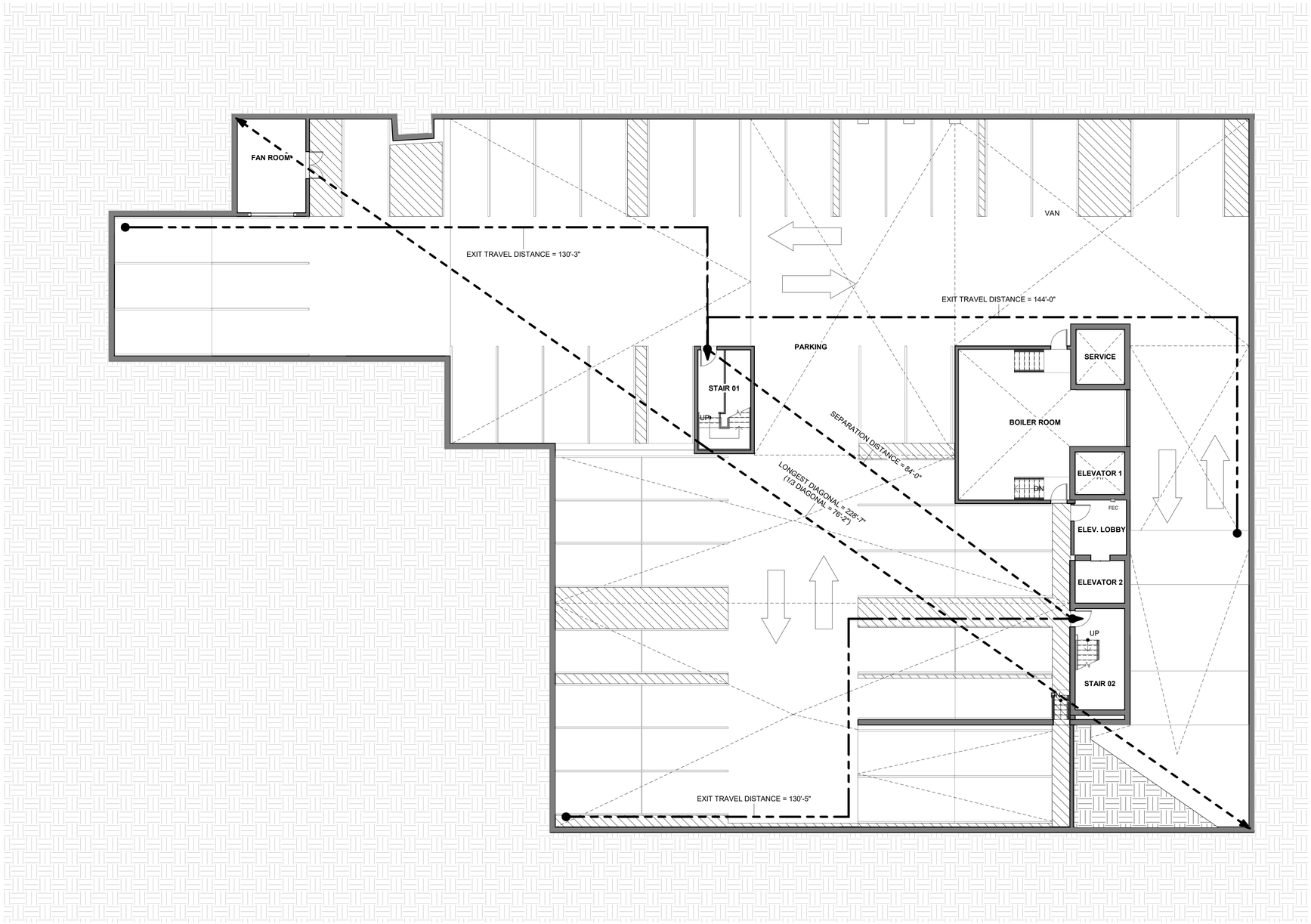
25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

EXTERIOR EXIT STAIR PROTECTION

G110



1 EGRESS TRAVEL PLAN - LEVEL P1
SCALE: 1" = 10'-0"

EGRESS LEGEND

SYMBOL	DESCRIPTION
	COMMON PATH OF TRAVEL: 75' MAX OR 100' MAX (FULLY SPRINKLERED B, F & S OCCUPANCY) 125' MAX (FULLY SPRINKLERED R-2 OCCUPANCY)
	COMMON PATH OF TRAVEL: 2 SEPARATE PATHS OF EGRESS TO SEPARATE EXITS
	OVERALL DIAGONAL DIMENSION
	MINIMUM SEPARATION DISTANCE BETWEEN EXITS (< 1/3 OVERALL DIAGONAL DIMENSION)
	TRAVEL DISTANCE
	DEAD END CORRIDOR: 20' MAX OR 50' MAX (FULLY SPRINKLERED B, M, R-2, & S OCC.)
	ACCESSIBLE ENTRANCE W/ AUTOMATIC OPERATOR
AREA OF REFUGE	AREA OF REFUGE W/2WAY COMMUNICATION (IBC 403.5)
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER

OCCUPANCY	MAXIMUM TRAVEL DISTANCE	
	NON-SPRINKLERED	SPRINKLERED
A, E, F-1, M, R, S-1	200'	250'
I-1	Not Permitted	250'
B	200'	300'
F-2, S-2, U	300'	400'
I-2, I-3, I-4	Not Permitted	200'

OCCUPANCY	2 EXITS REQ'D WHEN OCCUPANT LOAD > THAN
A, B, E, F, M, U	50
H-1, H-2, H-3	3
H-4, H-5, I-1, I-3, I-4, R	10
S	30

OCCUPANCY	COMMON PATH OF EGRESS
A, M, R-1	75' MAX (SPRINKLERED)
B, S-2	100' MAX (SPRINKLERED)
R-2	125' MAX (SPRINKLERED)

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

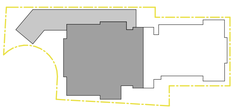
LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver



KEY PLAN

CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE

G200

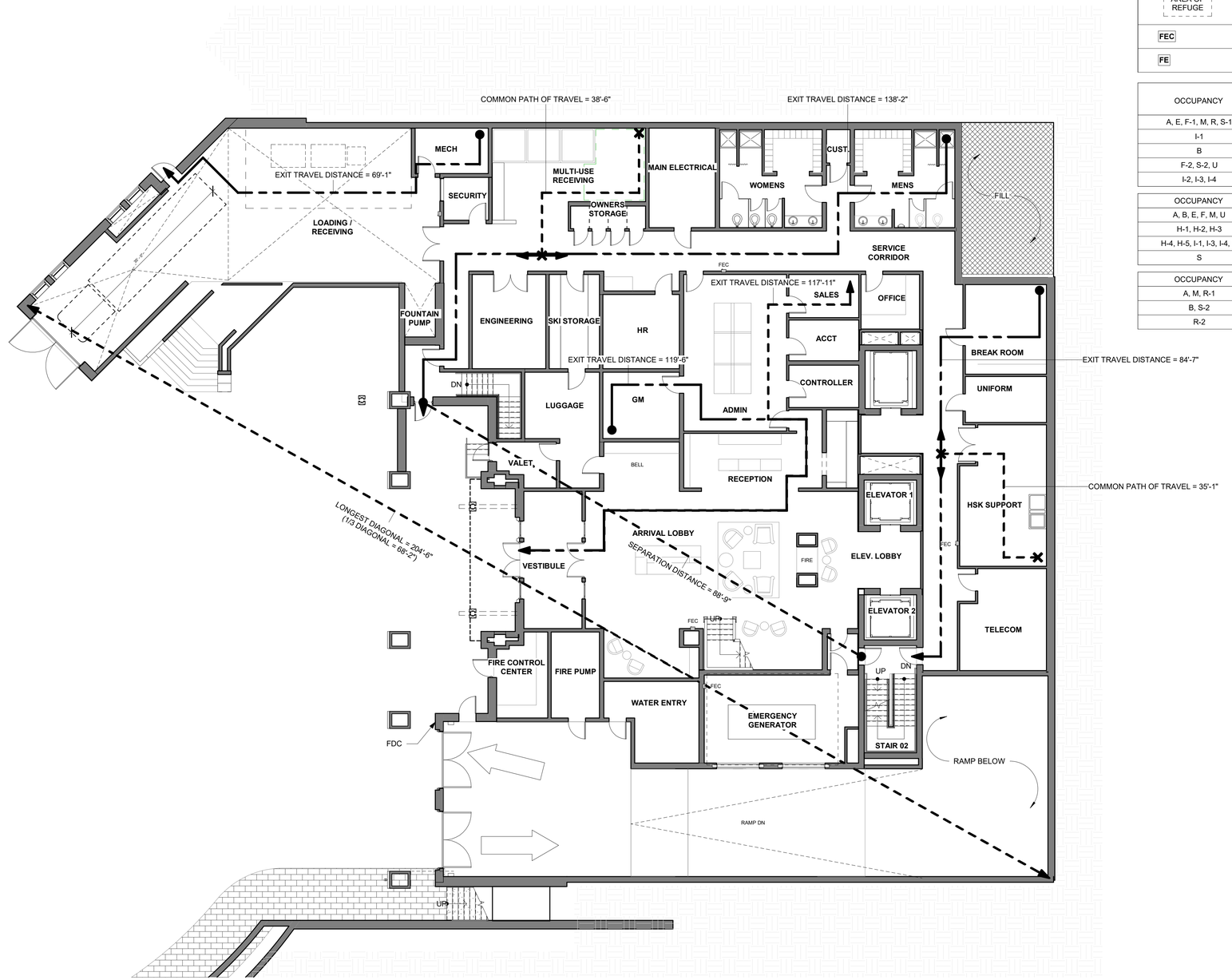
EGRESS LEGEND

SYMBOL	DESCRIPTION
	COMMON PATH OF TRAVEL: 75' MAX OR 100' MAX (FULLY SPRINKLERED B, F & S OCCUPANCY) 125' MAX (FULLY SPRINKLERED R-2 OCCUPANCY)
	COMMON PATH OF TRAVEL: 2 SEPARATE PATHS OF EGRESS TO SEPARATE EXITS
	OVERALL DIAGONAL DIMENSION
	MINIMUM SEPARATION DISTANCE BETWEEN EXITS (< 1/3 OVERALL DIAGONAL DIMENSION)
	TRAVEL DISTANCE
	DEAD END CORRIDOR: 20' MAX OR 50' MAX (FULLY SPRINKLERED B, M, R-2, & S OCC.)
	ACCESSIBLE ENTRANCE W/ AUTOMATIC OPERATOR
AREA OF REFUGE	AREA OF REFUGE W/2WAY COMMUNICATION (IBC 403.5)
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER

OCCUPANCY	MAXIMUM TRAVEL DISTANCE	
	NON-SPRINKLERED	SPRINKLERED
A, E, F-1, M, R, S-1	200'	250'
I-1	Not Permitted	250'
B	200'	300'
F-2, S-2, U	300'	400'
I-2, I-3, I-4	Not Permitted	200'

OCCUPANCY	2 EXITS REQ'D WHEN OCCUPANT LOAD > THAN
A, B, E, F, M, U	50
H-1, H-2, H-3	3
H-4, H-5, I-1, I-3, I-4, R	10
S	30

OCCUPANCY	COMMON PATH OF EGRESS
A, M, R-1	75' MAX (SPRINKLERED)
B, S-2	100' MAX (SPRINKLERED)
R-2	125' MAX (SPRINKLERED)



1 EGRESS TRAVEL PLAN - LEVEL 01
SCALE: 1" = 10'-0"

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

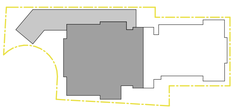
GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE

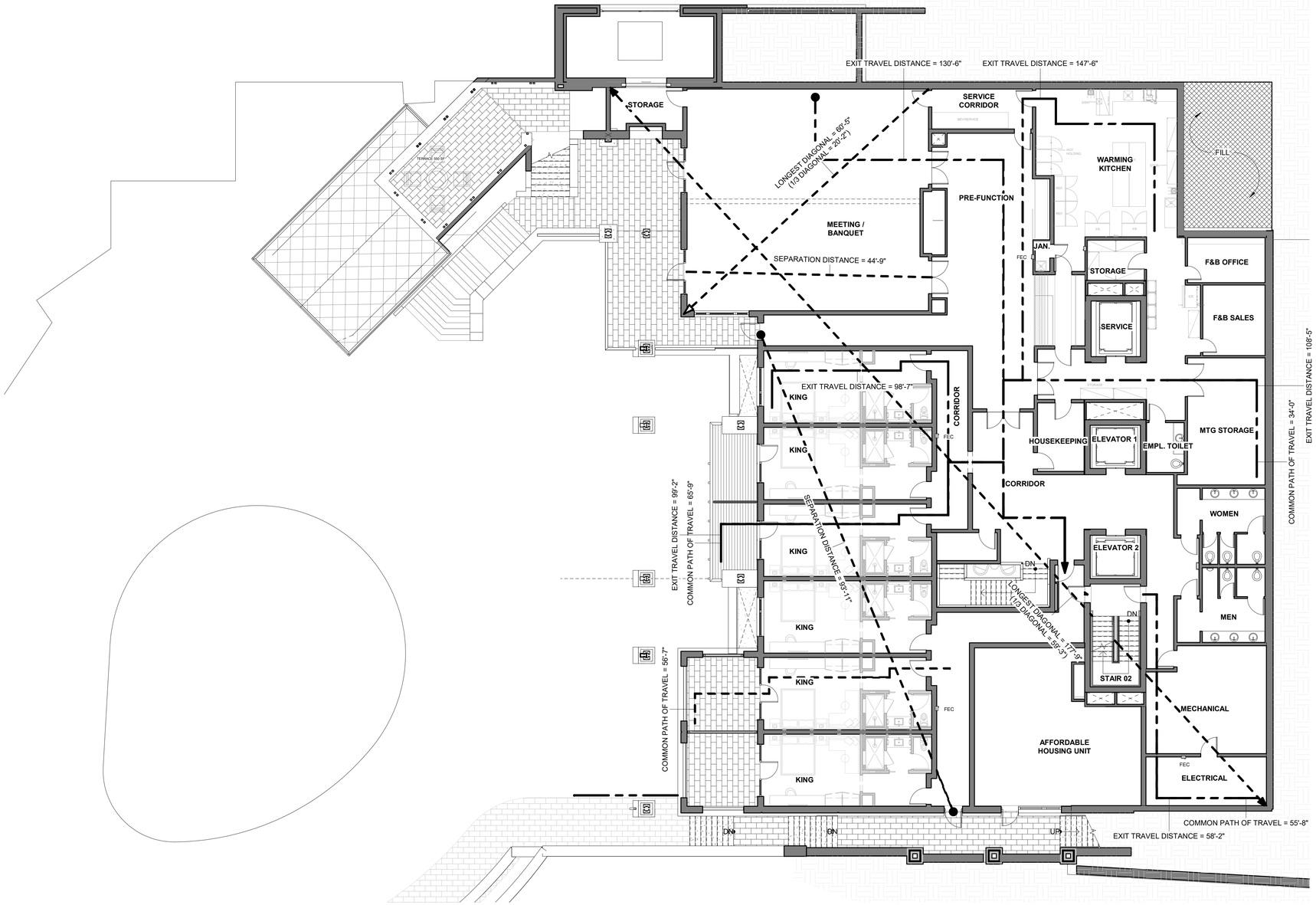
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



KEY PLAN

CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE

G201



1 EGRESS TRAVEL PLAN - LEVEL 02
SCALE: 1" = 10'-0"

EGRESS LEGEND

SYMBOL	DESCRIPTION
	COMMON PATH OF TRAVEL: 75' MAX OR 100' MAX (FULLY SPRINKLERED B, F & S OCCUPANCY) 125' MAX (FULLY SPRINKLERED R-2 OCCUPANCY)
	COMMON PATH OF TRAVEL: 2 SEPARATE PATHS OF EGRESS TO SEPARATE EXITS
	OVERALL DIAGONAL DIMENSION
	MINIMUM SEPARATION DISTANCE BETWEEN EXITS (< 1/3 OVERALL DIAGONAL DIMENSION)
	TRAVEL DISTANCE
	DEAD END CORRIDOR: 20' MAX OR 50' MAX (FULLY SPRINKLERED B, M, R-2, & S OCC.)
	ACCESSIBLE ENTRANCE W/ AUTOMATIC OPERATOR
AREA OF REFUGE	AREA OF REFUGE W/2WAY COMMUNICATION (IBC 403.5)
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER

OCCUPANCY	MAXIMUM TRAVEL DISTANCE	
	NON-SPRINKLERED	SPRINKLERED
A, E, F-1, M, R, S-1	200'	250'
I-1	Not Permitted	250'
B	200'	300'
F-2, S-2, U	300'	400'
I-2, I-3, I-4	Not Permitted	200'

OCCUPANCY	2 EXITS REQ'D WHEN OCCUPANT LOAD > THAN
A, B, E, F, M, U	50
H-1, H-2, H-3	3
H-4, H-5, I-1, I-3, I-4, R	10
S	30

OCCUPANCY	COMMON PATH OF EGRESS
A, M, R-1	75' MAX (SPRINKLERED)
B, S-2	100' MAX (SPRINKLERED)
R-2	125' MAX (SPRINKLERED)

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

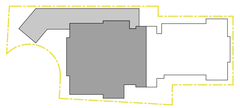
LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

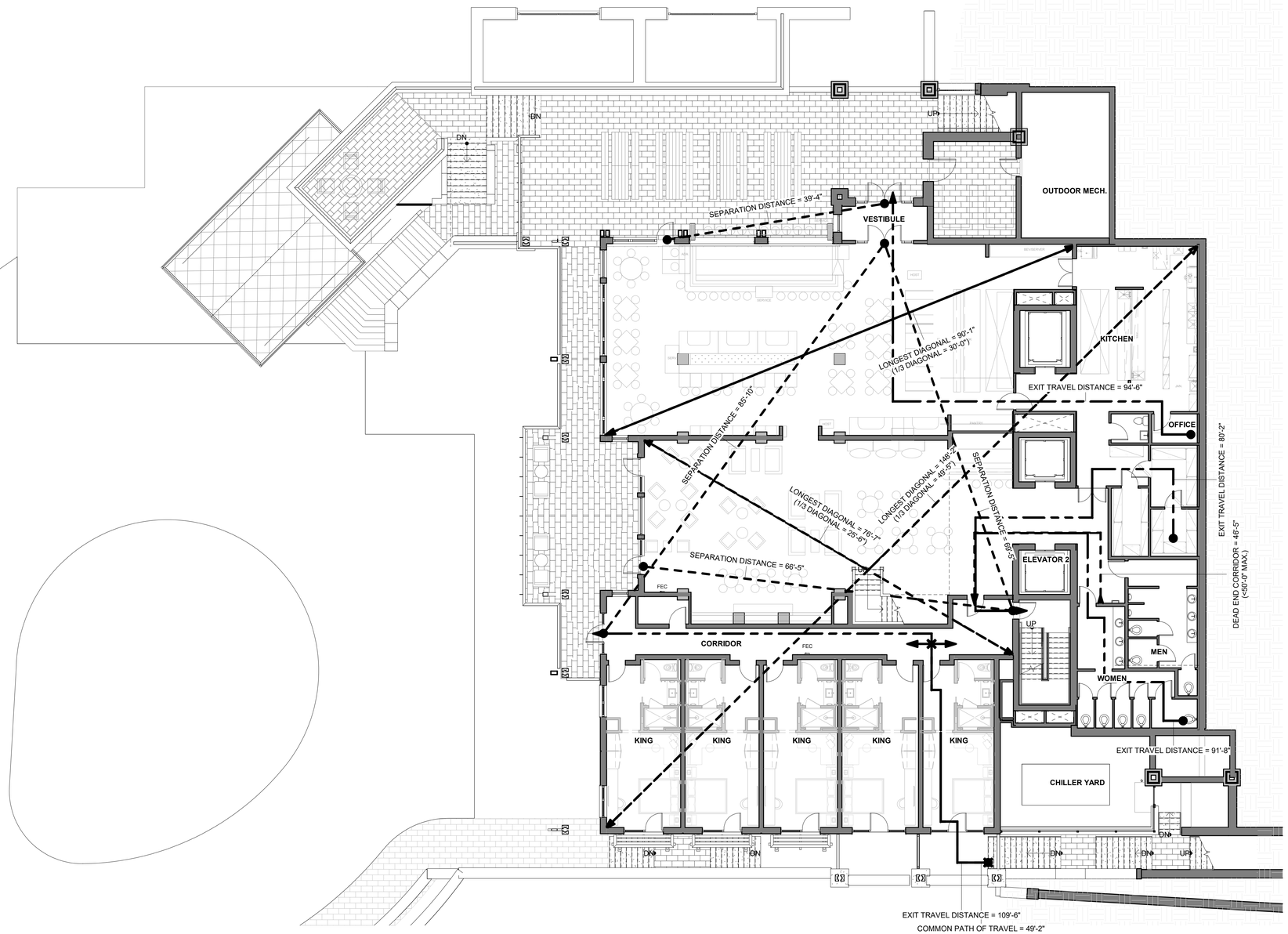
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE

