

Construction Management Plan



300 E Hyman Avenue

Construction Management Plan

Table of Contents

Section 1	General
	1.1 Purpose
	1.2 Definitions
Section 2	Project Introduction
	2.1 Disturbance Area
	2.2 Location
	2.3 Description
Section 3	Project Documentation
	3.1 Permits
	3.2 Public Notification
	3.3 Project Sign
	3.4 Project Contacts
Section 4	Project Implementation
	4.1 Dates of Construction
	4.2 Hours of Construction
	4.3 Sequence of Construction
	4.4 Adjoining Properties
	4.5 Project Fencing

Construction Management Plan

Table of Contents cont.

Section 5	Parking Management
	5.1 Right of Way Management Plan
	5.2 Emergency Vehicle Access
	5.3 Construction Parking
	5.6 Site Plan, Demo, ER, Storage, Waste Management
Section 6	Traffic Control
	6.1 General
	6.2 Haul Routes
	6.5 Traffic Control Plan
Section 7	Pedestrian Protection
Section 8	Sediment and Erosion Control
Section 9	Fugitive Dust Control
Section 10	Emissions
Section 11	Noise Suppression
Section 12	Enforcement

Construction Management Plan

1.1 Purpose

The purpose of this Construction Management Plan (CMP) Manual is to provide a consistent policy under which certain physical aspects of construction management will be implemented at the 300-312 East Hyman Avenue project.

300-312 East Hyman Avenue (Crystal Palace) is a 9,000 square foot lot that is currently an abandoned two story with basement structure awaiting demolition. This historical structure is located on a prominent corner in the commercial core of Aspen. Historic features of the property include turn of the century brickwork, decorative flourishes, and an antique painted cigar sign located on the corner. The redevelopment of the property into a boutique hotel brings the historic elements of the building front and center. Preservation of the historic walls are a key part of the redevelopment plan.

(Reference the attached Historic Preservation Plan in Section 3.1 for additional building history and information).

If the project changes ownership or contracting services change, the City Engineering Department will be notified, and new entity must agree to comply with this approved CMP in writing. Any departure from this approved CMP will be submitted in writing and approved by the City Engineer. This approved CMP will be kept onsite at all times.

Construction Management Plan

1.2 Definitions

Construction Management Plan (CMP) - This 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.

Construction Mitigation Officer (CMO) - An appointed employee of the City of Aspen whose charge is to ensure that all aspects of this CMP are followed, and further ensure that the impacts associated with the construction activities within the City of Aspen are effectively managed with impacts associated with this project are the least necessary to accomplish the project.

Disturbance Area - A portion of land where topsoil or native soils have been removed for the purposes of construction (development).

Best Management Practices (BMP) - 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, operation procedures and practices to control site runoff, spillage or leaks, waste disposal, or drainage from material storage.

Tree Dripline and Protection Zone - The radius circle from the center of the tree to the end of the longest branch of the tree. The Protection Zone is delineated on the site logistics plan set forth by Parks Department.

Final Stabilization - The point at which uniform vegetative cover has been established with a density of at least 70 percent of pre-disturbed levels.

Agreement - Written Agreement between the Owner and Contractor covering the Work to be performed.

Owner - The Owner and Developer of the 300-312 E. Hyman Avenue property referenced in the document, specifically 312 E. Hyman Avenue, LLC.

Contractor - The person, firm or corporation with whom the Owner has entered into the agreement, specifically Centaur Construction Company, Inc.

Engineer - The person, firm or corporation named as such in the Agreement.

Construction Management Plan

Subcontractor - The individual or corporation having direct contact with the Contractor, or with other Subcontractors, to complete a portion of the Work at the site.

Work - The entire completed construction, or the separate, various identifiable parts, thereof required to be furnished under this agreement. The Work is a direct result of performing services, furnishing labor, and incorporating materials and equipment into the construction as required by the Agreement.