G202



1 EGRESS TRAVEL PLAN - LEVEL 03

SCALE: 1" = 10'-0"

EGRESS LEGEND

SYMBOL	DESCRIPTION
	COMMON PATH OF TRAVEL: 75' MAX OR 100' MAX (FULLY SPRINKLERED B, F & S OCCUPANCY) 125' MAX (FULLY SPRINKLERED R-2 OCCUPANCY)
	COMMON PATH OF TRAVEL: 2 SEPARATE PATHS OF EGRESS TO SEPARATE EXITS
	OVERALL DIAGONAL DIMENSION
	MINIMUM SEPARATION DISTANCE BETWEEN EXITS (< 1/3 OVERALL DIAGONAL DIMENSION)
	TRAVEL DISTANCE
	DEAD END CORRIDOR: 20' MAX OR 50' MAX (FULLY SPRINKLERED B, M, R-2, & S OCC.)
	ACCESSIBLE ENTRANCE W/ AUTOMATIC OPERATOR
AREA OF REFUGE	AREA OF REFUGE W/2WAY COMMUNICATION (IBC 403.5)
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER

OCCUPANCY	MAXIMUM TRAVEL DISTANCE	
	NON-SPRINKLERED	SPRINKLERED
A, E, F-1, M, R, S-1	200'	250'
I-1	Not Permitted	250'
B	200'	300'
F-2, S-2, U	300'	400'
I-2, I-3, I-4	Not Permitted	200'

OCCUPANCY	2 EXITS REQ'D WHEN OCCUPANT LOAD > THAN
A, B, E, F, M, U	50
H-1, H-2, H-3	3
H-4, H-5, I-1, I-3, I-4, R	10
S	30

OCCUPANCY	COMMON PATH OF EGRESS
A, M, R-1	75' MAX (SPRINKLERED)
B, S-2	100' MAX (SPRINKLERED)
R-2	125' MAX (SPRINKLERED)

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

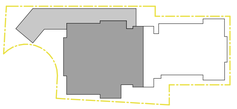
LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

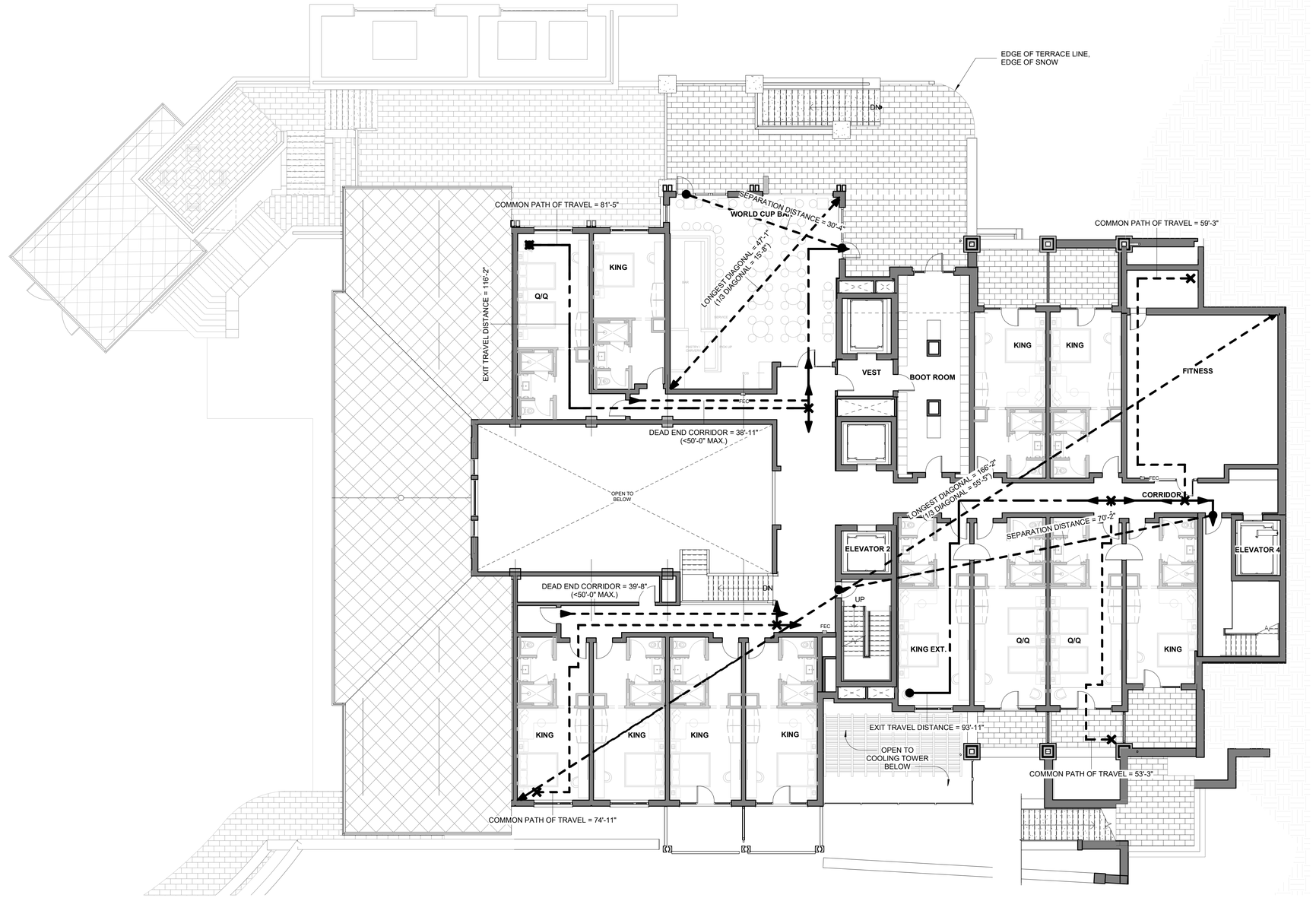
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE

G203



1 EGRESS TRAVEL PLAN - LEVEL 04
SCALE: 1" = 10'-0"

EGRESS LEGEND

SYMBOL	DESCRIPTION
	COMMON PATH OF TRAVEL: 75' MAX OR 100' MAX (FULLY SPRINKLERED B, F & S OCCUPANCY) 125' MAX (FULLY SPRINKLERED R-2 OCCUPANCY)
	COMMON PATH OF TRAVEL: 2 SEPARATE PATHS OF EGRESS TO SEPARATE EXITS
	OVERALL DIAGONAL DIMENSION
	MINIMUM SEPARATION DISTANCE BETWEEN EXITS (< 1/3 OVERALL DIAGONAL DIMENSION)
	TRAVEL DISTANCE
	DEAD END CORRIDOR: 20' MAX OR 50' MAX (FULLY SPRINKLERED B, M, R-2, & S OCC.)
	ACCESSIBLE ENTRANCE W/ AUTOMATIC OPERATOR
AREA OF REFUGE	AREA OF REFUGE W/2WAY COMMUNICATION (IBC 403.5)
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER

OCCUPANCY	MAXIMUM TRAVEL DISTANCE	
	NON-SPRINKLERED	SPRINKLERED
A, E, F-1, M, R, S-1	200'	250'
I-1	Not Permitted	250'
B	200'	300'
F-2, S-2, U	300'	400'
I-2, I-3, I-4	Not Permitted	200'

OCCUPANCY	2 EXITS REQ'D WHEN OCCUPANT LOAD > THAN
A, B, E, F, M, U	50
H-1, H-2, H-3	3
H-4, H-5, I-1, I-3, I-4, R	10
S	30

OCCUPANCY	COMMON PATH OF EGRESS
A, M, R-1	75' MAX (SPRINKLERED)
B, S-2	100' MAX (SPRINKLERED)
R-2	125' MAX (SPRINKLERED)

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

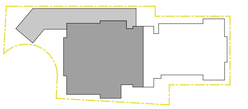
LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

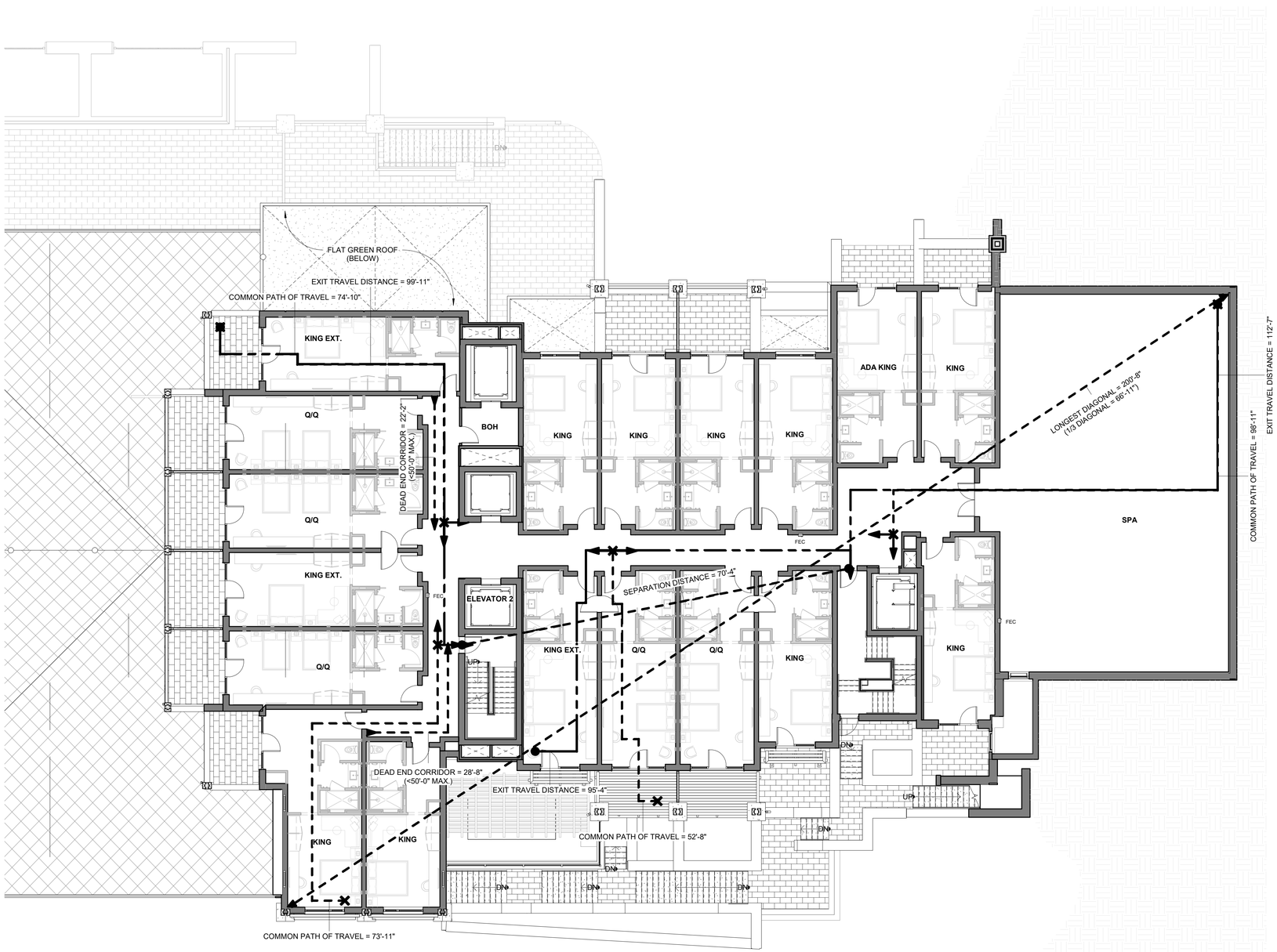
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE

G204



1 EGRESS TRAVEL PLAN - LEVEL 05
SCALE: 1" = 10'-0"

EGRESS LEGEND

SYMBOL	DESCRIPTION
	COMMON PATH OF TRAVEL: 75' MAX OR 100' MAX (FULLY SPRINKLERED B, F & S OCCUPANCY) 125' MAX (FULLY SPRINKLERED R-2 OCCUPANCY)
	COMMON PATH OF TRAVEL: 2 SEPARATE PATHS OF EGRESS TO SEPARATE EXITS
	OVERALL DIAGONAL DIMENSION
	MINIMUM SEPARATION DISTANCE BETWEEN EXITS (< 1/3 OVERALL DIAGONAL DIMENSION)
	TRAVEL DISTANCE
	DEAD END CORRIDOR: 20' MAX OR 50' MAX (FULLY SPRINKLERED B, M, R-2, & S OCC.)
	ACCESSIBLE ENTRANCE W/ AUTOMATIC OPERATOR
AREA OF REFUGE	AREA OF REFUGE W/2WAY COMMUNICATION (IBC 403.5)
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER

OCCUPANCY	MAXIMUM TRAVEL DISTANCE	
	NON-SPRINKLERED	SPRINKLERED
A, E, F-1, M, R, S-1	200'	250'
I-1	Not Permitted	250'
B	200'	300'
F-2, S-2, U	300'	400'
I-2, I-3, I-4	Not Permitted	200'

OCCUPANCY	2 EXITS REQ'D WHEN OCCUPANT LOAD > THAN
A, B, E, F, M, U	50
H-1, H-2, H-3	3
H-4, H-5, I-1, I-3, I-4, R	10
S	30

OCCUPANCY	COMMON PATH OF EGRESS
A, M, R-1	75' MAX (SPRINKLERED)
B, S-2	100' MAX (SPRINKLERED)
R-2	125' MAX (SPRINKLERED)

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

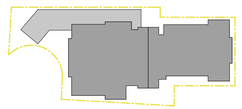
LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

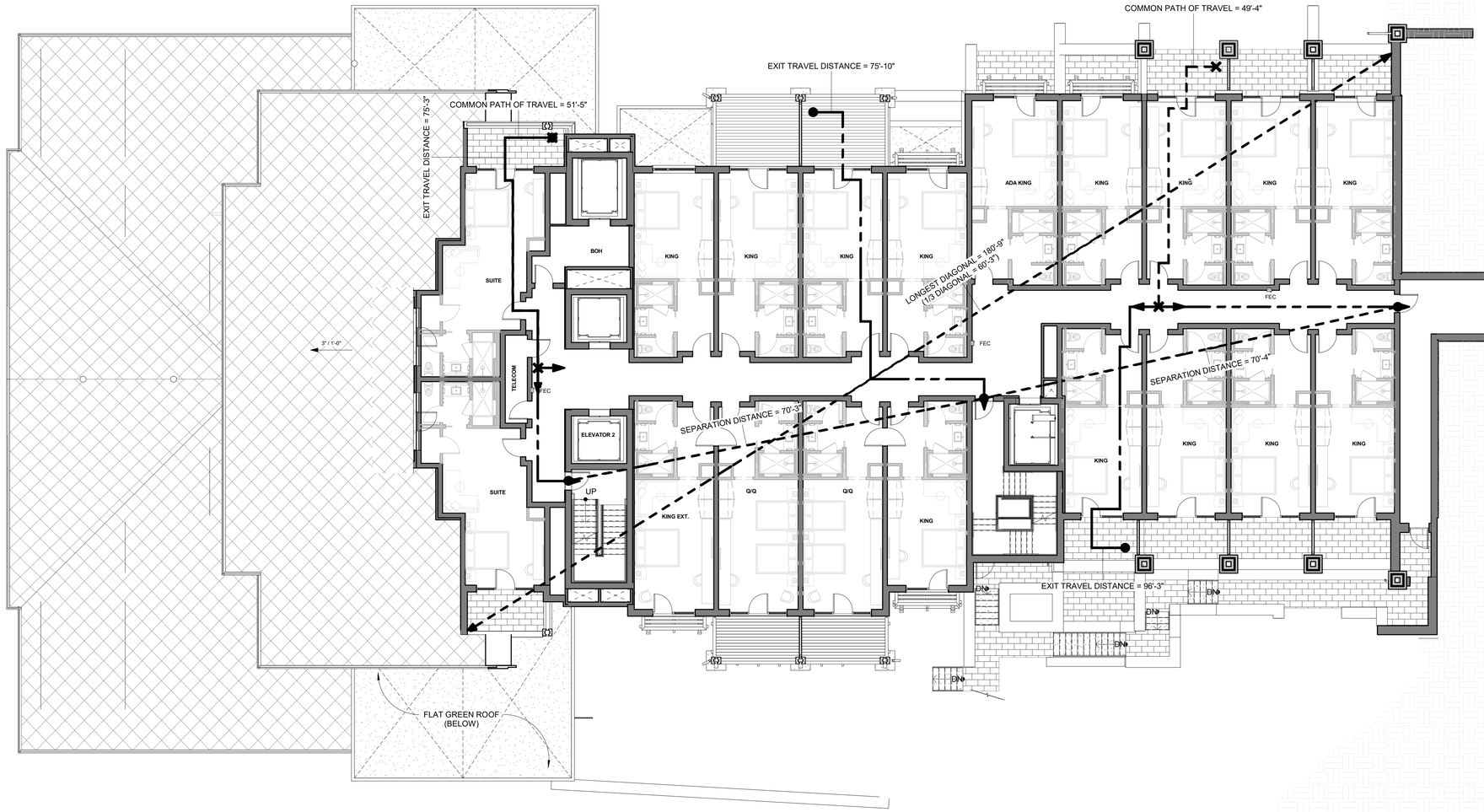
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE

G205



1 EGRESS TRAVEL PLAN - LEVEL 06
SCALE: 1" = 10'-0"

EGRESS LEGEND

SYMBOL	DESCRIPTION
	COMMON PATH OF TRAVEL: 75' MAX OR 100' MAX (FULLY SPRINKLERED B, F & S OCCUPANCY) 125' MAX (FULLY SPRINKLERED R-2 OCCUPANCY)
	COMMON PATH OF TRAVEL: 2 SEPARATE PATHS OF EGRESS TO SEPARATE EXITS
	OVERALL DIAGONAL DIMENSION
	MINIMUM SEPARATION DISTANCE BETWEEN EXITS (< 1/3 OVERALL DIAGONAL DIMENSION)
	TRAVEL DISTANCE
	DEAD END CORRIDOR: 20' MAX OR 50' MAX (FULLY SPRINKLERED B, M, R-2, & S OCC.)
	ACCESSIBLE ENTRANCE W/ AUTOMATIC OPERATOR
AREA OF REFUGE	AREA OF REFUGE W/2WAY COMMUNICATION (IBC 403.5)
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER

OCCUPANCY	MAXIMUM TRAVEL DISTANCE	
	NON-SPRINKLERED	SPRINKLERED
A, E, F-1, M, R, S-1	200'	250'
I-1	Not Permitted	250'
B	200'	300'
F-2, S-2, U	300'	400'
I-2, I-3, I-4	Not Permitted	200'

OCCUPANCY	2 EXITS REQ'D WHEN OCCUPANT LOAD > THAN
A, B, E, F, M, U	50
H-1, H-2, H-3	3
H-4, H-5, I-1, I-3, I-4, R	10
S	30

OCCUPANCY	COMMON PATH OF EGRESS
A, M, R-1	75' MAX (SPRINKLERED)
B, S-2	100' MAX (SPRINKLERED)
R-2	125' MAX (SPRINKLERED)

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

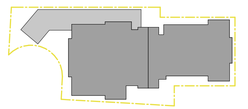
LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

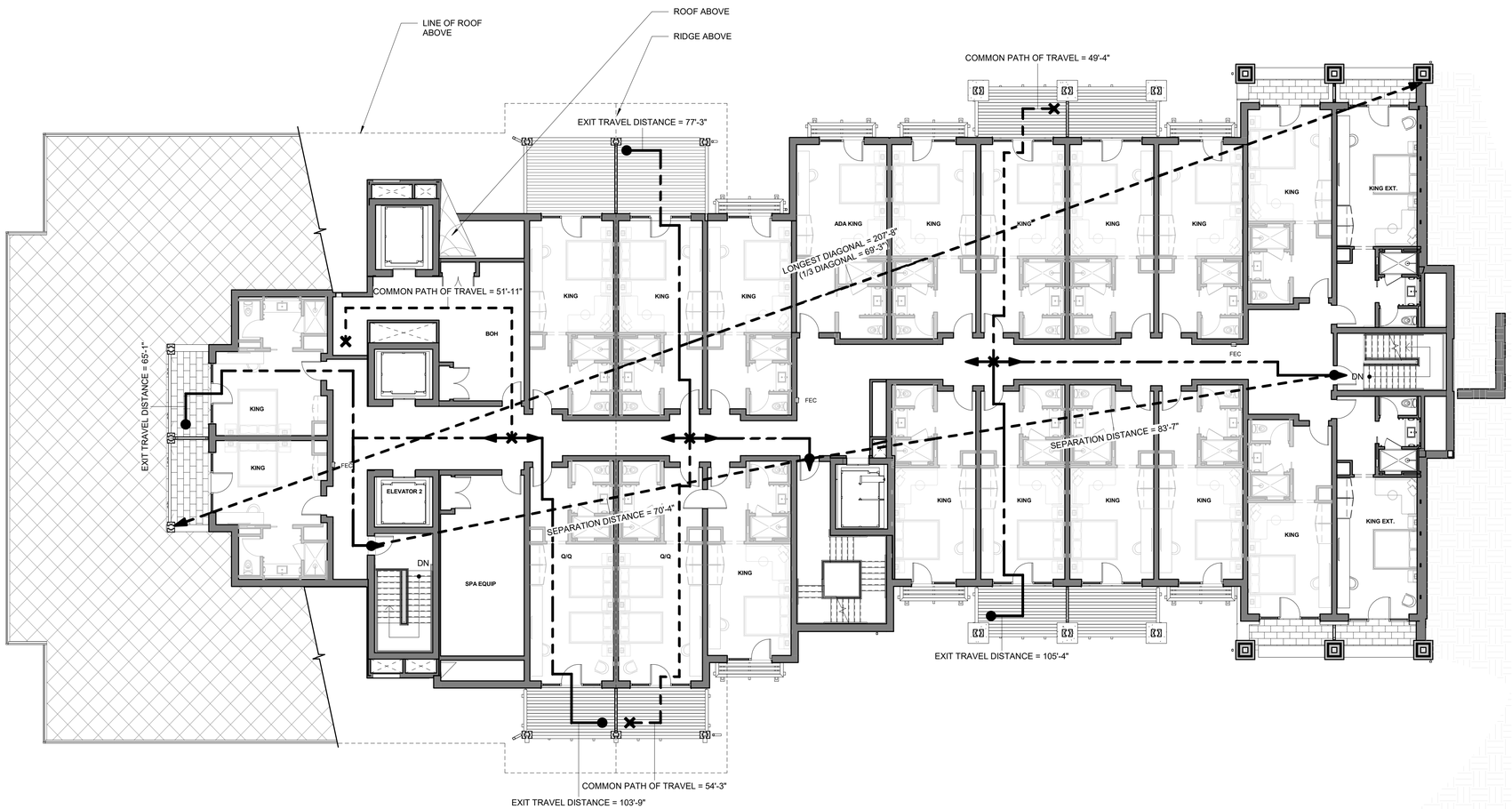
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE

G206



1 EGRESS TRAVEL PLAN - LEVEL 07
SCALE: 1" = 10'-0"

EGRESS LEGEND

SYMBOL	DESCRIPTION
	COMMON PATH OF TRAVEL: 75' MAX OR 100' MAX (FULLY SPRINKLERED B, F & S OCCUPANCY) 125' MAX (FULLY SPRINKLERED R-2 OCCUPANCY)
	COMMON PATH OF TRAVEL: 2 SEPARATE PATHS OF EGRESS TO SEPARATE EXITS
	OVERALL DIAGONAL DIMENSION
	MINIMUM SEPARATION DISTANCE BETWEEN EXITS (< 1/3 OVERALL DIAGONAL DIMENSION)
	TRAVEL DISTANCE
	DEAD END CORRIDOR: 20' MAX OR 50' MAX (FULLY SPRINKLERED B, M, R-2, & S OCC.)
	ACCESSIBLE ENTRANCE W/ AUTOMATIC OPERATOR
AREA OF REFUGE	AREA OF REFUGE W/2WAY COMMUNICATION (IBC 403.5)
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER

OCCUPANCY	MAXIMUM TRAVEL DISTANCE	
	NON-SPRINKLERED	SPRINKLERED
A, E, F-1, M, R, S-1	200'	250'
I-1	Not Permitted	250'
B	200'	300'
F-2, S-2, U	300'	400'
I-2, I-3, I-4	Not Permitted	200'

OCCUPANCY	2 EXITS REQ'D WHEN OCCUPANT LOAD > THAN
A, B, E, F, M, U	50
H-1, H-2, H-3	3
H-4, H-5, I-1, I-3, I-4, R	10
S	30

OCCUPANCY	COMMON PATH OF EGRESS
A, M, R-1	75' MAX (SPRINKLERED)
B, S-2	100' MAX (SPRINKLERED)
R-2	125' MAX (SPRINKLERED)

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

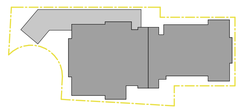
LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

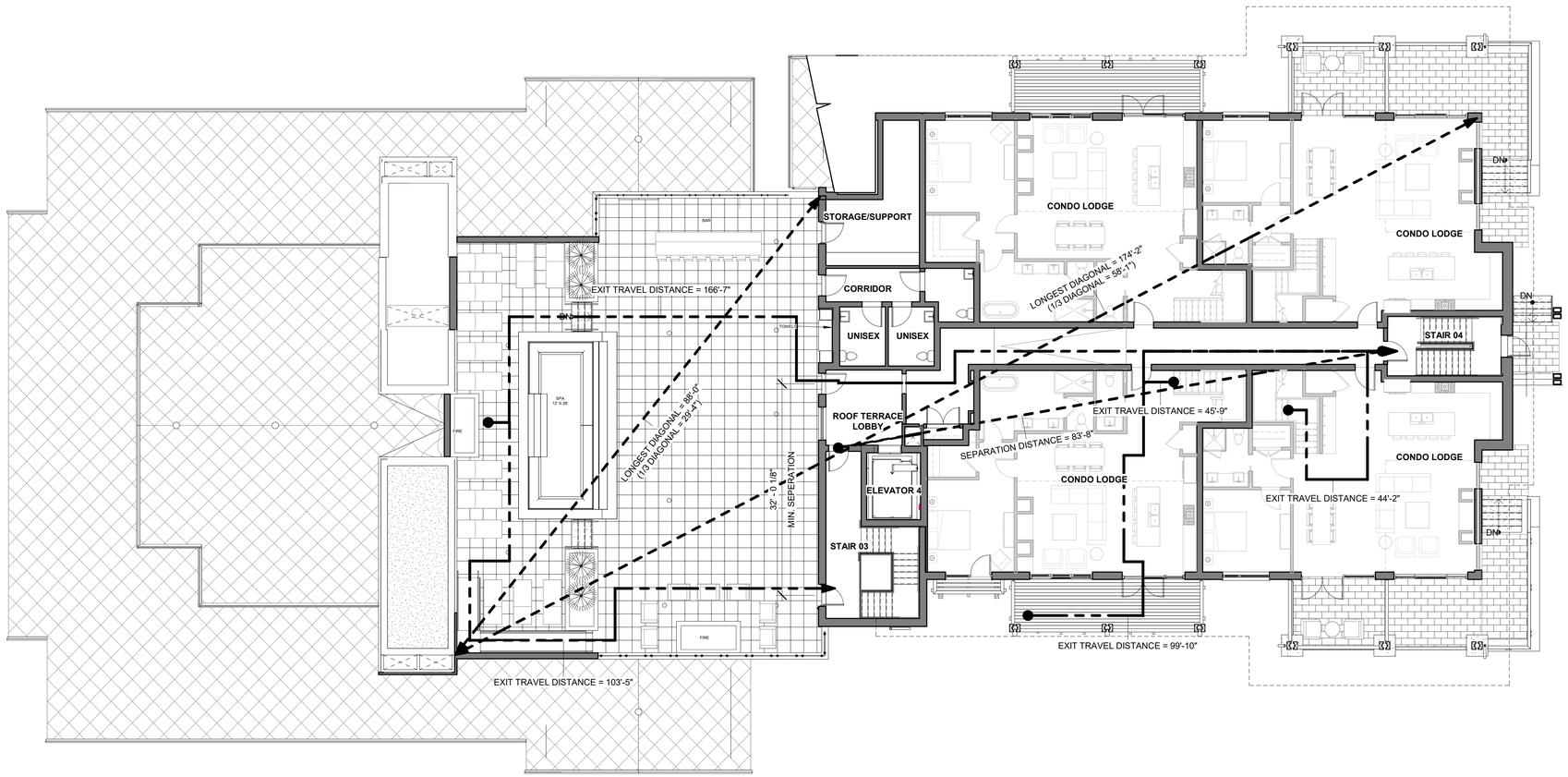
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE

G207



1 EGRESS TRAVEL PLAN - LEVEL 08
SCALE: 1" = 10'-0"

EGRESS LEGEND

SYMBOL	DESCRIPTION
	COMMON PATH OF TRAVEL: 75' MAX OR 100' MAX (FULLY SPRINKLERED B, F & S OCCUPANCY) 125' MAX (FULLY SPRINKLERED R-2 OCCUPANCY)
	COMMON PATH OF TRAVEL: 2 SEPARATE PATHS OF EGRESS TO SEPARATE EXITS
	OVERALL DIAGONAL DIMENSION
	MINIMUM SEPARATION DISTANCE BETWEEN EXITS (< 1/3 OVERALL DIAGONAL DIMENSION)
	TRAVEL DISTANCE
	DEAD END CORRIDOR: 20' MAX OR 50' MAX (FULLY SPRINKLERED B, M, R-2, & S OCC.)
	ACCESSIBLE ENTRANCE W/ AUTOMATIC OPERATOR
AREA OF REFUGE	AREA OF REFUGE W/2WAY COMMUNICATION (IBC 403.5)
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER

OCCUPANCY	MAXIMUM TRAVEL DISTANCE	
	NON-SPRINKLERED	SPRINKLERED
A, E, F-1, M, R, S-1	200'	250'
I-1	Not Permitted	250'
B	200'	300'
F-2, S-2, U	300'	400'
I-2, I-3, I-4	Not Permitted	200'

OCCUPANCY	2 EXITS REQ'D WHEN OCCUPANT LOAD > THAN
A, B, E, F, M, U	50
H-1, H-2, H-3	3
H-4, H-5, I-1, I-3, I-4, R	10
S	30

OCCUPANCY	COMMON PATH OF EGRESS
A, M, R-1	75' MAX (SPRINKLERED)
B, S-2	100' MAX (SPRINKLERED)
R-2	125' MAX (SPRINKLERED)

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

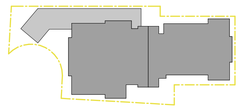
LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

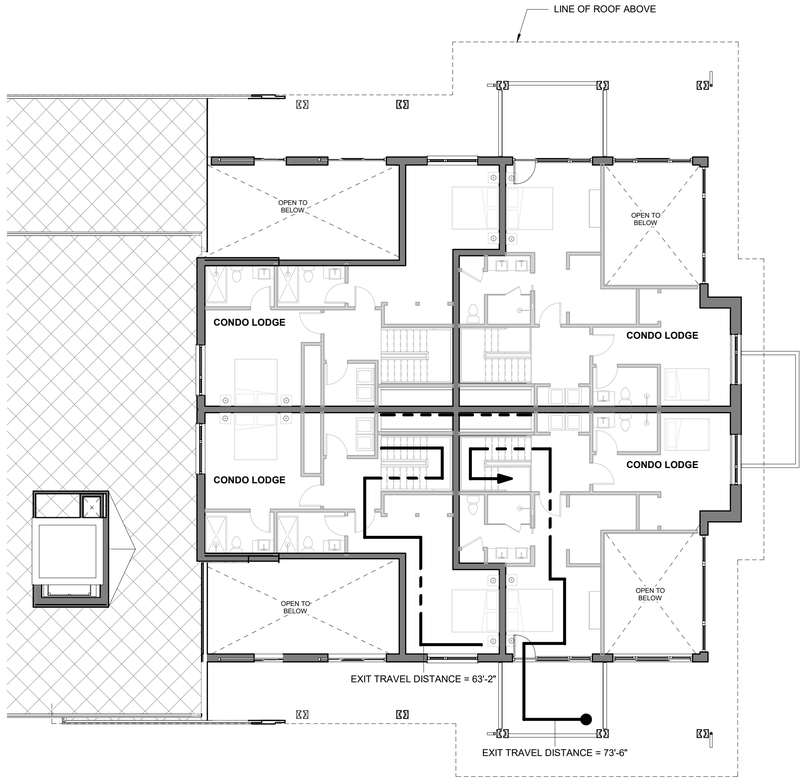
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE

G208



1 EGRESS TRAVEL PLAN - LEVEL 09
SCALE: 1" = 10'-0"

EGRESS LEGEND

SYMBOL	DESCRIPTION
	COMMON PATH OF TRAVEL: 75' MAX OR 100' MAX (FULLY SPRINKLERED B, F & S OCCUPANCY) 125' MAX (FULLY SPRINKLERED R-2 OCCUPANCY)
	COMMON PATH OF TRAVEL: 2 SEPARATE PATHS OF EGRESS TO SEPARATE EXITS
	OVERALL DIAGONAL DIMENSION
	MINIMUM SEPARATION DISTANCE BETWEEN EXITS (< 1/3 OVERALL DIAGONAL DIMENSION)
	TRAVEL DISTANCE
	DEAD END CORRIDOR: 20' MAX OR 50' MAX (FULLY SPRINKLERED B, M, R-2, & S OCC.)
	ACCESSIBLE ENTRANCE W/ AUTOMATIC OPERATOR
AREA OF REFUGE	AREA OF REFUGE W/2WAY COMMUNICATION (IBC 403.5)
FEC	FIRE EXTINGUISHER CABINET
FE	FIRE EXTINGUISHER

OCCUPANCY	MAXIMUM TRAVEL DISTANCE	
	NON-SPRINKLERED	SPRINKLERED
A, E, F-1, M, R, S-1	200'	250'
I-1	Not Permitted	250'
B	200'	300'
F-2, S-2, U	300'	400'
I-2, I-3, I-4	Not Permitted	200'

OCCUPANCY	2 EXITS REQ'D WHEN OCCUPANT LOAD > THAN
A, B, E, F, M, U	50
H-1, H-2, H-3	3
H-4, H-5, I-1, I-3, I-4, R	10
S	30

OCCUPANCY	COMMON PATH OF EGRESS
A, M, R-1	75' MAX (SPRINKLERED)
B, S-2	100' MAX (SPRINKLERED)
R-2	125' MAX (SPRINKLERED)

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

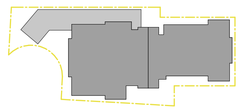
LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



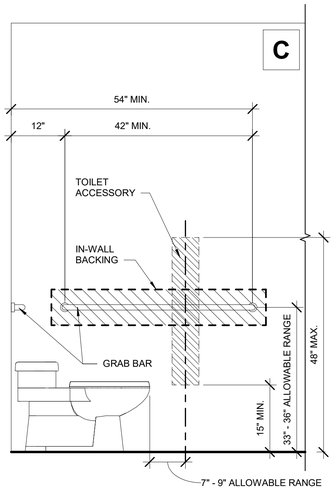
KEY PLAN

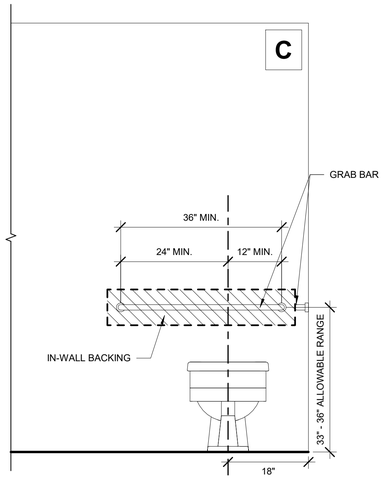
CODE ANAYLSIS - EGRESS AND TRAVEL DISTANCE

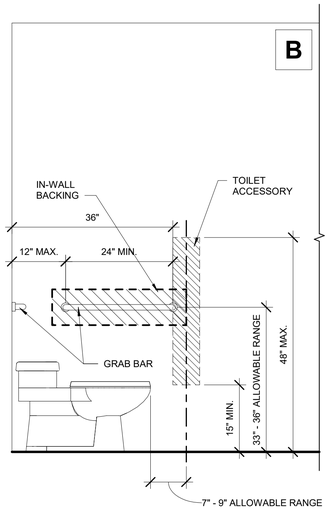
G209

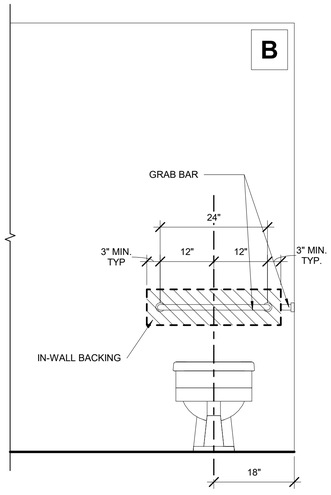
ACCESSIBILITY NOTES

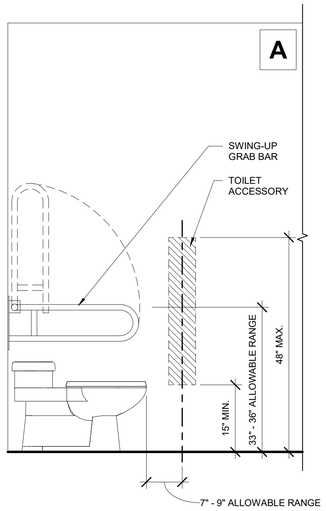
1. DIMENSIONS AND NOTES ARE TYPICAL THROUGHOUT PROJECT UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.
2. SWING-UP GRAB BARS PERMITTED IN TYPE 'B' UNITS WHERE WALL LENGTH IS INSUFFICENT FOR THE INSTALLATION OF FULL LENGTH WALL MOUNTED GRAB BARS.
3. SWING-UP GRAB BARS NOT PERMITTED IN TYPE 'A' UNITS.