Construction Management Plan

2.1 Disturbance Area

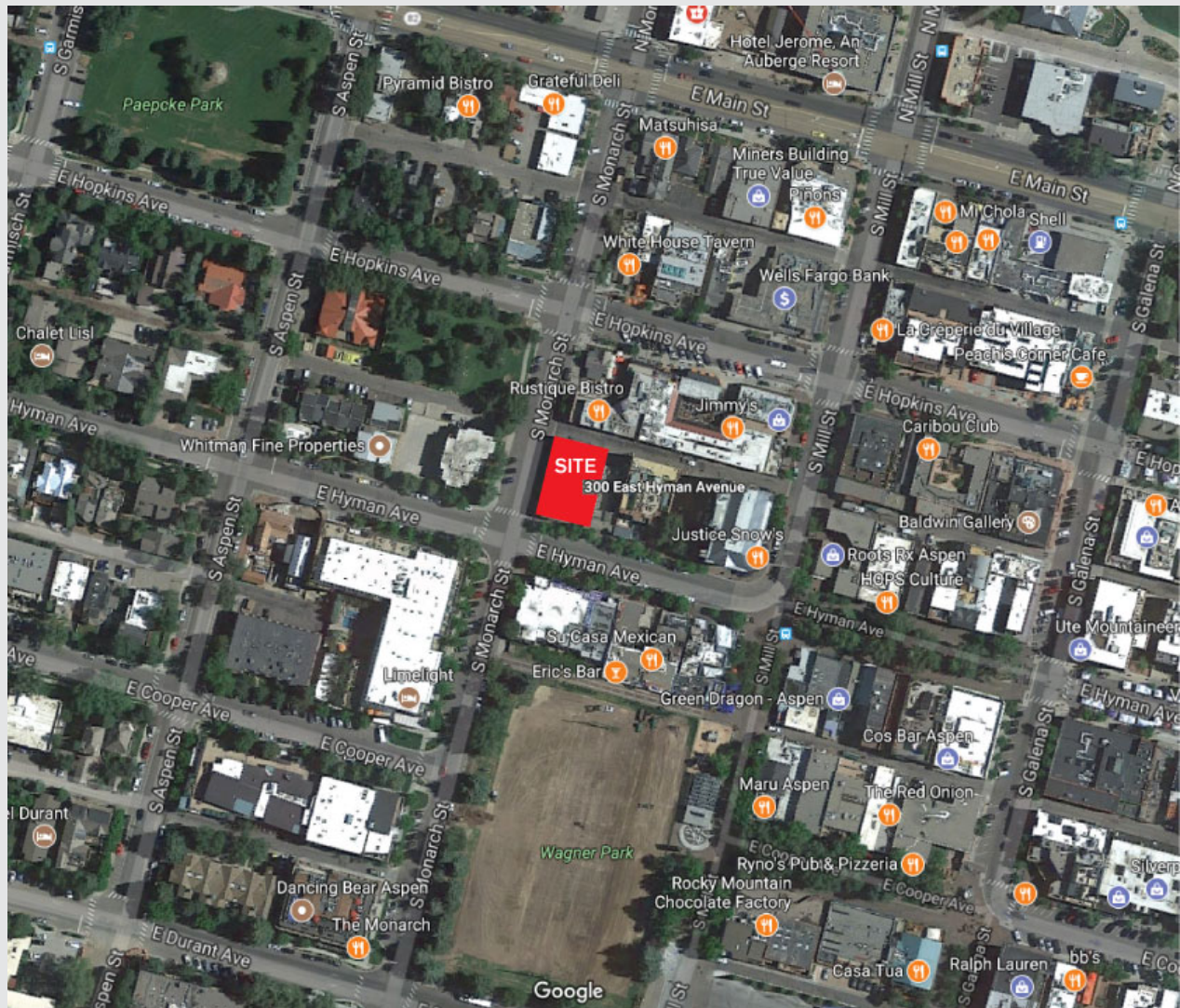
The site is approximately 12,424 square feet encompassing the Northeast corner of Monarch Street and Hyman Avenue in Aspen, Colorado. The proposed building abuts the existing 314 E. Hyman (Motherlode) building to the East with the Katie Reed Building directly across the alley to its North. Public sidewalks on East Hyman, South Monarch, and Alley, adjacent to the property will have to be removed and replaced during construction operations and the asphalt road will need to be cut/patched in performance of the building's utility service work and civil improvements. The historic walls will remain while the three-story redevelopment will be set back for the building facade. Soil disturbance shall be kept to a minimum and confined to the footprint of the site and the immediate adjacent sidewalks and alley. The primary construction staging zone shall be limited to the area immediately adjacent to South side of the site during the "On Season" and utilize both West and South sides during the "Off Season" or as allowed.

(Reference the attached Site Logistics Plan in Section 5 for locations).

Construction Management Plan

2.2 Location

300 E. Hyman, Aspen, Colorado



Construction Management Plan

2.3 Description

The subject property is located on the NEC of Monarch St. and Hyman Ave. in Aspen, CO. The existing building is an abandoned two story with basement structure awaiting demolition. This historical structure is located on a prominent corner in the commercial core of Aspen. Historic features of the property include turn of the century brickwork, decorative flourishes, and an antique painted cigar sign located on the corner. The redevelopment of the property into a boutique hotel brings the historic elements of the building front and center. Preservation of the historic walls are a key part of the redevelopment plan. The historic walls will remain while the three-story redevelopment will be set back for the building facade. The structure is brought up to modern-day standards by adding an additional story, while maintaining the character of the historic brick walls. The preservation of the existing building includes restoration of the fenestration to its original condition. The redevelopment will have a modern feel, made up of metal, glass, and contemporary brick, contrasting the historic walls with the addition of recessed planes, exposed steel frames, and abundant glazing. The third level setback creates a roof terrace and panoramic vista unlike any other. The setback creates private outdoor terraces and a spacious outdoor gathering area for all guests. Jacuzzi's, pool, and fire pits add to the luster of the outdoor space.

The project will include new utility services consisting of electric, phone, gas, water, and sanitary sewers that will require removal and patching of asphalt/pavers at both the alley behind the property and within the ROW adjacent to the property. Storm water will be managed through the use of underground drywells on site, with a pump to route the 100-year post development storm event up to the alley.

(Reference the attached Historic Preservation Plan in Section 3.1 for additional building history and information).

Construction Management Plan

3.1 Permits

The Contractor will apply for and comply with all applicable local, state, and federal licenses and permits applicable to the project. The licenses and permits may include:

- City of Aspen Contractor License
- City of Aspen Building Permit
- City of Aspen Access Infrastructure/Excavation Permit
- City of Aspen Encroachment License
- City of Aspen Engineering Department Right of Way Permit
- City of Aspen Tree Removal/Drip Line Excavation Permit
- City of Aspen Application for Construction Parking Spaces
- City of Aspen Temporary Heating Plan
- Construction Site Safety Rules Regarding Temporary Heat
- Pitkin County Fugitive Dust Control Plan



DEVELOPMENT ORDER
of the
City of Aspen
Community Development Department

This Development Order, hereinafter "Order", is hereby issued pursuant to Section 26.304.070, "Development Orders", and Section 26.308.010, "Vested Property Rights", of the City of Aspen Municipal Code. This Order allows development of a site specific development plan pursuant to the provisions of the land use approvals, described herein. The effective date of this Order shall also be the initiation date of a three-year vested property right. The vested property right shall expire on the day after the third anniversary of the effective date of this Order, unless a building permit application submittal is accepted and deemed complete by the Chief Building Official, pursuant to Section 26.304.090, or unless an exemption, extension, reinstatement, or a revocation is issued by City Council pursuant to Section 26.308.010. After Expiration of vested property rights, this Order shall remain in full force and effect, excluding any growth management allotments granted pursuant to Section 26.470, but shall be subject to any amendments to the Land Use Code adopted since the effective date of this Order.

This Development Order is associated with the property noted below for the site specific development plan as described below.

312 E. Hyman Avenue, LLC, Mark Hunt Manager, 2001 N. Halsted Street, Ste. 304, Chicago, IL 60614.

Property Owner's Name, Mailing Address

300-312 E. Hyman Avenue, Lots K, L, and M, Block 81, aka Crystal Palace Subdivision, City and Townsite of Aspen, Colorado, PID#2737-073-38-009.

Legal Description and Street Address of Subject Property

Approval has been granted to renovate and expand the existing building commonly known as The Crystal Palace in order to develop a lodge and restaurant.

Written Description of the Site Specific Plan and/or Attachment Describing Plan

Final Major Development approval was granted on February 8, 2017 by the Aspen Historic Preservation Commission via Resolution #4, Series of 2017. Growth Management allocations for lodge development were granted on March 22, 2017 by the Aspen Historic Preservation Commission via Resolution #7, Series of 2017.

Land Use Approval(s) Received and Dates (Attach Final Ordinances or Resolutions)

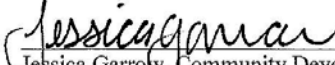
April 20, 2017.

Effective Date of Development Order (Same as date of publication of notice of approval.)

April 20, 2020.

Expiration Date of Development Order (The extension, reinstatement, exemption from expiration and revocation may be pursued in accordance with Section 26.308.010 of the City of Aspen Municipal Code.)

Issued this 20th day of April, 2017, by the City of Aspen Community Development Director.



Jessica Garrow, Community Development Director

Amy

AFFIDAVIT OF PUBLIC NOTICE
 REQUIRED BY SECTION 26.304.070 AND CHAPTER 26.306
 ASPEN LAND USE CODE

ADDRESS OF PROPERTY: 300-312 E. Hymen Ave
 Aspen, CO

STATE OF COLORADO)
) ss.
 County of Pitkin)

I, Angela Secora (name, please print)
 being or representing an Applicant to the City of Aspen, Colorado, hereby personally certify that
 I have complied with the public notice requirements of Section 26.304.060 (E) or Section
 26.306.010 (E) of the Aspen Land Use Code in the following manner:

Publication of notice: By the publication in the legal notice section of an official paper
 or a paper of general circulation in the City of Aspen no later than fourteen (14) days
 after final approval of a site specific development plan. *A copy of the publication is*
attached hereto.

Publication of notice: By the publication in the legal notice section of an official paper
 or a paper of general circulation in the City of Aspen no later than fifteen (15) days after
 an Interpretation has been rendered. *A copy of the publication is attached hereto.*

Angela Secora
 Signature

The foregoing "Affidavit of Notice" was acknowledged before me this 20 day
 of April, 2017, by Angela Secora

WITNESS MY HAND AND OFFICIAL SEAL

My commission expires: 2/15/20
Karen Reed Patterson
 Notary Public

ATTACHMENTS:

COPY OF THE PUBLICATION

KAREN REED PATTERSON
 NOTARY PUBLIC
 STATE OF COLORADO
 NOTARY ID #19964002767
 My Commission Expires February 15, 2020

**PUBLIC NOTICE
 OF
 DEVELOPMENT APPROVAL**

Notice is hereby given to the general public of the approval of a site-specific development plan, and the creation of a vested property right pursuant to the Land Use Code of the City of Aspen and Title 24, Article 58, Colorado Revised Statutes, pertaining to the following described property: 300-312 E. Hymen Avenue, Lots K, L, and M, Block D1, aka Crystal Palace Subdivision, City and Township of Aspen, Colorado, PID#2737-073-36-009. The property owner has received approval to renovate and expand the existing building commonly known as The Crystal Palace in order to develop a lodge and restaurant. Final Major Development approval was granted on February 8, 2017 by the Aspen Historic Preservation Commission via Resolution #4, Series of 2017. Growth Management allocations for lodge development were granted on March 22, 2017 by the Aspen Historic Preservation Commission via Resolution #7, Series of 2017. The project is depicted in the land use application on file with the City of Aspen. For further information contact Amy Simon at the City of Aspen Community Development Dept., 130 S. Galena St., Aspen, Colorado. (970) 429-2758.

City of Aspen
 Published in The Aspen Times on April 20, 2017
 (127765341)

**RESOLUTION #4
(SERIES OF 2017)**

**A RESOLUTION OF THE ASPEN HISTORIC PRESERVATION COMMISSION
GRANTING FINAL MAJOR DEVELOPMENT AND FINAL COMMERCIAL DESIGN
REVIEW FOR 300-312 E. HYMAN AVENUE, LOTS K, L, AND M, BLOCK 81, AKA
CRYSTAL PALACE SUBDIVISION, CITY AND TOWNSITE OF ASPEN, PITKIN
COUNTY, COLORADO**

Parcel ID: 2737-073-38-009

WHEREAS, the Community Development Department received an application from 312 E. Hyman Avenue, LLC, represented by BendonAdams and Modif Architecture, for the following land use review approvals: Final Major Development and Final Commercial Design Review; and

WHEREAS, the Community Development Department received referral comments from the Aspen Consolidated Sanitation District, City Engineering, Building Department, Environmental Health Department, Parks Department, Parking Department, and Utilities as a result of a Development Review Committee meeting held on February 3, 2016; and,

WHEREAS, the Aspen Community Development Department reviewed the proposed Application and recommended approval with conditions; and,

WHEREAS, the Historic Preservation Commission reviewed the Application at a duly noticed public hearing on February 8, 2017, during which time the recommendations of the Community Development Director and comments from the public were requested and heard by the Historic Preservation Commission; and,

WHEREAS, during a duly noticed public hearing on February 8, 2017, the Historic Preservation Commission approved Resolution #4, Series of 2017, by a 7 to 0 vote, granting approval with the conditions listed hereinafter.