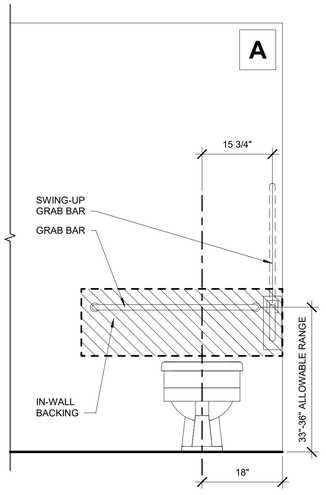


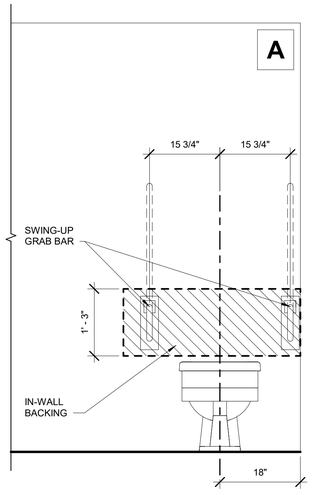




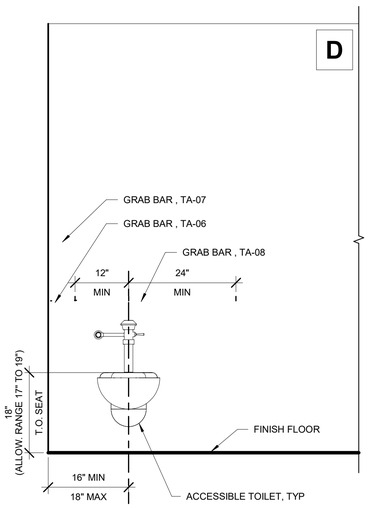


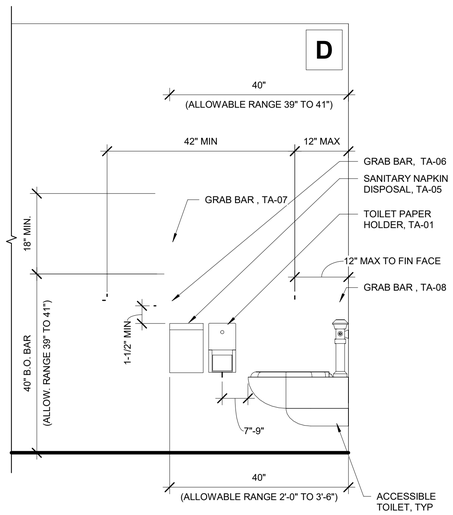


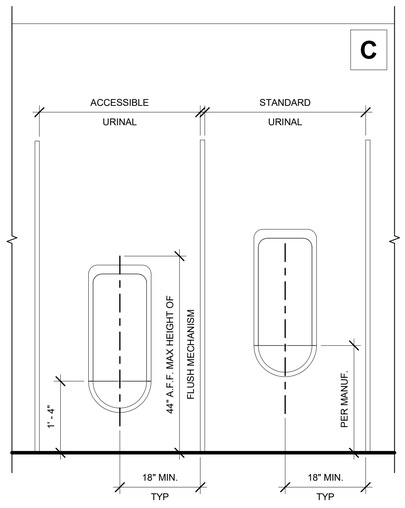


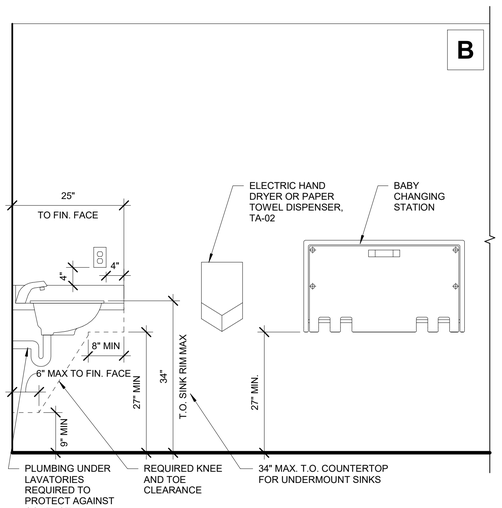


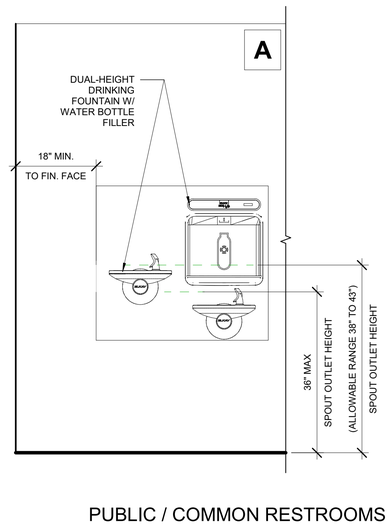
RESIDENTIAL RESTROOMS
NTS, FOR INFORMATION ONLY











PUBLIC / COMMON RESTROOMS
NTS, FOR INFORMATION ONLY

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 81611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

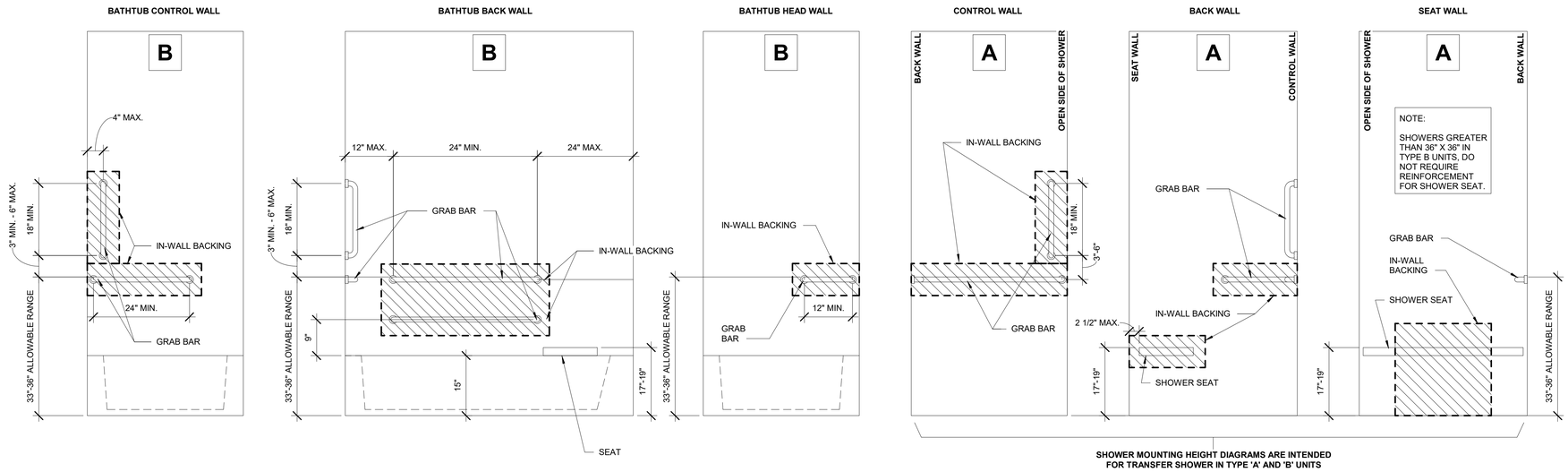
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver

BATHROOM AND TOILET FIXTURE MOUNTING DIMENSIONS

G351

ACCESSIBILITY NOTES

1. DIMENSIONS AND NOTES ARE TYPICAL THROUGHOUT PROJECT UNLESS MORE STRINGENT REQUIREMENTS ARE INDICATED.
2. SWING-UP GRAB BARS PERMITTED IN TYPE 'B' UNITS WHERE WALL LENGTH IS INSUFFICENT FOR THE INSTALLATION OF FULL LENGTH WALL MOUNTED GRAB BARS.
3. SWING-UP GRAB BARS NOT PERMITTED IN TYPE 'A' UNITS.



RESIDENTIAL BATHTUB / SHOWER
NTS, FOR INFORMATION ONLY

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER **NORWAY ISLAND, LLC**
ASPEN, CO 81611

STRUCTURAL ENGINEER **STUDIO NYL**
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER **BG BUILDINGWORKS**
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY **INTEGRAL GROUP**
3000 LAWRENCE STREET
DENVER, CO 80216

ACOUSTICAL ENGINEER **GEILER & ASSOCIATES**
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING **186 LIGHTING DESIGN GROUP**
1200 BANNOCK STREET
DENVER, CO 80204

GORSUCH HAUS

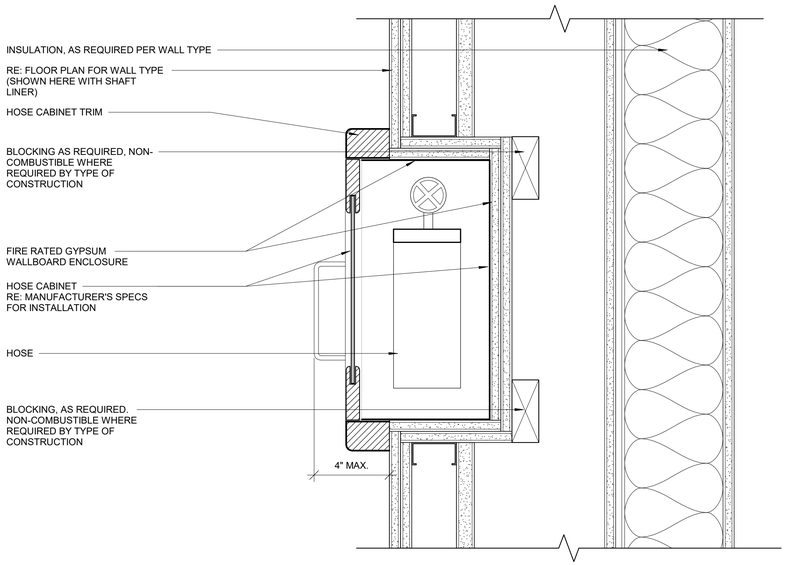
ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

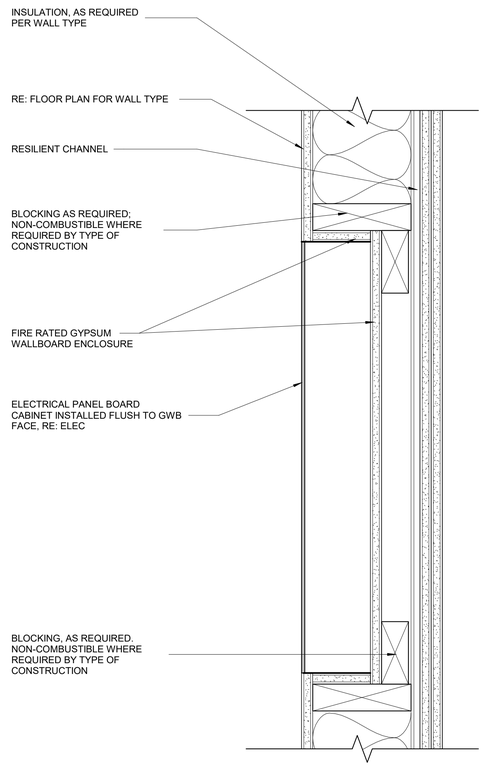
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver

BATHROOM AND TOILET FIXTURE MOUNTING DIMENSIONS

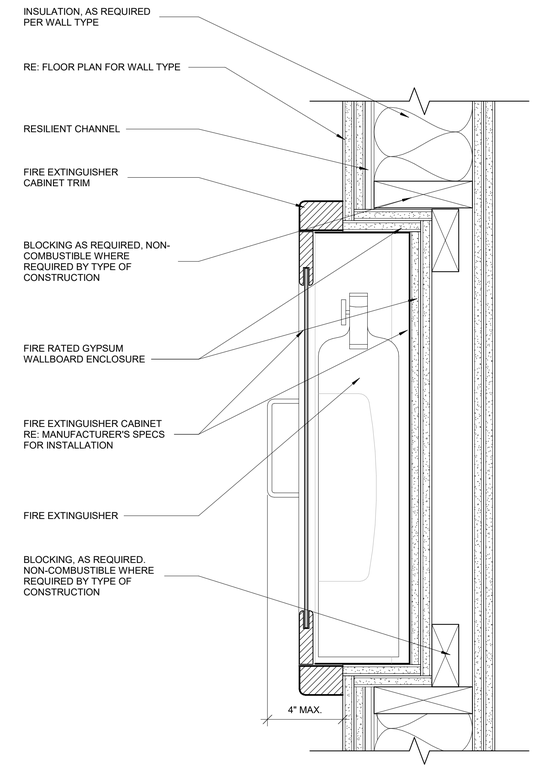
G352



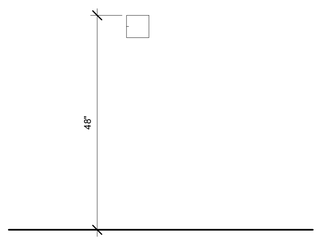
3 SECTION - SEMI-RECESSED HOSE CABINET AT FIRE PARTITION
SCALE: 3" = 1'-0"



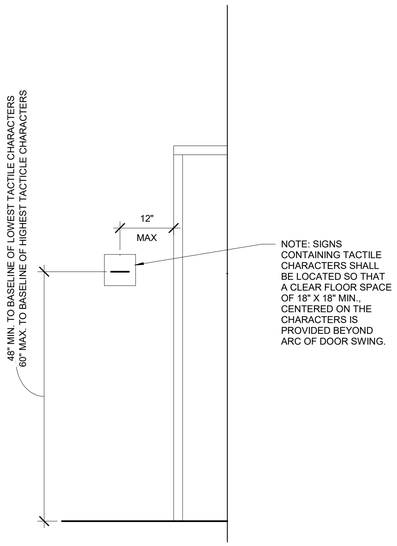
2 SECTION AT ELECTRICAL CABINET
SCALE: 3" = 1'-0"



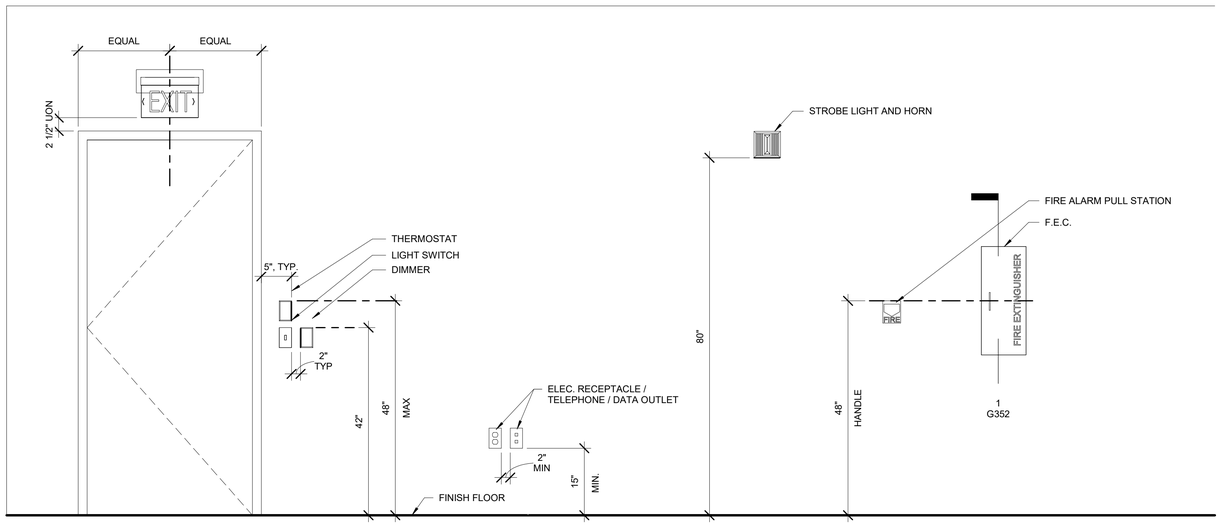
1 SECTION - SEMI-RECESSED CABINET AT FIRE PARTITION
SCALE: 3" = 1'-0"



CARD READER MOUNTING HEIGHT
NTS, FOR INFORMATION ONLY



SIGNAGE MOUNTING HEIGHT
NTS, FOR INFORMATION ONLY



FIRE PROTECTION AND ELECTRICAL MOUNTING HEIGHTS
NTS, FOR INFORMATION ONLY

NOT FOR CONSTRUCTION

copyright 2019

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. # DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver

FIRE PROTECTION AND ELECTRICAL MOUNTING DIMENSIONS

G353

Design Workshop, Inc.
Landscape Architecture
Planning
Urban Design
Strategic Services

120 East Main Street
Aspen, Colorado 81611
970.925.8354
designworkshop.com

March 23, 2020

Garrett Larimer, Planner II
City of Aspen Community Development Department
130 S. Galena St.
Aspen, CO 81611

Dear Garrett,

Thank you for your thorough review of the Gorsuch Haus – Detailed Review land use application. In response to the Determination of Completeness dated March 13, 2020 the Applicant has prepared the missing submission items to complete the land use application.

1. The Applicant has updated the Permission to Represent letter with a signature from the Aspen Skiing Company (owner of the property) authorizing Design Workshop to submit the land use application on behalf of Norway Island, LLC.
2. The Applicants written response has been updated per the Commercial Design Guidelines – Mountain Base Area – Final Review Design Guidelines.
3. An Outdoor Lighting Plan is included to supplement the outdoor lighting narrative.
4. Existing Landscape Plan P005 has been updated to identify the diameter and value of trees to be removed. A sheet titled L0-04 Tree Removal Summary Sheet was not included in the Application, reference to this sheet has been removed. We have included a tree survey report completed by Aspen Tree Service in 2016, which supports the tree mitigation fees.
5. The finalized Mudflow Report was to be included within Appendix C. Exhibit 3 Engineering Report. An updated Engineering Report is included in this delivery where the Mudflow Report is now located (pg.76).

With the submittal of these missing items, we look forward to a Letter of Completeness for the Gorsuch Haus – Detailed Review land use application. We understand that throughout the review process the Applicant may be requested to provide additional information as deemed necessary by the Community Development Department.

Sincerely,

Richard Shaw
Principal
Design Workshop

Design Workshop, Inc.
Landscape Architecture
Planning
Urban Design
Strategic Services

120 East Main Street
Aspen, Colorado 81611
970.925.8354
designworkshop.com

March 23, 2020

Garrett Larimer, Planner II
City of Aspen Community Development Department
130 S. Galena St.
Aspen, CO 81611

Dear Garrett,

Thank you for your thorough review of the Gorsuch Haus – Detailed Review land use application. In response to the Determination of Completeness dated March 13, 2020 the Applicant has prepared the missing submission items to complete the land use application.

1. The Applicant has updated the Permission to Represent letter with a signature from the Aspen Skiing Company (owner of the property) authorizing Design Workshop to submit the land use application on behalf of Norway Island, LLC.
2. The Applicants written response has been updated per the Commercial Design Guidelines – Mountain Base Area – Final Review Design Guidelines.
3. An Outdoor Lighting Plan is included to supplement the outdoor lighting narrative.
4. Existing Landscape Plan P005 has been updated to identify the diameter and value of trees to be removed. A sheet titled L0-04 Tree Removal Summary Sheet was not included in the Application, reference to this sheet has been removed. We have included a tree survey report completed by Aspen Tree Service in 2016, which supports the tree mitigation fees.
5. The finalized Mudflow Report was to be included within Appendix C. Exhibit 3 Engineering Report. An updated Engineering Report is included in this delivery where the Mudflow Report is now located (pg.76).

With the submittal of these missing items, we look forward to a Letter of Completeness for the Gorsuch Haus – Detailed Review land use application. We understand that throughout the review process the Applicant may be requested to provide additional information as deemed necessary by the Community Development Department.

Sincerely,

Richard Shaw
Principal
Design Workshop

BUILDING DESIGN & ARTICULATION

4.15 To reduce the perceived mass of a building, the design shall respect the natural setting and reflect the human scale and character of the city.

The massing of the Lodge relates to the existing topography and slopes with the site and immediate setting. Building levels directly correlate to the contour of the land. Distinct gable roof masses articulate sections of the Lodge and are separated by smaller flat roofs and rooftop amenity areas. Prominent structural columns and balconies articulate the facade, and like the roof profile, change according to the level of the adjacent topographic slope. Exterior materials include wood siding, veneer stone walls, and an exposed structure of heavy timber. Typical alpine architectural details include wood rails, exposed timber structure, and rafter tails. Window patterns facilitate a connection between exterior and interior spaces, cast shadow patterns, and provide character. Additional detailing includes window trim, custom style carriage doors, and laser cut metal screens for the transformer and loading area. Overall, the architectural profile is predominantly horizontal, with shallow pitched roofs and a lineal balcony pattern.

STREET LEVEL CHARCTER

4.16 Develop the street edge to be visually interesting to pedestrians.

Due to the limited number of streets in this district of Aspen, most of the building orients to the adjacent ski slope as their main public edge. Street improvements to South Aspen Street include a new roadway and commercial-sized sidewalks. Landscape improvements include street trees and a center island. The north-facing portion of the Lodge addresses the street edge with the main guest and public arrival. The gracious and welcoming entry is covered by a roof, portions that are two stories tall. The east elevation faces the adjacent ski slope and features related activities including multiple skier access points across terraces. Access for the adjacent neighborhood is available from the cul-de-sac. The outdoor dining spaces connect the terraces and apres-ski activities.