NOW, THEREFORE BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF ASPEN, COLORADO THAT:

Section 1:

Pursuant to the procedures and standards set forth in Title 26 of the Aspen Municipal Code, the Historic Preservation Commission hereby grants Final Major Development and Final Commercial Design approval with the following conditions:

1. Resolution of all of the conditions of approval will be via submittal of drawings for review and approval by staff and monitor prior to building submittal. Some of the final details will need to be resolved in the field once more information is revealed as part of the demolition process.
2. HPC allows for the reconstruction of the upper floor of the historic resource, using the proposed preservation plan, historic photos and physical evidence as a guide. All details are to be reviewed and approved by staff and monitor.



RECEPTION#: 637584, R: \$18.00, D: \$0.00
DOC CODE: RESOLUTION
Pg 1 of 2, 04/14/2017 at 03:39:30 PM
Janice K. Vos Caudill, Pitkin County, CO

Historic Preservation Commission
 Resolution #4, Series 2017
 Page 1 of 3

3. The applicant must provide their best documentation of the number of courses of brick that can be determined from historic photos in order to establish the accurate historic height of the historic resource and adjust the plans accordingly.
4. Restudy the south and west facades of the historic resource so that the storefront cornice is only on the south façade and sits right at the top of the windows, concealing any lintel element.
5. Restudy the storefronts on the Hyman Avenue façade of the historic resource. Consider the creation of two pairs of double doors in at least the western bay.
6. All fenestration on the ground floor of the historic resource must be wood. Upper floor windows may be metal clad.
7. Cut sheets of all doors and windows on the historic resource must be provided for review and approval by staff and monitor.
8. The hotel entrance shall be clad in brick.
9. Samples of all materials must be provided for review and approval by staff and monitor.
10. All dimensional calculations will be verified for compliance with the land use code at the time of building permit review.

Section 2:

Pursuant to the procedures and standards set forth in Title 26 of the Aspen Municipal Code, the Applicant is required to obtain Growth Management approval.

Section 3:

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 the Community Development Department and the Historic Preservation Commission are hereby incorporated in such plan development approvals and the same shall be complied with as if fully set forth herein, unless amended by other specific conditions or an authorized authority.

Section 4:

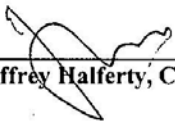
This Resolution shall not affect any existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided, and the same shall be conducted and concluded under such prior ordinances.

Section 5:

If any section, subsection, sentence, clause, phrase, or portion of this Resolution 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.


● FINALLY, adopted, passed and approved this 8th day of February, 2017.

Approved as to content:



Jeffrey Halferty, Chair

Approved as to form:



Andrea Bryan, Assistant City Attorney

ATTEST:



Nicole Henning, Deputy City Clerk



RECEPTION#: 637587, R: \$23.00, D: \$0.00
 DOC CODE: RESOLUTION
 Pg 1 of 3, 04/14/2017 at 03:39:33 PM
 Janice K. Vos Caudill, Pitkin County, CO

**RESOLUTION #7
 (SERIES OF 2017)**

**A RESOLUTION OF THE ASPEN HISTORIC PRESERVATION COMMISSION
 GRANTING GROWTH MANAGEMENT APPROVAL FOR 300-312 E. HYMAN
 AVENUE, LOTS K, L, AND M, BLOCK 81, AKA CRYSTAL PALACE SUBDIVISION,
 CITY AND TOWNSITE OF ASPEN, PITKIN COUNTY, COLORADO**

Parcel ID: 2737-073-38-009

WHEREAS, the Community Development Department received an application from 312 E. Hyman Avenue, LLC, represented by BendonAdams for the following land use review approval: Growth Management; and

WHEREAS, the application is subject to the City of Aspen Land Use Code in effect on the day of initial application – November 18, 2015, as applicable to this Project; and,

WHEREAS, the Aspen Community Development Department reviewed the proposed Application and recommended approval; and,

WHEREAS, the Historic Preservation Commission reviewed the Application at a duly noticed public hearing on March 22, 2017, during which time the recommendations of the Community Development Director and comments from the public were requested and heard by the Historic Preservation Commission; and,

WHEREAS, during a duly noticed public hearing on March 22, 2017; the Historic Preservation Commission approved Resolution #7, Series of 2017, by a 5 to 0 vote, granting approval with the conditions listed hereinafter.

NOW, THEREFORE BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF ASPEN, COLORADO THAT:

Section 1:

Pursuant to the procedures and standards set forth in Title 26 of the Aspen Municipal Code, the Historic Preservation Commission hereby grants Growth Management approval for 300-312 E. Hyman Avenue with the following conditions:

1. The Transportation Impact Analysis is approved as proposed. Any revisions shall be approved by the City of Aspen Engineering Department.
2. HPC has approved the allocation of 40 lodge pillows from the 2017 Growth Management program. Because the project generates fewer FTEs than the existing development (see Table A), no affordable housing mitigation is due.

Table A. FTE Calculation

Existing FTEs (Credit)	54.19 FTEs
Approved Project	28.5 FTEs
Net Change	-25.69 FTEs

Historic Preservation Commission
 Resolution #7, Series 2017
 Page 1 of 3

Section 2:

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 the Community Development Department and the Historic Preservation Commission are hereby incorporated in such plan development approvals and the same shall be complied with as if fully set forth herein, unless amended by other specific conditions or an authorized authority.

Section 3:

This Resolution 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 4:

If any section, subsection, sentence, clause, phrase, or portion of this Resolution 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 5: Vested Rights

The development approvals granted herein shall constitute a site-specific development plan vested for a period of three (3) years from the date of issuance of a development order. However, any failure to abide by any of the terms and conditions attendant to this approval shall result in the forfeiture of said vested property rights. Unless otherwise exempted or extended, failure to properly record all plats and agreements required to be recorded, as specified herein, within 180 days of the effective date of the development order shall also result in the forfeiture of said vested property rights and shall render the development order void within the meaning of Section 26.104.050 (Void permits). Zoning that is not part of the approved site-specific development plan shall not result in the creation of a vested property right.

No later than fourteen (14) days following final approval of all requisite reviews necessary to obtain a development order as set forth in this Ordinance, the City Clerk shall cause to be published in a newspaper of general circulation within the jurisdictional boundaries of the City of Aspen, a notice advising the general public of the approval of a site specific development plan and creation of a vested property right pursuant to this Title. Such notice shall be substantially in the following form:

Notice is hereby given to the general public of the approval of a site specific development plan, and the creation of a vested property right, valid for a period of three (3) years, pursuant to the Land Use Code of the City of Aspen and Title 24, Article 68, Colorado Revised Statutes, pertaining to the following described property: **300-312 E. Hyman Avenue.**

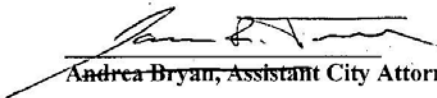
Nothing in this approval shall exempt the development order from subsequent reviews and approvals required by this approval of the general rules, regulations and ordinances of the City of Aspen provided that such reviews and approvals are not inconsistent with this approval.

Historic Preservation Commission
Resolution #7, Series 2017
Page 2 of 3

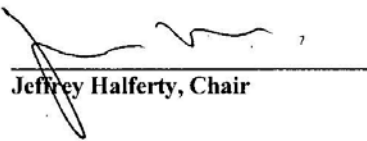
The approval granted hereby shall be subject to all rights of referendum and judicial review; the period of time permitted by law for the exercise of such rights shall not begin to run until the date of publication of the notice of final development approval as required under Section 26.304.070(A). The rights of referendum shall be limited as set forth in the Colorado Constitution and the Aspen Home Rule Charter.

FINALLY, adopted, passed and approved this 22nd day of March, 2017.

Approved as to form:


Andrea Bryan, Assistant City Attorney

Approved as to content:


Jeffrey Halferty, Chair

Attest:


Nicole Henning, Deputy City Clerk

RECEPTION#: 628097, 03/28/2016 at
 10:51:11 AM,
 1 OF 3, R \$21.00 Doc Code RESOLUTION
 Janice K. Vos Caudill, Pitkin County, CO

**RESOLUTION #9
 (SERIES OF 2016)**

**A RESOLUTION OF THE ASPEN HISTORIC PRESERVATION COMMISSION
 GRANTING CONCEPTUAL MAJOR DEVELOPMENT, CONCEPTUAL
 COMMERCIAL DESIGN REVIEW AND DEMOLITION APPROVAL FOR 300-312 E.
 HYMAN AVENUE, LOTS K, L, AND M, BLOCK 81, CITY AND TOWNSITE OF
 ASPEN, PITKIN COUNTY, COLORADO**

Parcel ID: 2737-073-38-005 & 2737-073-38-006

WHEREAS, the Community Development Department received an application from 312 E. Hyman Avenue, LLC, represented by Haas Land Planning and Camburas and Theodore, LTD, for the following land use review approvals: Conceptual Major Development, Conceptual Commercial Design Review and Demolition; and

WHEREAS, the Community Development Department received referral comments from the Aspen Consolidated Sanitation District, City Engineering, Building Department, Environmental Health Department, Parks Department, Parking Department, and Utilities as a result of a Development Review Committee meeting held on February 3, 2016; and,

WHEREAS, the Aspen Community Development Department reviewed the proposed Application and recommended continuation for restudy; and,

WHEREAS, the Historic Preservation Commission reviewed the Application at a duly noticed public hearing on March 9, 2016, during which time the recommendations of the Community Development Director and comments from the public were requested and heard by the Historic Preservation Commission; and,

WHEREAS, during a duly noticed public hearing on March 9, 2016, the Historic Preservation Commission approved Resolution #9, Series of 2016, by a 4 to 0 vote, granting approval with the conditions listed hereinafter.

NOW, THEREFORE BE IT RESOLVED BY THE HISTORIC PRESERVATION COMMISSION OF THE CITY OF ASPEN, COLORADO THAT:

Section 1:

Pursuant to the procedures and standards set forth in Title 26 of the Aspen Municipal Code, the Historic Preservation Commission hereby grants Conceptual Major Development, Conceptual Commercial Design and Demolition approval, for the project as amended and presented to HPC on March 9, 2016, with the following conditions:

1. Provision of public amenity, pursuant to Section 26.575.030.C.2, is approved to be off-site, in the right-of-way adjacent to the subject property. The off-site improvements shall be equal or exceed the value of the otherwise required cash-in-lieu payment for 900 square feet of required mitigation (10% of the parcel size) and be consistent with any public infrastructure or capital improvement plan for the area. The improvements are subject to further review and approval by the Engineer Department and Parks Department.