4.17 A new building should be designed to maintain the stature of traditional street level retail frontage.

From below, the Lodge presents a gracious and protective two-story arrival and entry. With floor-to-floor dimensions of 10.5 feet, the street level façade is 6” lower than the standard. However, because all retail-related programs are oriented toward the ski slope on level three, the Lodge’s front facade presents a different pattern than typical for most commercial/retail uses within the City of Aspen. Food and beverage operations occupy the majority of the commercial floor area.

4.18 Any new building shall be designed to maintain a minimum of 9 feet from floor to ceiling on all floors.

Floor-to-floor dimensions are 10.5 feet, allowing for 9-foot interior ceilings.

4.19 The retail entrance should be at the sidewalk level.

ADA-accessible lodge entrances for food and beverage services will occur from a sidewalk to be installed on the South Aspen Street cul-de-sac. The main lodge entrance is accessible from a flat walkway adjacent to the building's entry.

4.20 Incorporate an airlock entry into the plan for all new structures.

The entrance maintains an airlock to the sidewalk. As a permanent feature, the airlock does not project beyond the facade of the building.

ROOFSCAPE

4.21 The roofscape should be designed with the same design attention as the secondary elevations of the buildings

Visible from Aspen Mountain above, the roof of the Lodge will employ a shallow gable and green roof technology in order to be as visually discreet as possible. The building's mechanical system is located on either the roof top or on the west side chiller yard, and enclosed by a screen wall. Sunstyle shingle solar collectors, a type of roof shingle that lays flat to the roof, are proposed for installation on the roof. Rooftop enclosures and elevator cores are fully integrated into the design of the roofs and provide a screening parapet for the rooftop amenity space. The rooftop will not be seen from the street due to the location on the roof and setbacks from the edge of the structure.

4.22 Variation in roof profile should be reflected in both the width and the depth of the roofscape of the building(s).

From the east and west elevations, the roof profile consists of a gable with hyphens of flat roofs. From the north and south elevations, the roof profile consists of shallow roof ridges cascading up (or down) the slope. At the lodge's north-facing entrance, the roof gable is rotated 90 degrees to face. Dormers provide visual interest by breaking the roof into smaller shapes.

ARCHITECTURAL MATERIALS

4.23 High quality durable materials should be employed.
The palette of materials proposed is included on the architectural plans submitted with enlargements and details found on Sheet A. 801. Color samples and material applications are included for the project on the same sheet.

4.24 Building materials should have these features:

Materials proposed for the exterior of the building are similar to those historically utilized in Aspen and other alpine regions throughout the world and include heavy timber and wood siding accented by a stone base. Deep overhangs protect the wood facade from snow and moisture. Materials are layered to create dimensional articulation along the facade. Balconies with railings create light and shadow patterns.

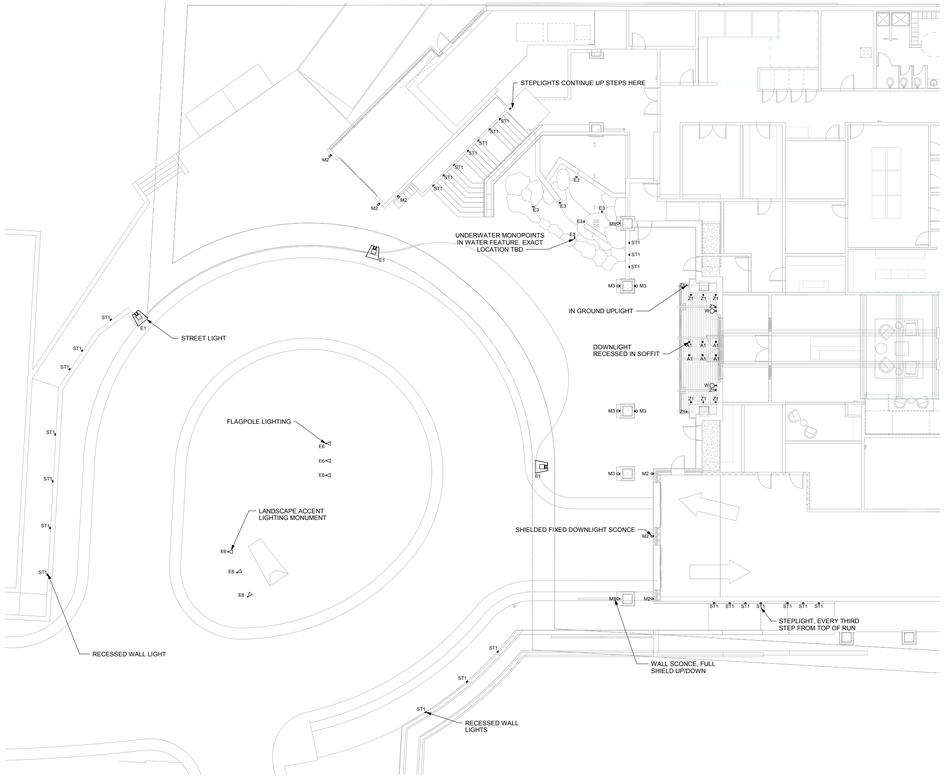
PAVING & LANDSCAPING

4.25 Landscaping and paving should have the following characteristics:

In lieu of asphalt, architectural concrete will be used in the cul-de-sac. Sidewalk enhancements will include stone paving that enhances the street frontage. A landscape feature in the form of a cascading water feature over a granite outcrop is integrated into the Lodge entrance and exterior stairway. Landscape features and materials are scaled for pedestrians and are consistent with the architectural materials. The palette of materials proposed for the Lodge include stone paving, concrete modular pavers, and concrete for the street sections of the project. The stone veneer on retaining walls and as part of the cascade feature are natural stone to match that proposed for the buildings veneer walls.

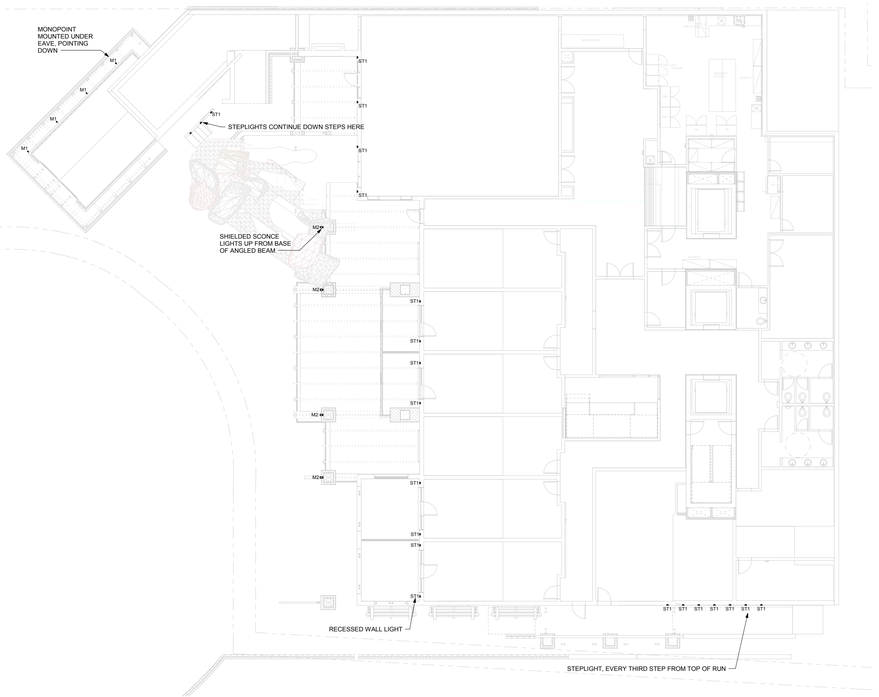
4.26 Landscaping should create a buffer between the street and sidewalk.

Landscape buffers are proposed within the new cul-de-sac. These improvements include a separate driving surface delineating the sidewalk on the northern side, and along the ski run and the cul-de-sac. Due to the extreme number of utilities lines in this area, tree planting is limited. However, street trees on the south side of the cul-de-sac are proposed wherever utility conflicts do not exist. Landscape improvements will be most noticeable in the center island of the new street. Landscape on the northern side of the cul-de-sac is located between the sidewalk and the traffic lanes.



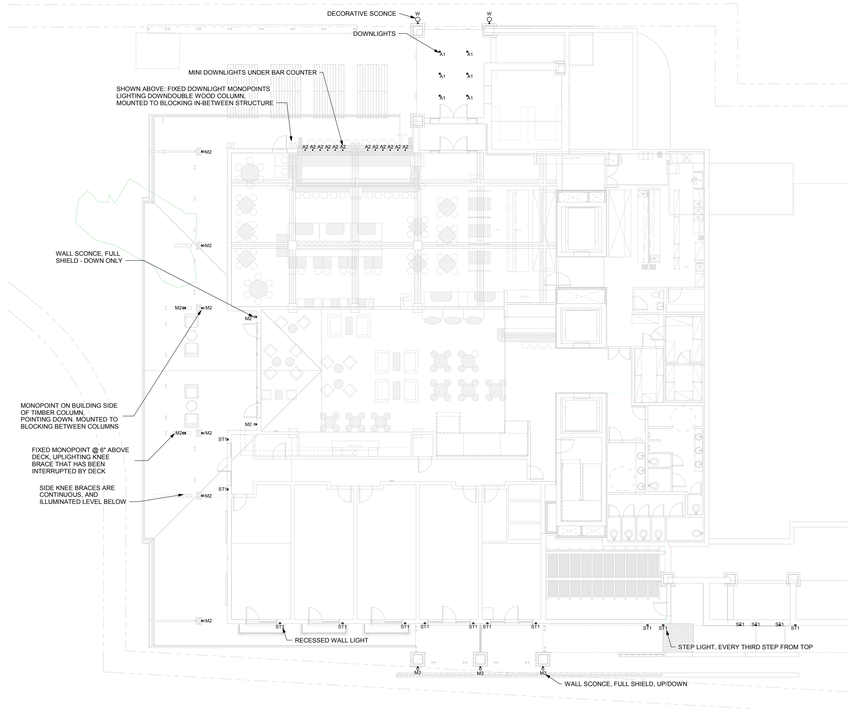
LEVEL 1 LIGHTING PLAN

SCALE: 1/16"=1"



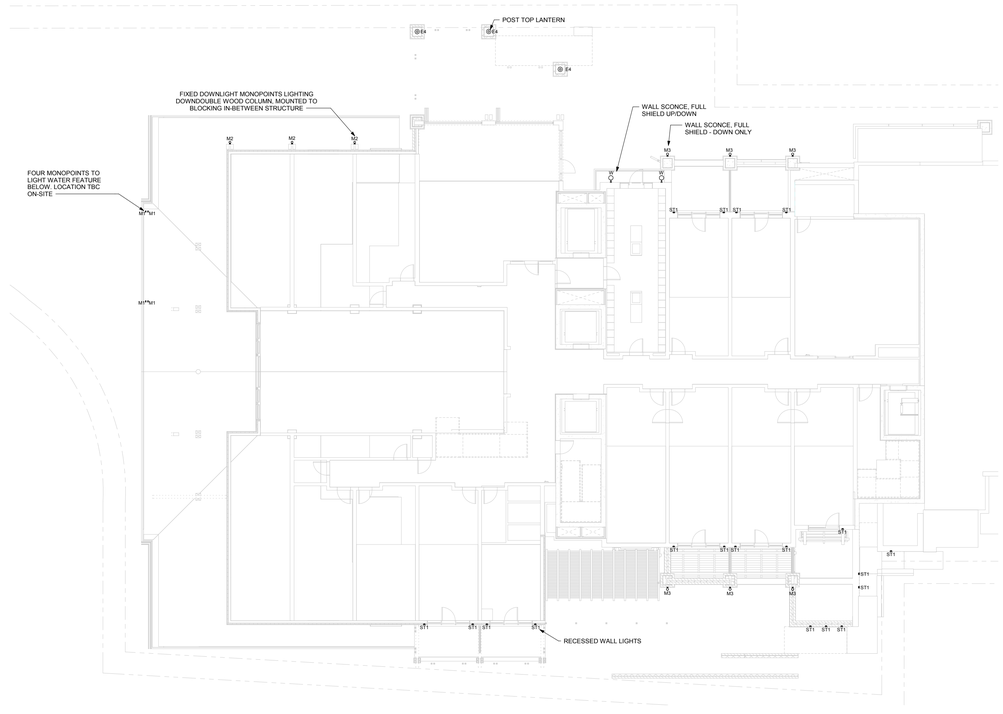
LEVEL 2 LIGHTING PLAN

SCALE: 1/16"=1"



LEVEL 3 LIGHTING PLAN

SCALE: 1/16"=1"



LEVEL 4 LIGHTING PLAN

SCALE: 1/16"=1"

NOT FOR CONSTRUCTION

copyright 2017

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 80611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING DESIGNER	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER CO 80204

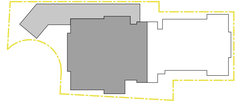
GORSUCH HAUS

ASPEN, CO 80611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE

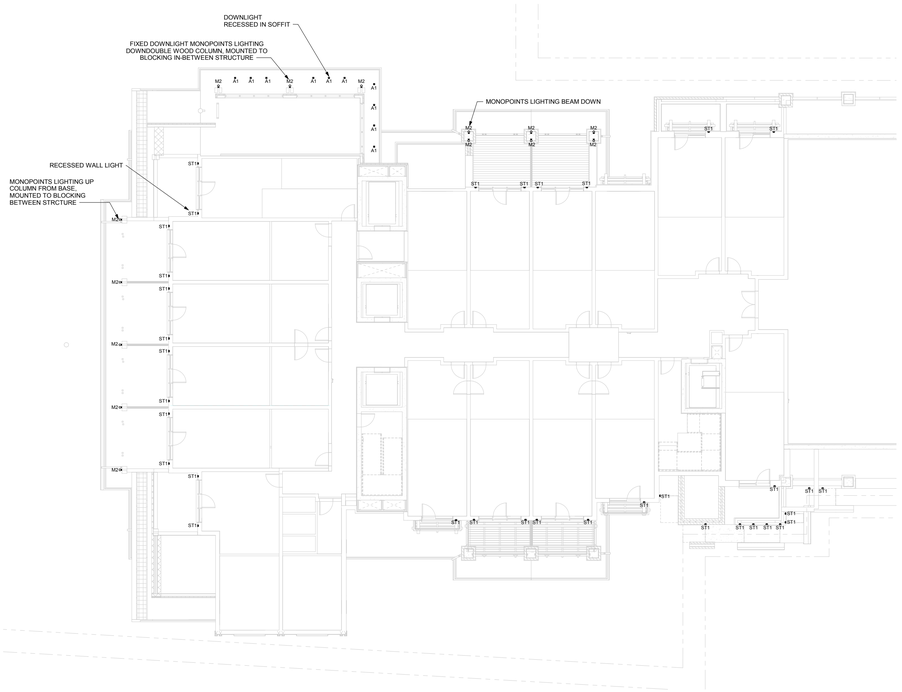
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



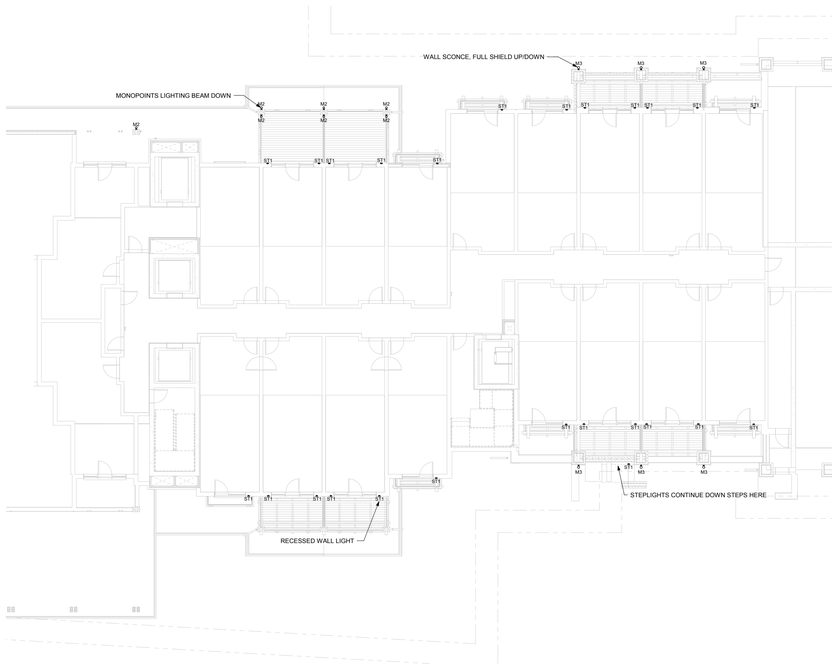
KEY PLAN

LEVEL 1 LIGHTING PLAN

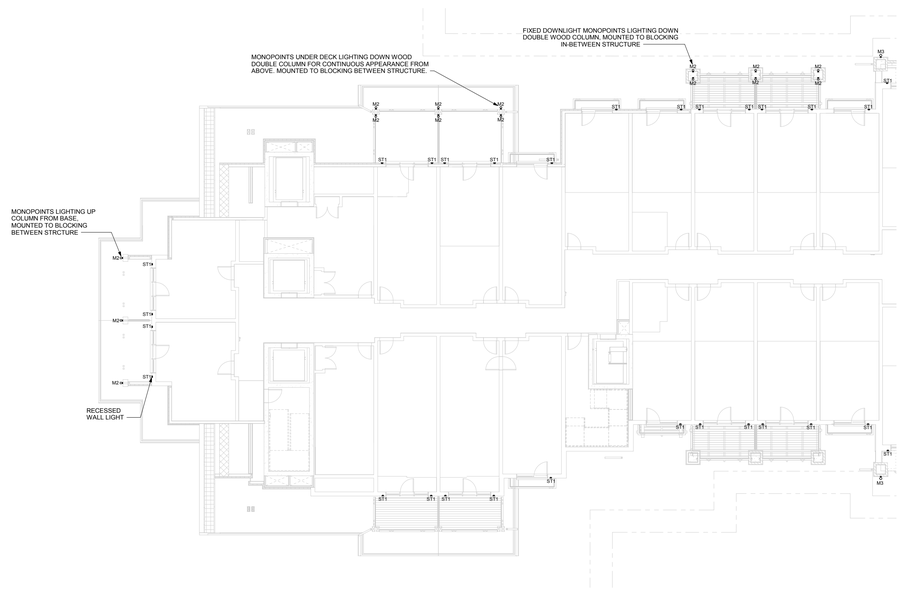
EL-101



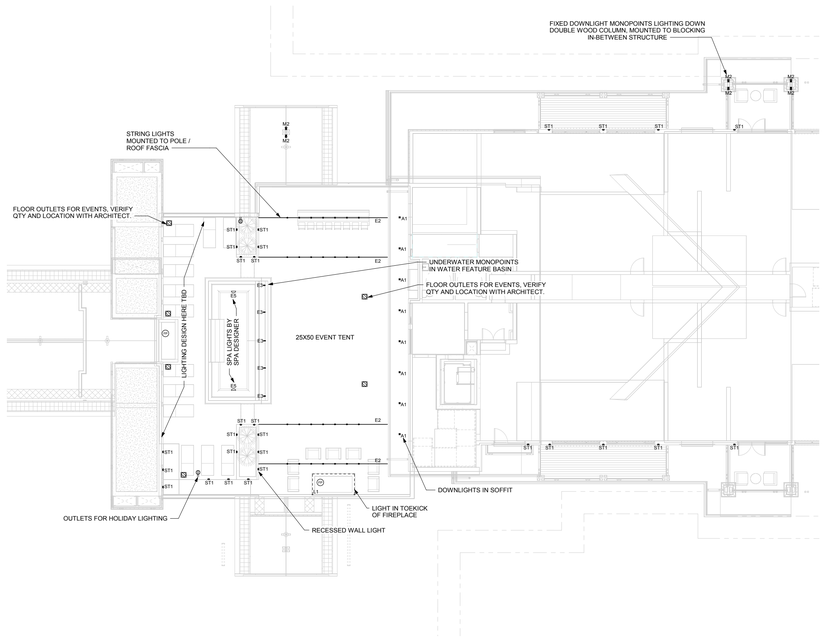
LEVEL 5 LIGHTING PLAN SCALE: 1/16"=1"



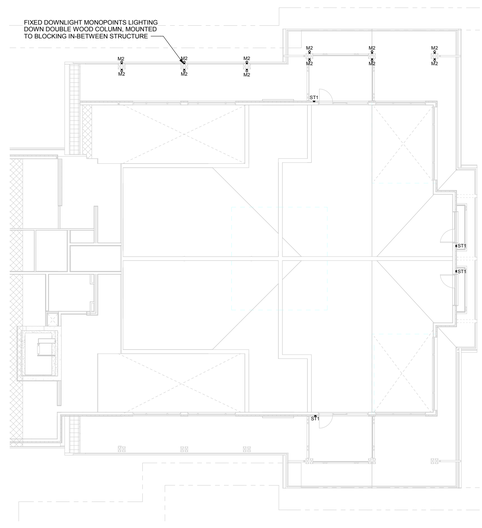
LEVEL 6 LIGHTING PLAN SCALE: 1/16"=1"



LEVEL 7 LIGHTING PLAN SCALE: 1/16"=1"



LEVEL 8 LIGHTING PLAN SCALE: 1/16"=1"



ROOF LIGHTING PLAN SCALE: 1/16"=1"

NOT FOR CONSTRUCTION

copyright 2017

4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 80611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING DESIGNER	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER CO 80204

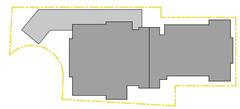
GORSUCH HAUS

ASPEN, CO 80611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE

ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



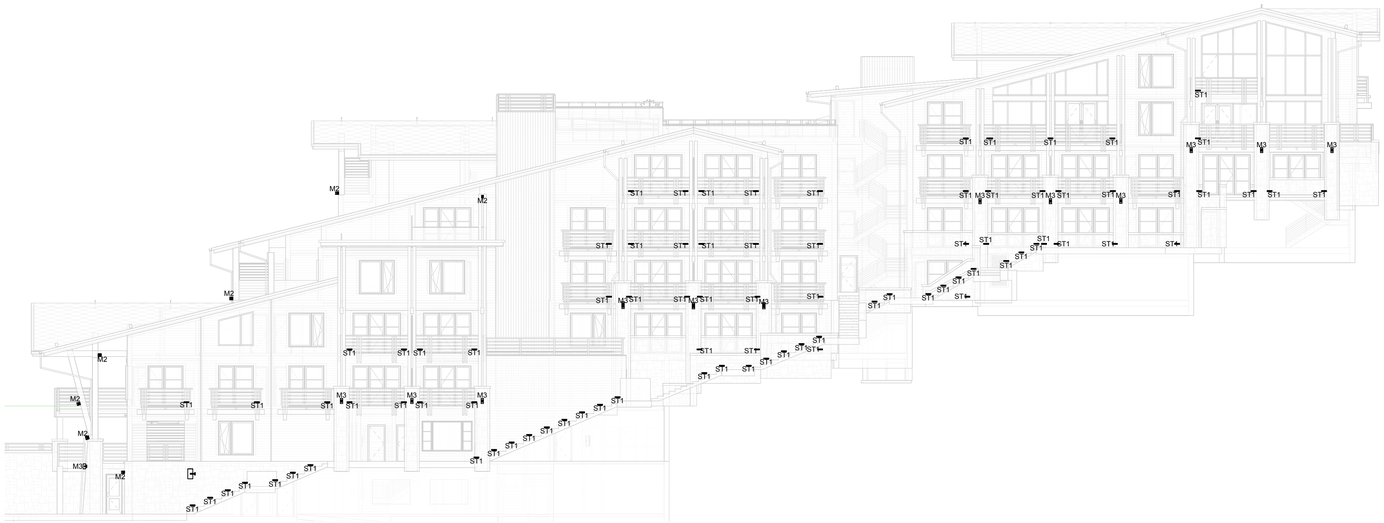
KEY PLAN

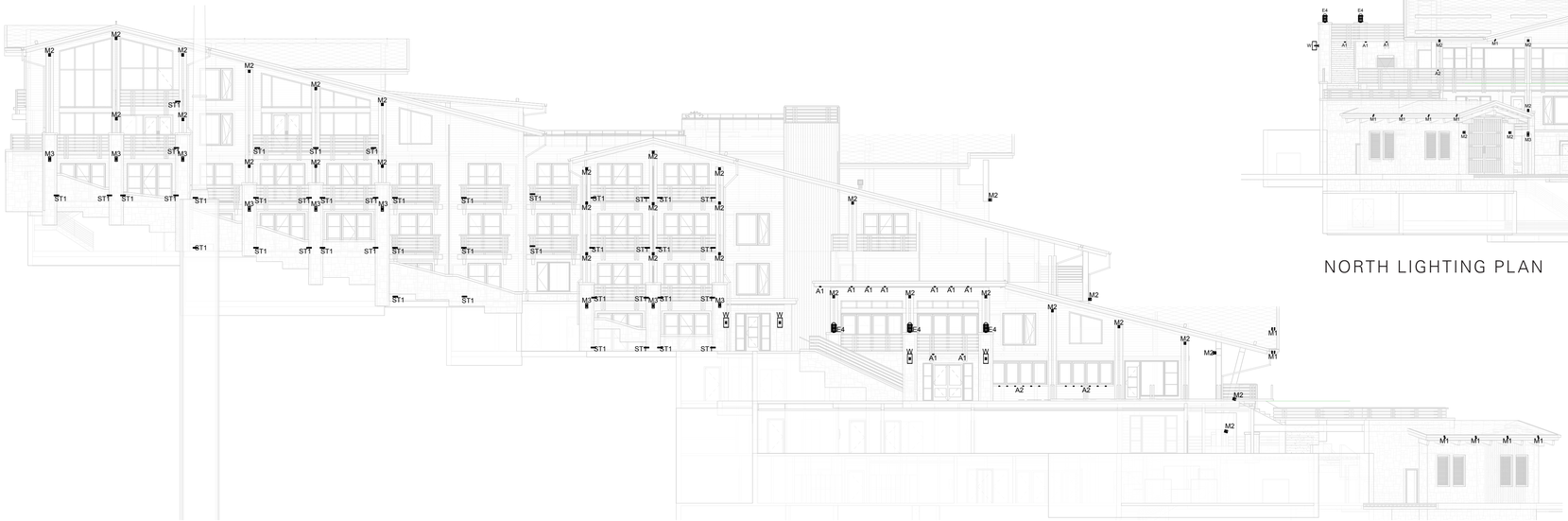
LEVEL 2 LIGHTING PLAN

EL-102

WEST LIGHTING PLAN

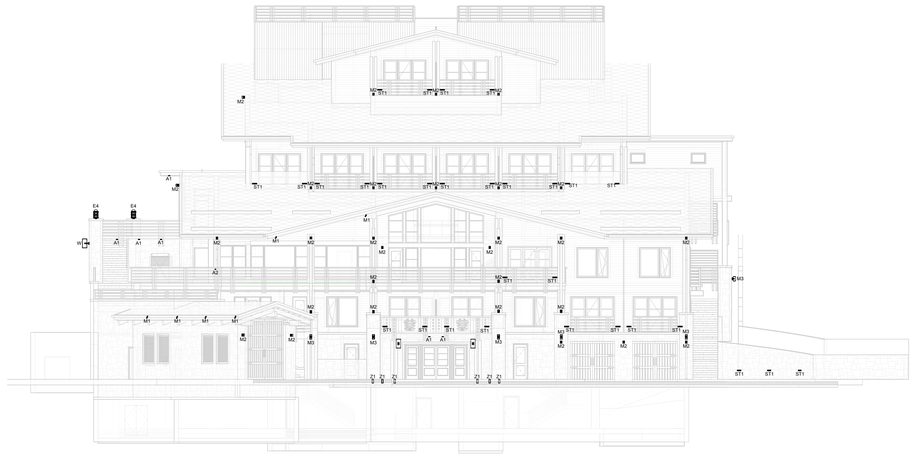
SCALE: 3/32″=1″





EAST LIGHTING PLAN

SCALE: 3/32″=1″



NORTH LIGHTING PLAN

SCALE: 1/16″=1″

LEVEL 7 ENLARGEMENT

SCALE: 1/16″=1″

LEVEL 8 ENLARGEMENT

SCALE: 1/16″=1″

ROOF ENLARGEMENT

SCALE: 3/64″=1″

NOT FOR CONSTRUCTION

copyright 2017

4240 Architecture Inc.

OWNER NORWAY ISLAND, LLC
ASPEN, CO 80611

STRUCTURAL ENGINEER STUDIO NYL
2995 BASELINE RD., SUITE 314
BOULDER, CO

MEP ENGINEER BG BUILDINGWORKS
1626 COLE BLVD. SUITE 300
LAKEWOOD, CO 80401

SUSTAINABILITY INTEGRAL GROUP
3000 LAWRENCE STREET DENVER, CO 80216

ACOUSTICAL ENGINEER GEILER & ASSOCIATES
12355 E. CORNELL AVENUE
AURORA, CO 80014

LIGHTING DESIGNER 186 LIGHTING DESIGN GROUP
1200 BANNOCK STREET
DENVER CO 80204

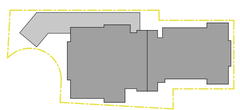
GORSUCH HAUS

ASPEN, CO 80611

25% DESIGN DEVELOPMENT 15 JAN 2020

ISS. #	DESCRIPTION	DATE

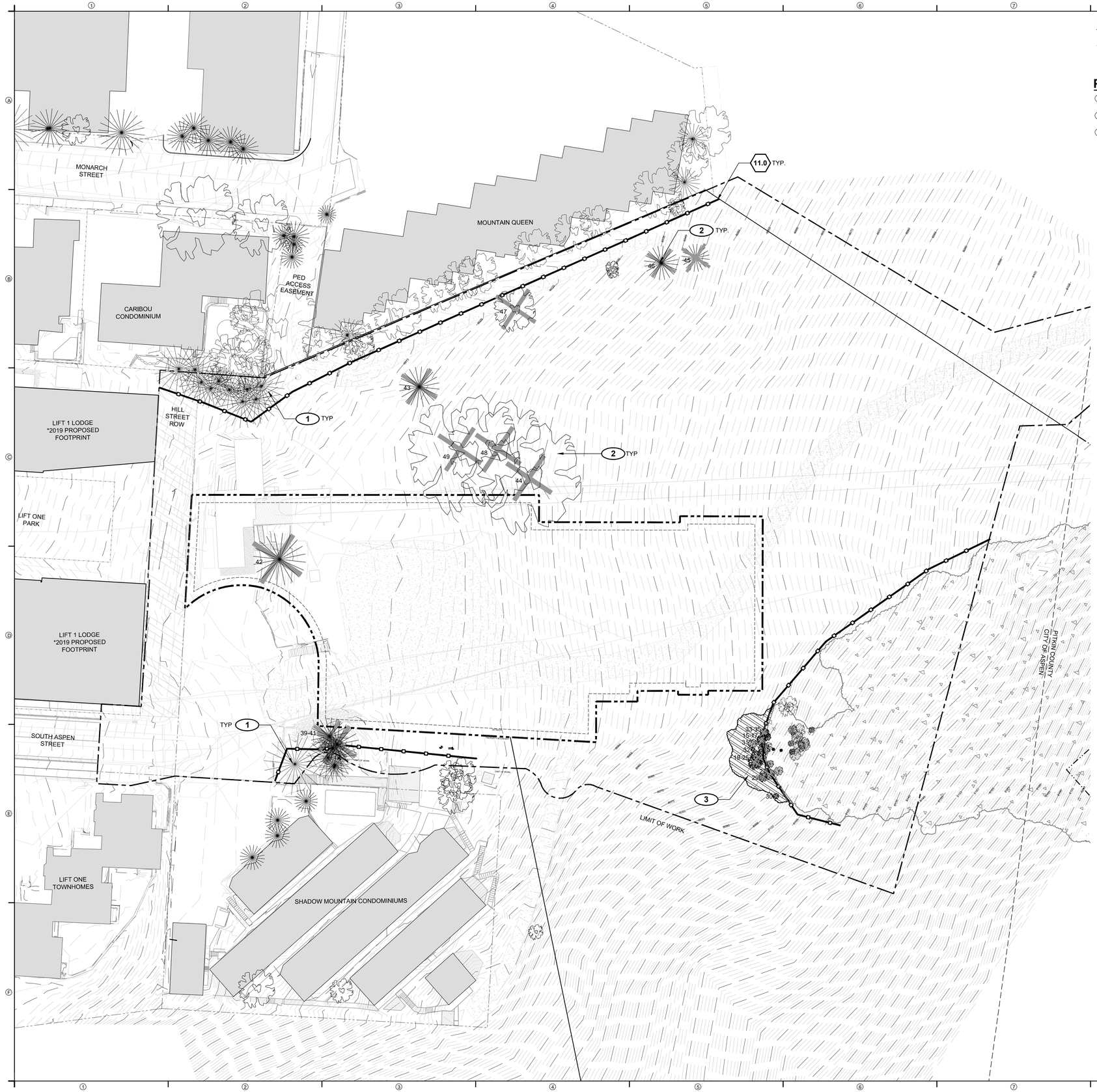
ARCHITECT'S PROJECT NO. :	21222.00
DESIGNER:	Designer
DRAFTER:	Author
CHECKER:	Checker
APPROVED BY:	Approver



KEY PLAN

NORTH ELEVATION

EL-201



SITE KEYNOTES:

		DETAIL SHEET
11.0	**PLANT PROTECTION**	
	11.1 Tree Protection Fencing	1 / L7-

PLANT PROTECTION & DEMO REFERENCE NOTES:

1. Existing tree to be preserved. Do not disturb. Protect in place.
2. Existing tree to be removed.
3. Existing stand of shrubs to be removed.

NOTE:
Only trees planned to be removed are labeled in this list. Find corresponding trees labeled below on drawing.

TREE REMOVAL LIST

TREE #	TREE TYPE	SIZE NOTES	VALUE	
15	Choke Cherry	3.1" cal.	$339.47	
16	Choke Cherry	3" cal.	$317.93	
19	Choke Cherry	3.2" cal.	$361.73	
20	Choke Cherry	3" cal.	$317.93	
21	Choke Cherry	3" cal.	$317.93	
22	Choke Cherry	4.3" cal.	$653.16	
23	Choke Cherry	5.3" cal.	$992.28	
25	Choke Cherry	4.7" cal.	$780.33	
31	Choke Cherry	3.4" cal.	$408.36	
33	Choke Cherry	3.1" cal.	$339.47	
34	Choke Cherry	3.1" cal.	$339.47	
35	Choke Cherry	3.1" cal.	$339.47	
39	Pine Tree	7.3" cal.	$1,882.47	
40	Pine Tree	14.6" cal.	$7,529.88	
41	Pine Tree	12" cal.	$5,086.80	
42	Pine Tree	17" cal.	$10,208.93	
43	Pine Tree	13" cal.	$5,969.93	*Value less 25% due to poor tree condition*
44	Deciduous Tree	37" cal.	$12,089.98	*Value less 75% due to poor tree condition*
45	Pine Tree	9.2" cal.	$2,989.91	*Value less 75% due to poor tree condition*
46	Pine Tree	10.8" cal.	$4,120.31	*Value less 25% due to poor tree condition*
47	Deciduous Tree	13.5" cal.	$6,437.98	
48	Deciduous Tree	30.1" cal.	$8,001.20	*Value less 75% due to poor tree condition*
49	Deciduous Tree	40.2" cal.	$14,271.65	*Value less 75% due to poor tree condition*
			$79,331.56	

NOTES:
1. Only Deciduous trees larger than 6" caliper in size, Conifer trees larger than 4" caliper in size, and Gamble Oak/Choke Cherry trees larger than 3" caliper in size, are provided on this chart. Additional vegetation (i.e, understory shrubs, groundcover, etc.) may also need to be removed and is indicated as approximately as possible. Final limits of vegetation removal shall be determined in field.
2. Refer to P006 Plant List for proposed trees and caliper inches for mitigation

NORTH

0 15 30 60
ORIGINAL SCALE: 1"= 30'

DESIGNWORKSHOP
Landscape Architecture • Land Planning
Urban Design • Tourism Planning
Asheville • Aspen • Austin • Chicago • Denver • Dubai
Houston • Lake Tahoe • Los Angeles • Shanghai

120 East Main Street
Aspen, Colorado 81611
(970) 925-8354
(970) 920-1387

WWW.DESIGNWORKSHOP.COM

GORSUCH HAUS
NORWAY ISLAND, LLC.
ASPEN, COLORADO

ISSUE DATE: January 15, 2020

REVISIONS

#	DATE	DESCRIPTION

DRAWN: MM, CK REVIEWED: RWS

DETAILED APPLICATION

PROJECT NUMBER: 4735

EXISTING LANDSCAPE PLAN

SHEET NUMBER

P005

© COPYRIGHT DESIGNWORKSHOP, INC.

Mar 23, 2020 - 2:49pm
F:\PROJECTS_AL\4735-LR1\dD-CAD\02 Sheets\DW-4735-EX D-Existing Landscape Plan.dwg

ASPEN SNOWMASS
ASPEN SKIING COMPANY

March 19, 2020

Community Development Department
City of Aspen
130 South Galena Street, 3rd Floor
Aspen, CO 81611

To: City of Aspen, Community Development Department

The property owner of record is the Aspen Skiing Company. Aspen Skiing Company authorizes Norway Island, LLC c/o Lowe Enterprises to submit an application for the property. Furthermore, Design Workshop is hereby granted the right of access to information and the right to act as the agent/representative regarding matters concerning the Gorsuch Haus project and the project application, other than matters with regard to the Lift One Corridor lift and ski operations, which matters should be discussed directly with Aspen Skiing Company.

Please contact Richard Shaw with any questions, comments or concerns regarding the project:

Richard Shaw
Design Workshop
120 East Main Street
Aspen, CO 81611
970.925.8354
rshaw@designworkshop.com

This written authorization is effective upon the date signed and will remain in effect for the entirety of the Detailed Review process.

Regards,

David Corbin
Sr. Vice President Planning and Development
Aspen Skiing Company
P: 970-923-8751

cc: Rana Dershowitz

P.O. Box 1248
Aspen, CO 81612-1248
970-925-1220
www.aspensnowmass.com

Printed on Recycled Paper.

Tree Survey Report

Lift 1A/ Gorsuch Haus

April 26, 2016

PROVIDED BY:

Jason Jones
Board Certified Master Arborist #RM-0734B
Aspen Tree Service Inc.
Carbondale, CO 81623
(970) 963-3070
mtnjones@gmail.com

Summary

I have been asked by Design Workshop to analyze and comment on the tree resource located on the site of the Lift 1A/ Gosuch Haus property located at the base of Aspen Mountain. The site is being considered for re-development and there are numerous trees on and around the property. While it is in the best interest of the landowner and community to retain as many trees as possible while developing any site, it is important that the trees chosen to be retained can tolerate site impacts, will not present an elevated level of hazards to the property or its users, and will exist as long term assets to the community and the property. I have visually observed the trees and reviewed the plans for the proposed new building footprint and construction and determined that all of the trees on the site would require removal to complete the planned development as proposed. I have provided an inventory and evaluation of all of the significant trees to be used in determining planning and in procuring necessary tree removal permits from the City of Aspen

A total of 18 trees with total diameter of 243 inches are being proposed for removal. Utilizing the City of Aspen's formula pertaining to tree mitigation values, a total of $189,827.13 in value has been calculated If all of the trees being requested for removal were mitigated at full value. Due to factors relating to tree health, structure, aesthetics, placement and contribution to the site, it is my opinion that the individual values of some of the trees that are designated for removal would likely be reduced or eliminated upon review from the City Forestry Department. There are three trees on this site that are very large diameter and are responsible for over $120,0000 of the mitigation amount. These trees are in overall poor condition and it is my opinion that these trees should not carry such a high value and I would advise the ownership to request a reduction in this amount when applying for tree removal permits.

Once a final site plan is developed, trees that are required for removal are identified, and review of the permit application by City Forestry department is performed, a precise mitigation cost could be determined. It should be noted that the cost of new trees as part of the re-landscaping on the site would be generally applied towards mitigation. Any difference in the amounts would then be due as a cash payment to the city before a tree removal permit could be released.