Historic Preservation Commission
 Resolution #9, Series 2016
 Page 1 of 3

2. Cash-in-lieu mitigation is required for the removal of the four existing on-site parking spaces.
3. At Final review, the applicant must provide a "Transportation Impact Analysis" to assure that the minimum requirements are addressed for this project, which is categorized as Minor.
4. At Final review, the design shall better delineate the old vs. new portions of the building.

Section 2:

Pursuant to the procedures and standards set forth in Title 26 of the Aspen Municipal Code, the Applicant is required to obtain Final Major Development Review and Growth Management approval.

A development application for a Final Development Plan shall be submitted within one (1) year of the date of approval of a Conceptual Development Plan. Failure to file such an application within this time period shall render null and void the approval of the Conceptual Development Plan. The Historic Preservation Commission may, at its sole discretion and for good cause shown, grant a one-time extension of the expiration date for a Conceptual Development Plan approval for up to six (6) months provided a written request for extension is received no less than thirty (30) days prior to the expiration date.

Section 3:

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 the Community Development Department and the Historic Preservation Commission are hereby incorporated in such plan development approvals and the same shall be complied with as if fully set forth herein, unless amended by other specific conditions or an authorized authority.

Section 4:

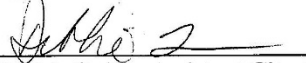
This Resolution shall not affect any existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of the ordinances repealed or amended as herein provided, and the same shall be conducted and concluded under such prior ordinances.

Section 5:

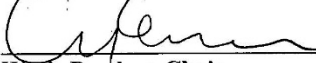
If any section, subsection, sentence, clause, phrase, or portion of this Resolution is for any reason held invalid or unconstitutional in a court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and shall not affect the validity of the remaining portions thereof.

FINALLY, adopted, passed and approved this 9th day of March, 2016.


Approved as to form:


Debbie Quinn, Assistant City Attorney

Approved as to content:


Willis Pember, Chair

Attest:


Kathy Strickland, Deputy Clerk

300 East Hyman Preservation Plan

The building located at 300 East Hyman Avenue, aka the Crystal Palace, has been heavily altered over time. The applicant is committed to restoring the building based on historic photographs. A preliminary preservation plan is proposed to outline the methodology and documentation available and to identify areas that need further study in the field after removal and demolition of non-historic elements.

Methodology:

Historic photographs, visual site inspection and onsite discussion with the Aspen Historic Preservation Officer were used to produce this plan.

History:

This structure is a typical brick commercial building constructed as the town's prosperity grew. Brick provided greater fire protection than wood, and indicated a sense of "permanence." The oldest part of the building (the western part) was built by S.B. Clark in 1891. Named the Clark Commission Company, it was utilized as a wholesale produce house. In the early 1900s, E. M. Cooper bought the business and changed the name to Aspen Commission Company. The building was later vacant for a period of years, until bought by Mead Metcalf, who operated a dinner theater, "The Crystal Palace," there from 1959 until 2008. The building has had numerous alterations, including additions to the east and rear which obscure the original character. All windows have been replaced and new storefronts have been constructed across the entire south facade. www.aspenvictorian.com

Summary:

The building is proposed to be accurately restored using available historic photographs. Questions about the original configuration of the storefront are unanswered. Comparing historic photographs to the current condition raise uncertainty about the original height of the Owl Cigar mural and the original height of upper floor window openings. Onsite mock-ups of brick details, as noted, are proposed for review by Staff and monitor during the construction process. Other items for Staff and monitor include verification of historic elements during demolition.



South Elevation/ Front Façade

Brick: The upper floor of the front façade has been entirely reconstructed. In addition at ground level, the eastern most column of the historic building has been reconstructed. The eastern most column was originally 3 and a half bricks wide. It was extended to probably accommodate the shed roof form. The corner column and the center column match original dimensions in the photographs, and appear to have original brick; however, past repointing used a grey mortar color typical of repairs over the past decades that did not match original mortar color common to Aspen in the 19th century.

Proposal: Remove the second floor (including the brick corbel) and the unoriginal column during demolition. Preserve and protect the corner and middle column on the south elevation. Reconstruct brick column to match historic photograph dimension of three and a half bricks wide. Determine in the field the authenticity of the brick directly above the storefront after the non-historic wood cornice above the storefront is removed. Reconstruct upper floor with bricks to match first floor west elevation, subject to Staff and monitor approval prior to installation. Color, dimension, mortar style and color to match typical historic commercial buildings in Aspen, subject to Staff and monitor approval prior to installation. A mock up onsite is recommended to confirm appropriate technique and application.

Brick corbel: The brick corbel detail above the storefront was added to the front façade and is carried around to the west façade.

Proposal: Remove the brick corbel and replace with a flat continuous wall plane to match historic photographs.

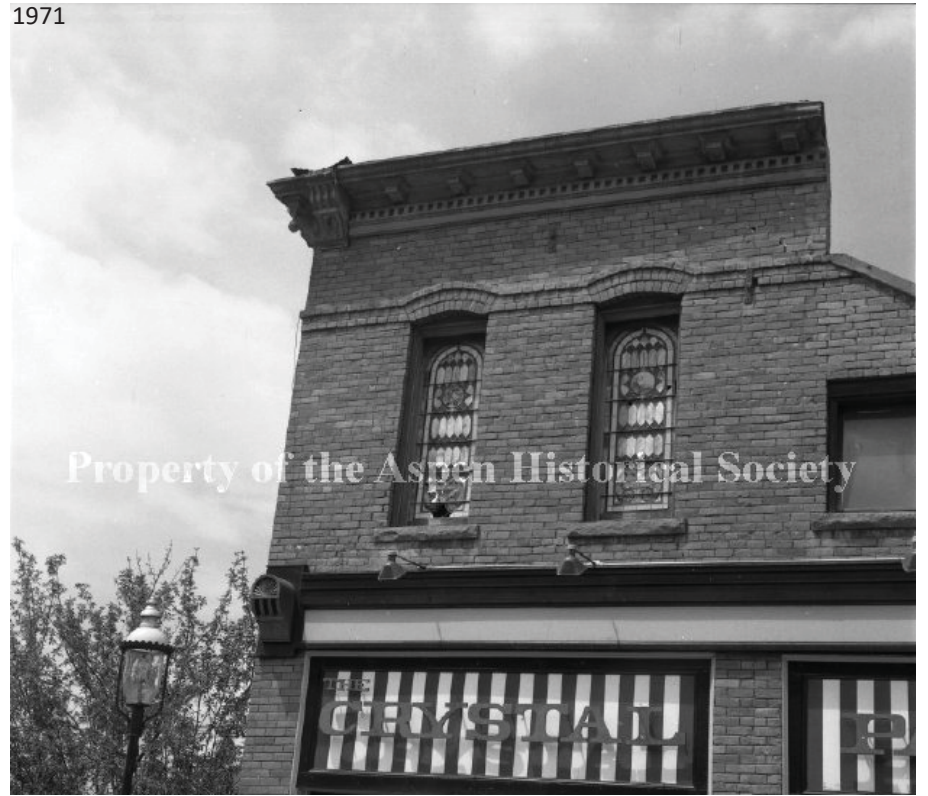


B&W photograph at top: Close up view of building pre- 1930s.
Color photographs (left to right): Current condition of columns;
current detail of brick corbel, current building.
Next page: Collage of photographs used to verify dimensions, dated
1971 and 1966.

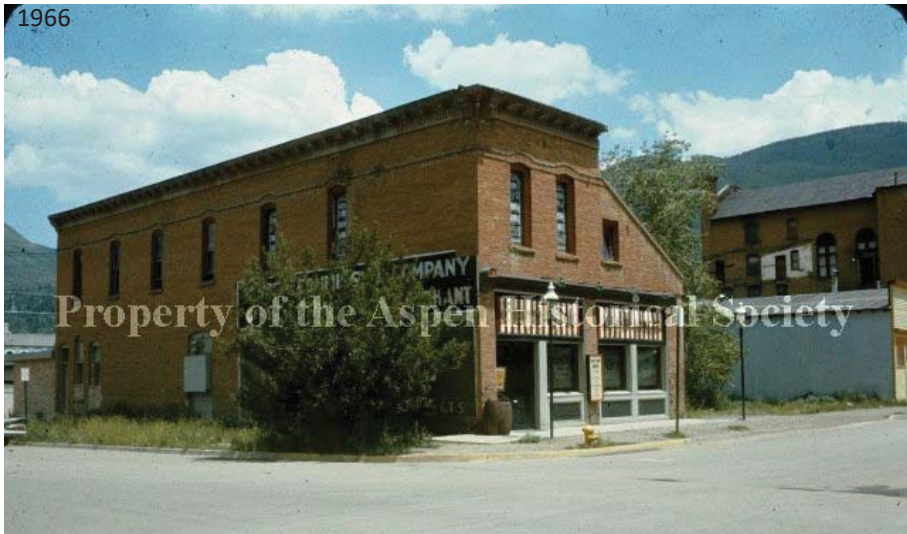
1971



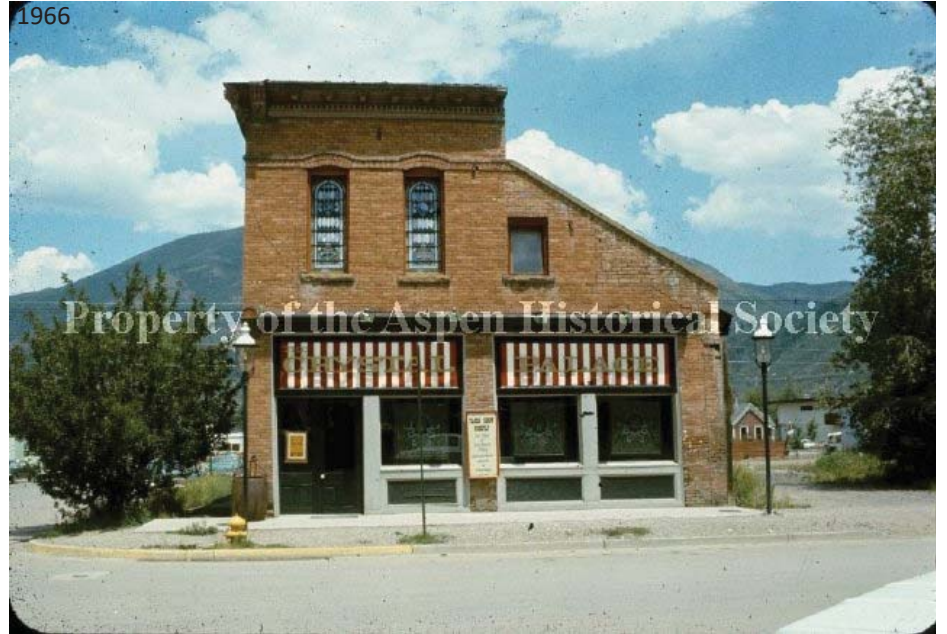
1971



1966



1966



Cornice: A decorative cornice caps the entire building. The end brackets and corner pendant of the upper cornice matches the original photographs. As the building was expanded, the cornice was replicated to extend the length of the building on the west and south elevations. The authenticity of the dentil molding needs field verification.