Methodology

I initially met with Jessie Young, Landscape Architect, with Design Workshop on March 29, 2016 . We reviewed the property, discussed the plans for construction and she pointed out all of the the trees on the site. I then visited the site with an assistant on April 23rd to perform my assessment.

I was provided with a site map with tree locations and estimated diameters at the time of our initial meeting. I then performed a visual inspection on each tree located within the boundaries of the property. I re-measured each tree at approximately 4.5 feet above ground level with a diameter tape to obtain an accurate Diameter Breast Height (DBH). I rounded diameter down to nearest whole inch on all trees. I was provided a base map from which I numbered and labeled each tree on the map. Metal tags were attached to the north side of each tree labelled. Individual trees were entered into the attached tree inventory worksheet with an accurate DBH, condition rating, and a maximum mitigation value based on the formula provided in the City of Aspens Title 13 ordinance pertaining to health and quality environment section 13.20.020. This ordinance states that gambel oak, serviceberry, and chokecherry trees over 3 inches DBH, other deciduous trees over 6 inches DBH and conifer trees over 4 inches in diameter will require a permit from the forestry department and may require mitigation based on the formula: Basic Value = $41.00 x 3.14 x (D/2)2 Where: D = the diameter of the tree in inches. Trees that were multi-stemmed were measured at 4.5 feet above ground and calculated as if they were two individual trees and then added together.

Condition values were assigned as a result of visual indicators such as the presence of dead limbs, signs or symptoms of disease/insects, or structural defects. Details of the condition scale are as follows:

1) A healthy, vigorous tree, reasonably free of signs and symptoms of disease, with good structure and form typical of the species.

2) Tree with slight decline in vigor, small amount of twig dieback, minor structural defects that could be corrected.

3) Tree with moderate vigor, moderate twig and small branch dieback, thinning of crown, poor leaf color, moderate structural defects that might be mitigated by regular care.

4) Tree in decline, epicormic growth, extensive dieback of medium to large branches, significant pathogen activity or structural defects that cannot be abated.

5) Tree is in severe decline, highly hazardous or is dead.

Limits of the Assignment

My investigation is based solely upon the information noted on my visits to the site in March and April of 2016. I have not performed any laboratory examinations, studied soil composition or employed any other diagnostic techniques beyond visual examination of the trees and the site. I have developed general conclusions of tree health and provided recommendations based upon these observations.

Observations

Site Description

The property is located at the base of Aspen Mountain Ski Area and currently includes a chairlift and multiple outbuildings related to the ski resort. The boundaries extend up the slope to a native woodland area and push to condominium complexes on either side. The majority of the site is not heavily treed with a very small portion of the site having any tree cover. A total of only 18 significant trees or tree groups exist on the entire site that will require removal to complete proposed development. None of the trees appear to have received any maintenance or supplemental care but have adapted to the native conditions present at the base of the mountain.

Specific Tree Observations

Each tree was evaluated visually and entered into the attached tree inventory worksheet. This worksheet contains the tree species, condition, and estimated mitigation value based on the City of Aspen tree removal ordinance formula.

Trees #60- Subalpine fir (*Abies lasiocarpa)*- 13 inch DBH. This tree is located on the slope below the existing chairlift and is growing very close to the stairway leading up to the lift. The tree is in good condition but will require removal as it sitting directly in the proposed building footprint.

Trees #61-64 Narrowleaf cottonwood (*Populus angustifolia)* -There are a group of 3 large cottonwood growing next to the existing liftline. These trees are in the mature to over mature category and all have notable deadwood and structural defects. All three of these trees lie within the area where the new proposed chairlift will exist and would require removal for the project to occur as planned. The mitigation value of these three trees when using the city of Aspen formula totals $120.082.25. Upon review, this amount seems unreasonably high due to the condition and contribution of the trees. Additional consideration beyond the overall poor condition of the trees that should be noted is that the large diameter these trees show is not in line with the height, spread and density of a similar diameter tree of this species. It is likely that the harsh conditions of the site forced these trees to adapt by growing shorter and without much spread while putting growth energy into diameter in an attempt to create maximum structural integrity. I feel that the mitigation value of these trees should be reduced considerably once reviewed by the City of Aspen forestry department.

Depending on the ultimate mitigation values assigned by the city, further investigation of these trees may be warranted to show extent of decay in each of these trees.

Tree #61- -39 inch DBH- Narrowleaf cottonwood- Tree number 61 is the largest of the trees in this group but has a large co-dominant stem and other notable defects within the canopy. The tree has a very large diameter in comparison to the crown density and the mitigation value of nearly $50,000.00 seems would be considered in my opinion extremely high considering the trees condition and contribution to the site and community.

Trees #62 Narrowleaf cottonwood- 29 inch DBH- This tree is in the worst condition of the group of 3 as it has multiple significant decay pockets notable from the ground within the canopy and large portions of deadwood. I have included photos of some of these decay pockets within this document. I would anticipate a reduction or elimination of mitigation value associated with this tree upon review by the City of Aspen forestry department. I feel that this tree is hazardous in its current state and removal would be recommended regardless of the site development.

Tree #63- Narrowleaf cottonwood- 37 inch DBH-While this tree is displaying moderately good vigor multiple pockets of decay and past branch failures are notable from the ground. This tree would also be likely to have a reduced mitigation value assigned upon review by City Forestry.

Trees #64-65 - Gambel Oak (*Quercus gambelii*) -4 inch DBH multi stemmed-An area was noted on the site map that was denoted as “shrubs to be removed”, it was assumed that this area did not include any trees above mitigation size. While most of the plant material in the group consisted of less than 6 inch diameter Rocky Mountain Maple stems, closer inspection of the grouping revealed some gambel oak stems above the 3 inch diameter size which would trigger mitigation according to the city code. These stems were in good condition and were growing in a very dense native environment.

Tree #66- Colorado Spruce(*Picea pungens)*- 8 inch DBH. This is growing along the edge of the ski slope near the Mountain Queen Condominium complex. This tree is showing signs of poor vigor and stress and close inspection revealed a piece of string embedded within the main stem approximately 10 feet up from the base. This will cause mortality and/or structural failure of the tree ultimately. Due to this condition, I feel that it is likely that the mitigation value would be removed for this tree upon review.

Tree #67- Colorado Spruce- 10 inch DBH- This Spruce tree, just below tree #66 is in fair condition and is showing signs of low vigor likely related to soil compaction and other stressful site conditions. This tree may be considered for a reduced mitigation value due to vigor related factors.

Tree #68- Cottonwood-12 inch DBH- This tree is showing moderately good vigor but has very poor structure as it has a weak branch union and co-dominant tops. It is possible that this tree would receive a reduction in mitigation value due to this structure.

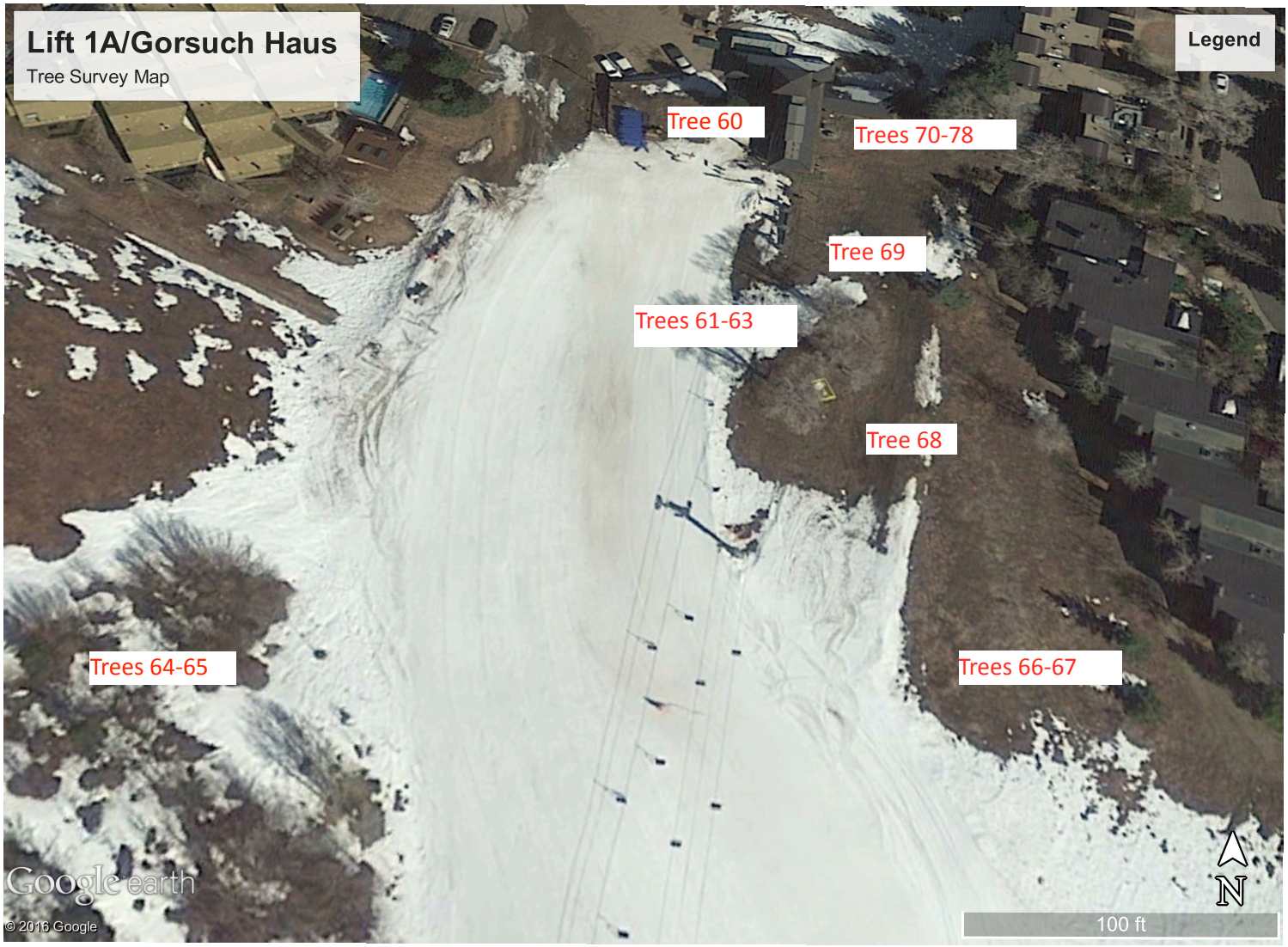
Tree #69 -Colorado Spruce 12 inch diameter- This tree is also in fair condition with very poor structure. The misshapen top of this tree would make it highly prone to snow load damage in this location over time. I feel that this tree would likely have a reduced mitigation value assigned as a result.

Trees #70-78- 12,13,9,12,8,8,9,11,10 inches DBH- This grouping of spruce trees are planted very close together along the east border of the property and the pool area of the Caribou Condominiums. Most of these trees are in good condition but two of the interior trees have been shaded out by the trees nearby and are performing poorly. Upon inspection of the grouping, I would recommend that trees number 72, 9 inch DBH, and number 75, 8 inch DBH, be removed regardless of the need for construction activity. I would therefore expect that a reduction or elimination of mitigation value could be considered by the City Forestry when assigning mitigation values to these two trees.

Conclusion

In this instance it is clear due to the extent of development occurring on the site that all of the trees will require removal in order to complete the proposed plans. Many of the trees are in relatively poor condition and I feel that it is likely that a reduction in the maximum mitigation value could be given once the trees are reviewed by the City of Aspen Forestry Department. While current plans show a total of 37 new trees being installed to replace the 18 being removed, the large diameter of many of the trees makes mitigation values very high when calculated at the maximum possible amounts. Due to condition, placement , contribution to the site and other factors I do feel that it would be reasonable to see some reduction in maximum mitigation values for trees on this project

Map of Site


Lift 1A/Gorsuch Haus
Tree Survey Map
Legend
Tree 60
Trees 70-78
Tree 69
Trees 61-63
Tree 68
Trees 64-65
Trees 66-67
Google earth
© 2016 Google
N
100 ft

Tree Inventory Spreadsheet

Lift 1 A/ Gorsuch Haus
Tree Inventory

Condition Scale
1-Excellent
2-Good
3-Fair
4-Poor
5-Dead

Maximum mitigation values
based on City of Aspen Formula

Tree #	Species	D.B.H.	Condition	Comments	Mitigation
60	Fir	13	2		$ 5,439.27
61	Cottonwood	39	3	Co-dominent, Decay in crown	$ 48,953.39
62	Cottonwood	29	4	Severe decay in crown	$ 27,067.59
63	Cottonwood	37	3	Some dieback, Decay in crown	$ 44,061.27
64	Gambel Oak	4,4	2		$ 1,029.92
65	Gambel Oak	4,4	2		$ 1,029.92
66	Spruce	8	4	Very poor structure, signs of stress, embedded rope in main stem	$ 2,059.84
67	Spruce	10	3	Compaction, thin canopy	$ 3,218.50
68	Cottonwood	12	2	Vvery Poor structure	$ 4,634.64
69	Spruce	12	3	Poor structure	$ 4,634.64
70	Spruce	14	2		$ 6,308.26
71	Spruce	16	2		$ 8,239.36
72	Spruce	10	3	Overcrowded, shaded out	$ 3,218.50
73	Spruce	12	2		$ 4,634.64
74	Spruce	11	2		$ 3,894.39
75	Spruce	10	3	Overcrowded, shaded out	$ 3,218.50
76	Spruce	12	2		$ 4,634.64
77	Spruce	14	2		$ 6,308.26
78	Spruce	15	2		$ 7,241.63
		274		Total Maximum Mitigatin Value	$189,827.13

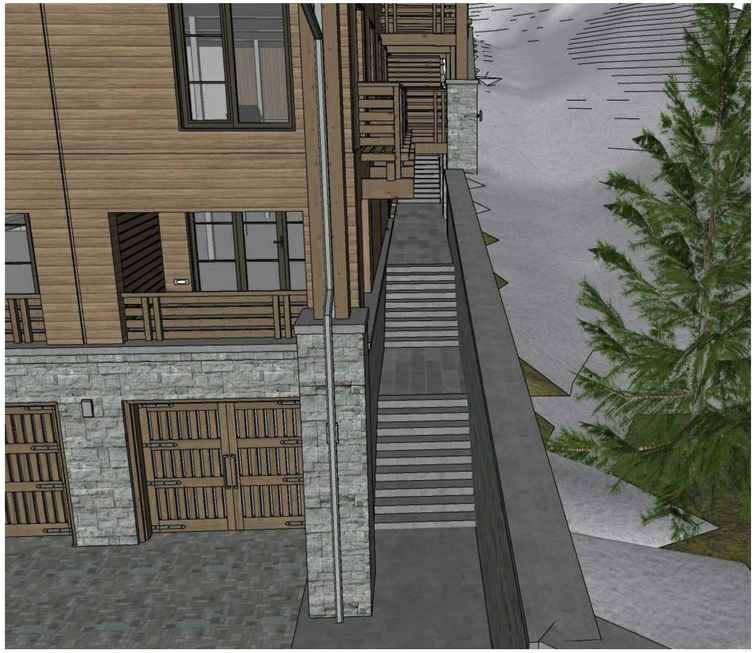
Photos

Photo showing trees 61-63 growing next to lift line. Note visible deadwood, decay pockets and diminished crown density for trees of such large diameter..

Tree number 61- Note excessive decay pockets in crown

Tree number 63 showing significant decay in crown.

Tree number 69 showing poor shape and structure



AERIAL VIEW 3

AERIAL VIEW 1

AERIAL VIEW 4

AERIAL VIEW 2

NOT FOR CONSTRUCTION

copyright 2019

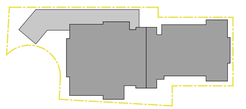
4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

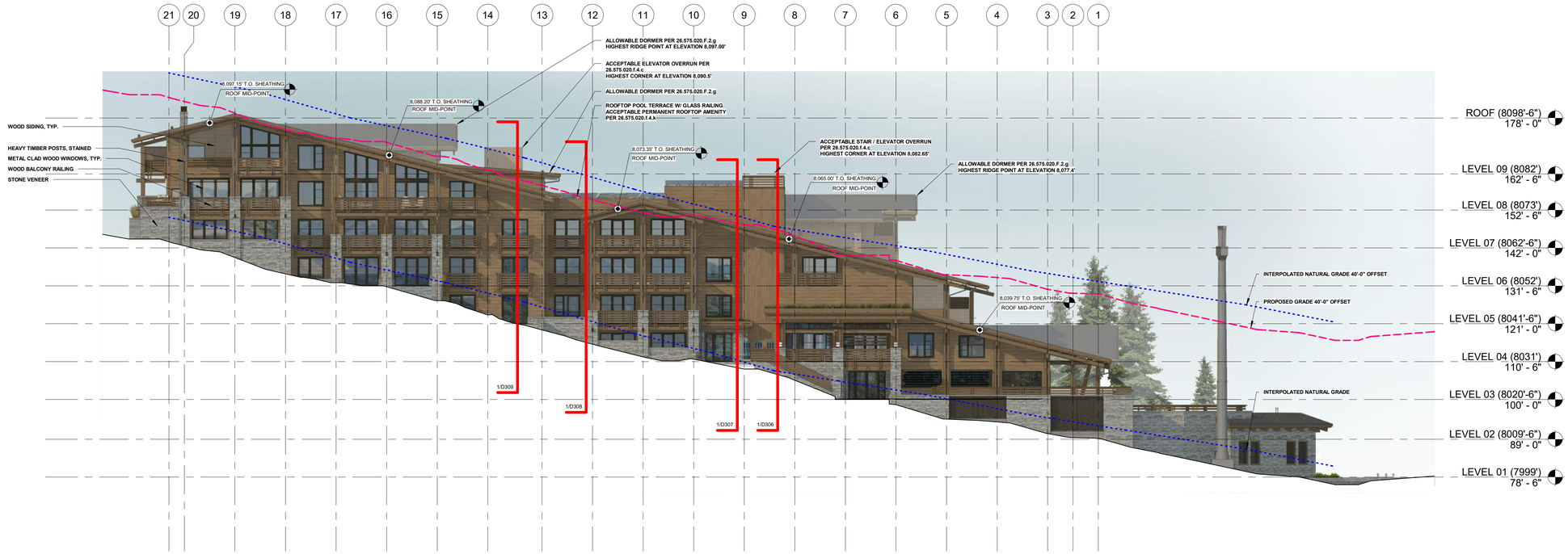
ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver



KEY PLAN

WEST STAIR IMAGES

R012



2 EAST ELEVATION
SCALE: 1/16" = 1'-0"

1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

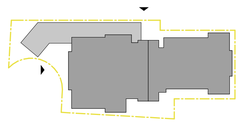
4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

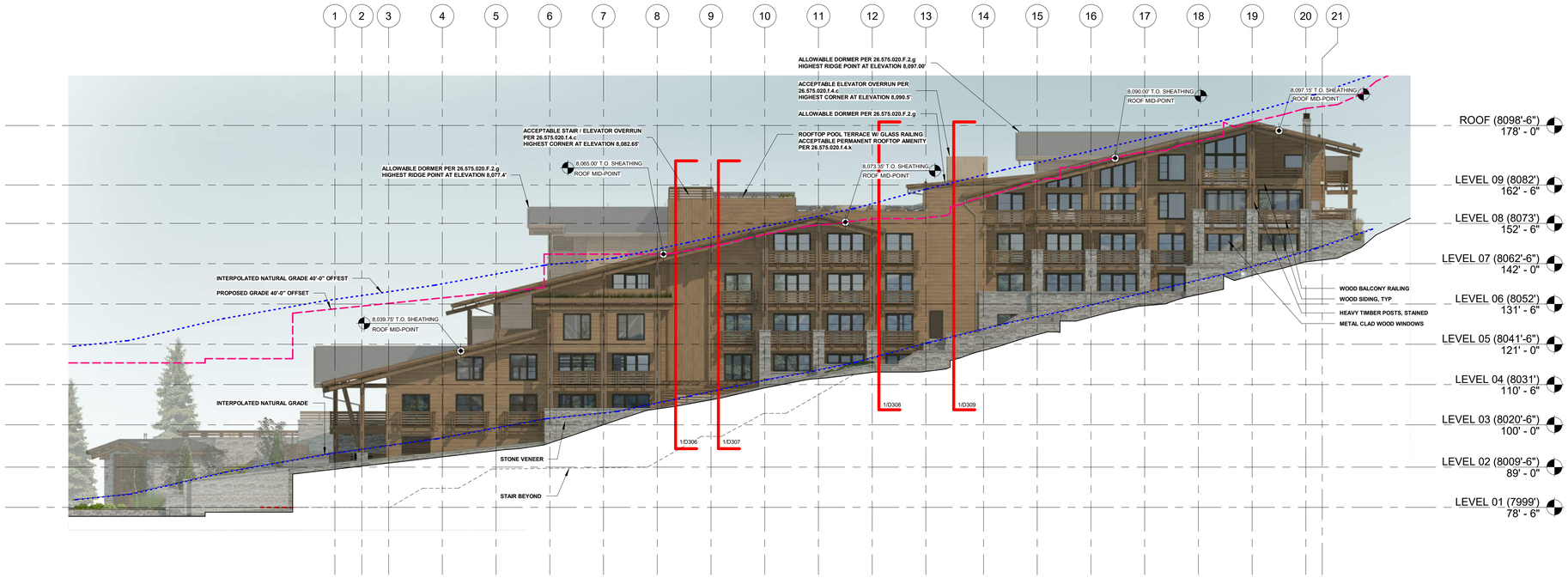
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



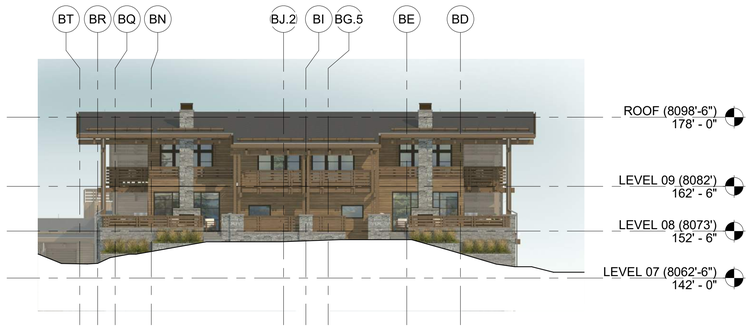
KEY PLAN

BUILDING ELEVATIONS

D200



2 WEST ELEVATION
SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

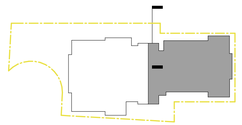
4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

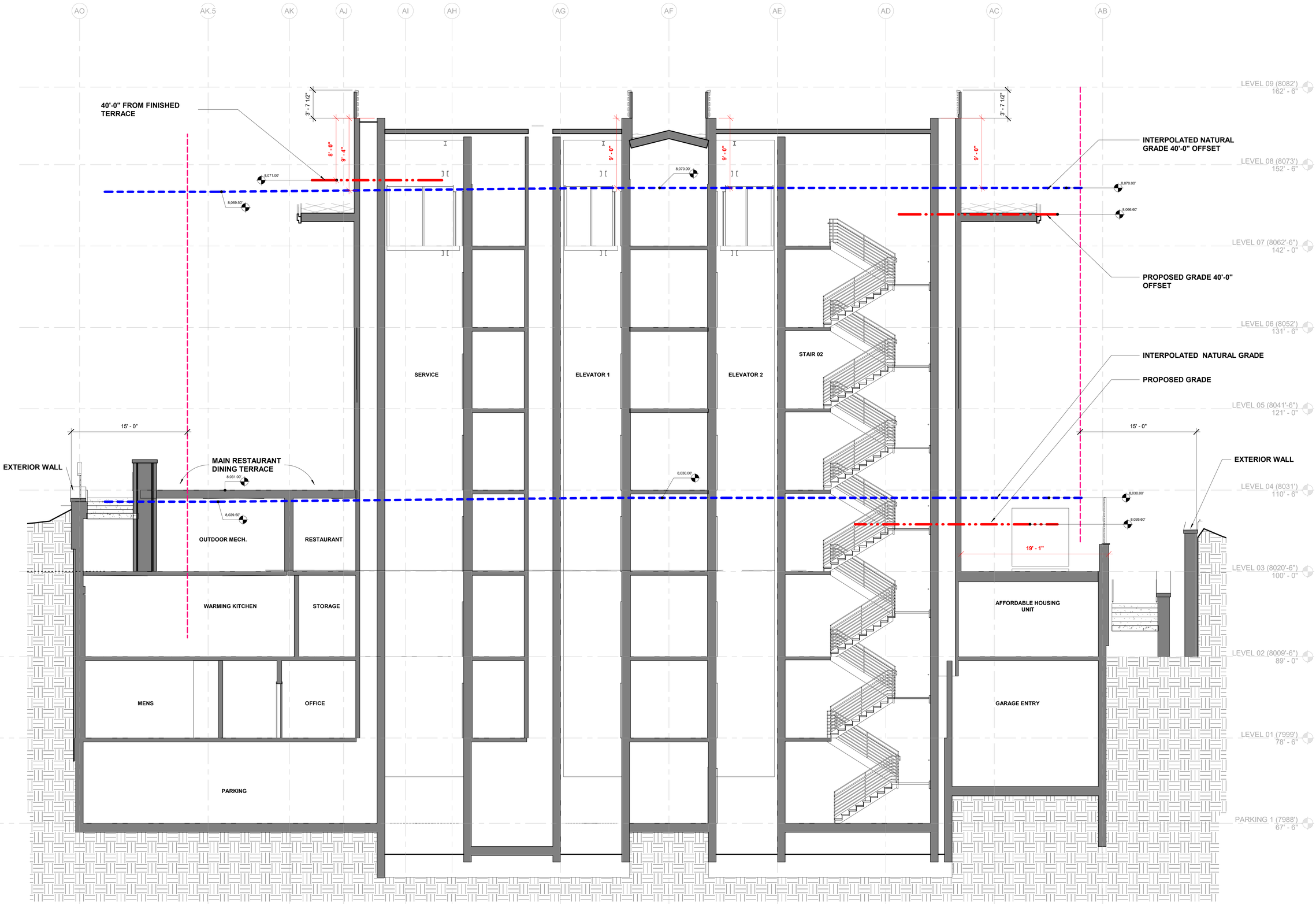
ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver



KEY PLAN

BUILDING ELEVATIONS

D201



1 HEIGHT STUDY_SECTION 1
SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

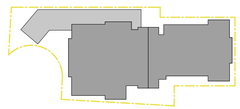
4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

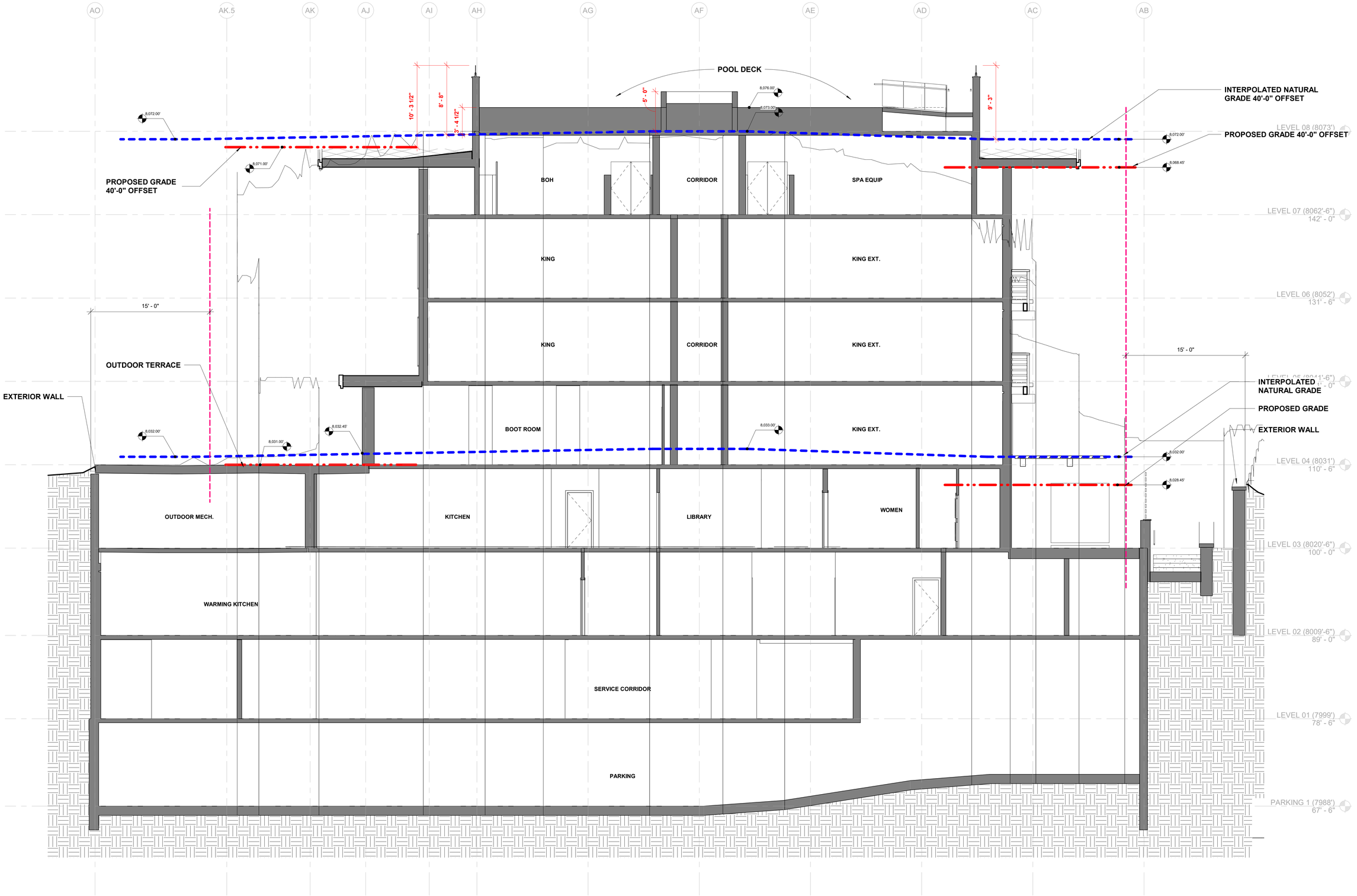
ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver



KEY PLAN

ENLARGED - HEIGHT CALCS

D306



1 HEIGHT STUDY_SECTION 2
SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

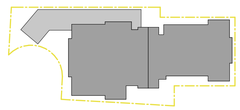
4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

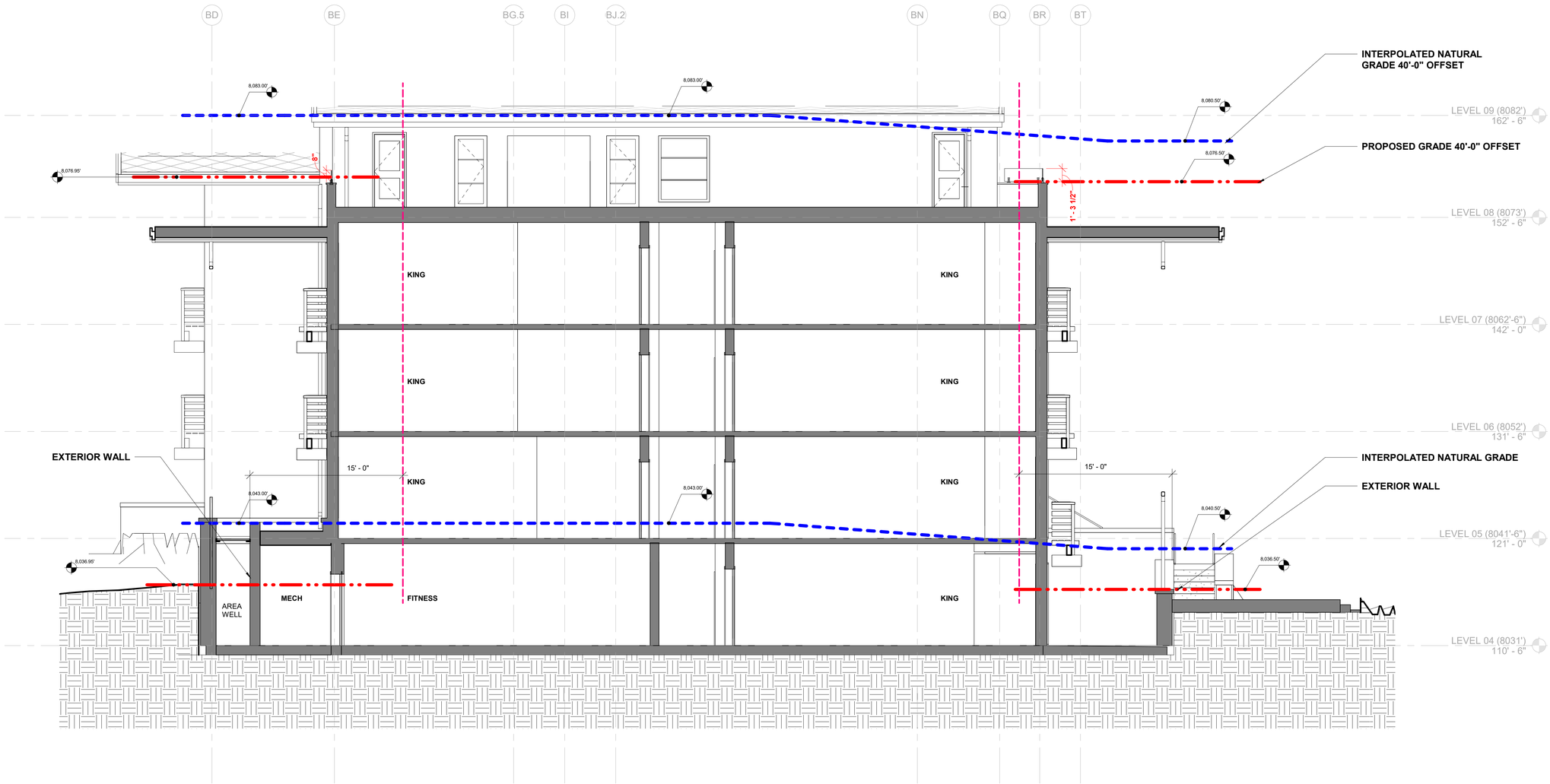
ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver



KEY PLAN

ENLARGED - HEIGHT CALCS

D307



1 HEIGHT STUDY_SECTION 3
SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

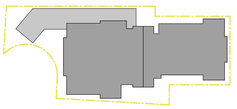
4240 Architecture Inc.

OWNER	**NORWAY ISLAND, LLC** ASPEN, CO 81611
STRUCTURAL ENGINEER	**STUDIO NYL** 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	**BG BUILDINGWORKS** 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	**INTEGRAL GROUP** 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	**GEILER & ASSOCIATES** 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	**186 LIGHTING DESIGN GROUP** 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

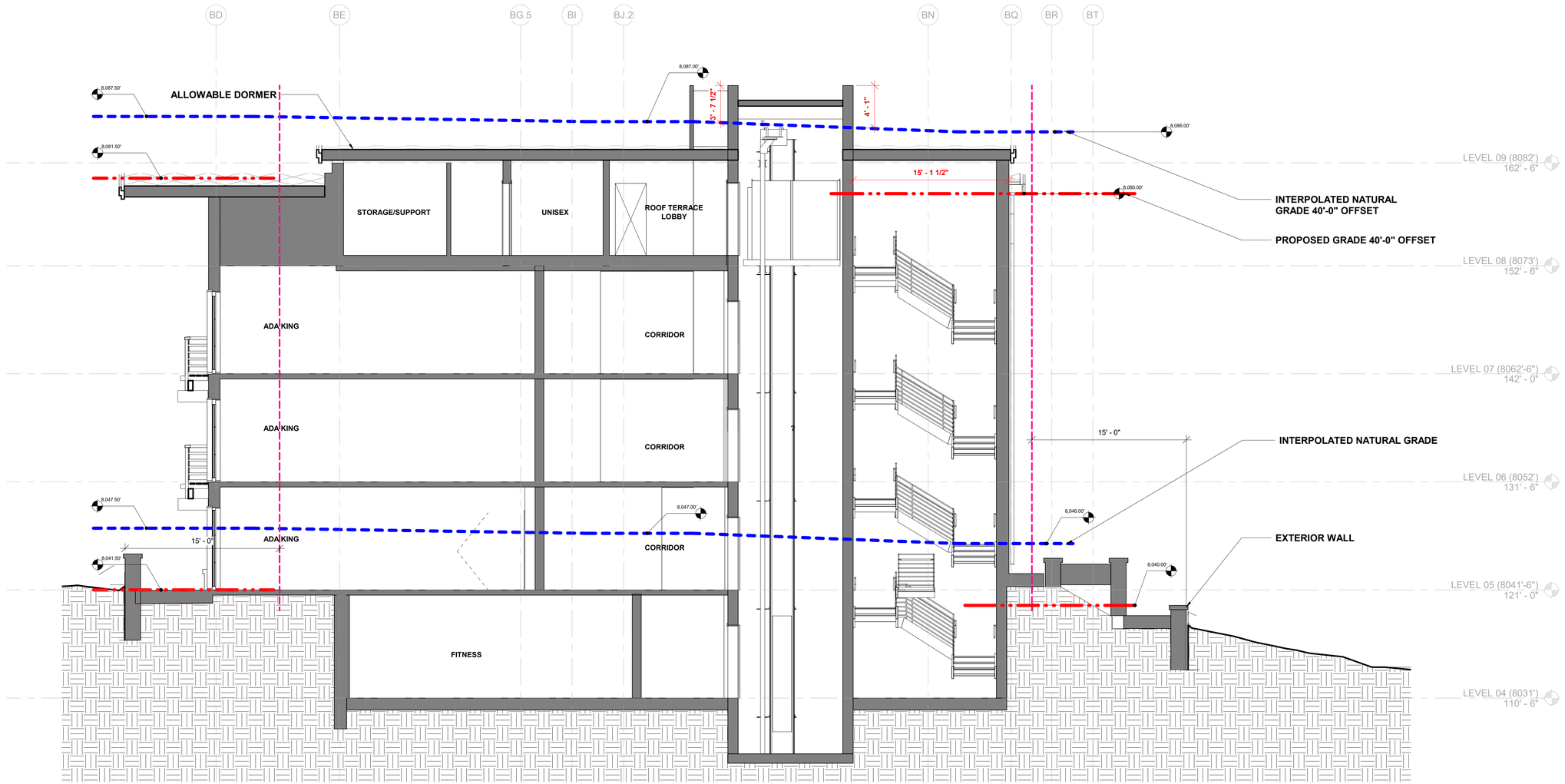
ISS. #	DESCRIPTION	DATE
	ARCHITECT'S PROJECT NO. :	21222.00
	DESIGNER:	Designer
	DRAFTER:	Author
	CHECKER:	Checker
	APPROVED BY:	Approver



KEY PLAN

ENLARGED - HEIGHT CALCS

D308



1 HEIGHT STUDY_SECTION 4
SCALE: 3/16" = 1'-0"

NOT FOR CONSTRUCTION

copyright 2019

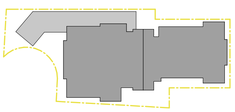
4240 Architecture Inc.

OWNER	NORWAY ISLAND, LLC ASPEN, CO 81611
STRUCTURAL ENGINEER	STUDIO NYL 2995 BASELINE RD., SUITE 314 BOULDER, CO
MEP ENGINEER	BG BUILDINGWORKS 1626 COLE BLVD. SUITE 300 LAKEWOOD, CO 80401
SUSTAINABILITY	INTEGRAL GROUP 3000 LAWRENCE STREET DENVER, CO 80216
ACOUSTICAL ENGINEER	GEILER & ASSOCIATES 12355 E. CORNELL AVENUE AURORA, CO 80014
LIGHTING	186 LIGHTING DESIGN GROUP 1200 BANNOCK STREET DENVER, CO 80204

GORSUCH HAUS

ASPEN, CO 81611

ISS. #	DESCRIPTION	DATE
ARCHITECT'S PROJECT NO. :		21222.00
DESIGNER:		Designer
DRAFTER:		Author
CHECKER:		Checker
APPROVED BY:		Approver



KEY PLAN

ENLARGED - HEIGHT CALCS

D309