The storefront also has a decorative cornice that completes the storefront. The end bracket of the cornice atop the storefront matches historic photographs; however, the profile of the cornice molding appears to have been replaced or partially replaced when the cornice was extended to accommodate the addition to the building. Comparing the 1950s and 1966 photographs to the 1971 photographs shows that a flat back was added to the end bracket. The 1950s photograph shows only one end bracket. It is assumed that the other bracket was lost, possibly when the roof collapsed.

Proposal: Work with Staff and Monitor to replicate the original cornice for the top of the building and the original cornice above the storefront (which appears to be fairly simple molding) using historic photographs and information gathered during demolition. Examine the decorative corner brackets of the cornice above the storefront to determine authenticity as they may have been part of the original cornice that was salvaged and reused during a previous remodel. Work with Staff and Monitor to determine an appropriate molding for the cornice atop the storefront. Retain all material determined to be original.



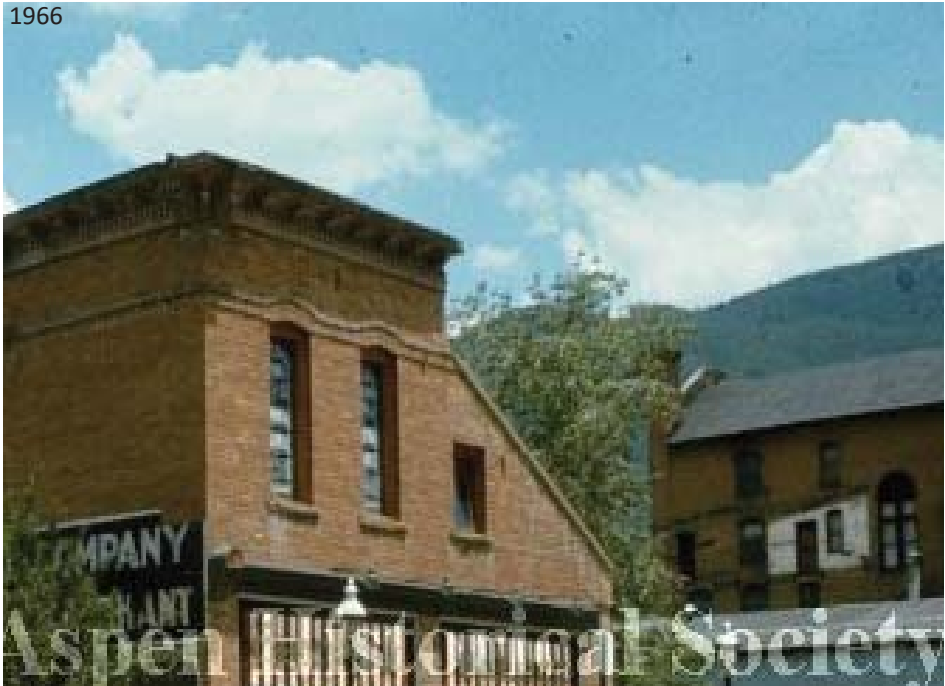
Left to Right: 1971 photograph with altered storefront cornice - note the backing behind the end bracket. The upper cornice is most likely original; Current photograph of upper cornice.

Next page (clockwise): 1950s photograph showing one end bracket for storefront cornice and more depth to cornice molding above storefront; 1966 photograph after Crystal Palace improvements are made; Current photograph of end bracket and upper cornice; 1971 photograph of storefront cornice.

1950s



1966



1971



current



Upper floor windows: During the 1960/70s remodel, an additional window was added to the upper floor for a total of 5 windows instead of the original 4 windows. The height of the window openings was reduced at some point - verified by counting bricks in the historic pre-remodel photographs. The upper floor double hung windows were replaced with casement style. The delicate brick detailing above the windows was replaced with a faux-Romanesque brick design. The window sills, originally pink sandstone, were replaced with what appears to be cast stone or machine cut sandstone.

Proposal: Restore 4 double hung windows, centered across the front façade and above storefront openings, to match historic photographs. All upper floor windows proposed to be wood and rectangular with wood filling in the curved opening to match historic condition. The 1971 photographs show the window openings to be about 31 bricks tall (current condition is about 23 bricks to the bottom of the exaggerated arch). Height of the windows in relationship to the storefront is unclear based on the angles and resolution of historic photographs. We propose to work with Staff and Monitor to continue to research and refine window height and relationship to storefront. Replace cast stone window sills with sandstone window sills - color to match typical sandstone of the era, subject to Staff and monitor approval. Replicate the delicate brick detailing around the upper floor windows to match historic photographs. An on-site mock-up is proposed to verify brick detailing with Staff and Monitor.

Storefront: The storefront has evolved over time as tenants changed hands. The original configuration and height is hard to identify in historic photographs; however close-up views of high resolution aerial photographs seem to show the two openings between brick columns are divided into two entrances/windows. On the other hand, the 1893 aerial shows a centered entrance with windows on either side and no vertical division of the bay. When the Midnight Mine occupied the building from the mid-1930s to 1951, the far right bay was a garage to house and service trucks and store equipment. The current height of the storefront may be shorter than the original condition (the blurry historic photographs make it hard to count bricks and verify height). Field verification after removal of the cornice atop the storefront will hopefully provide some answers. The intent is to restore the storefront to the original height and proportion.

Proposal: A wooden storefront is proposed. The entrance is proposed to the far left similar to the current condition. The right bay is proposed to be a large storefront window. Considering the uncertainty around the original appearance of the storefront, the proposed storefront is similar to the current configuration.



Left: 1893 Bird-eye view detail of building.

Next page (clockwise): Right bay is converted to a garage door as part of the Midnight Mine operation; current storefront; garage bay is removed; storefront configuration prior to sliding barn door.

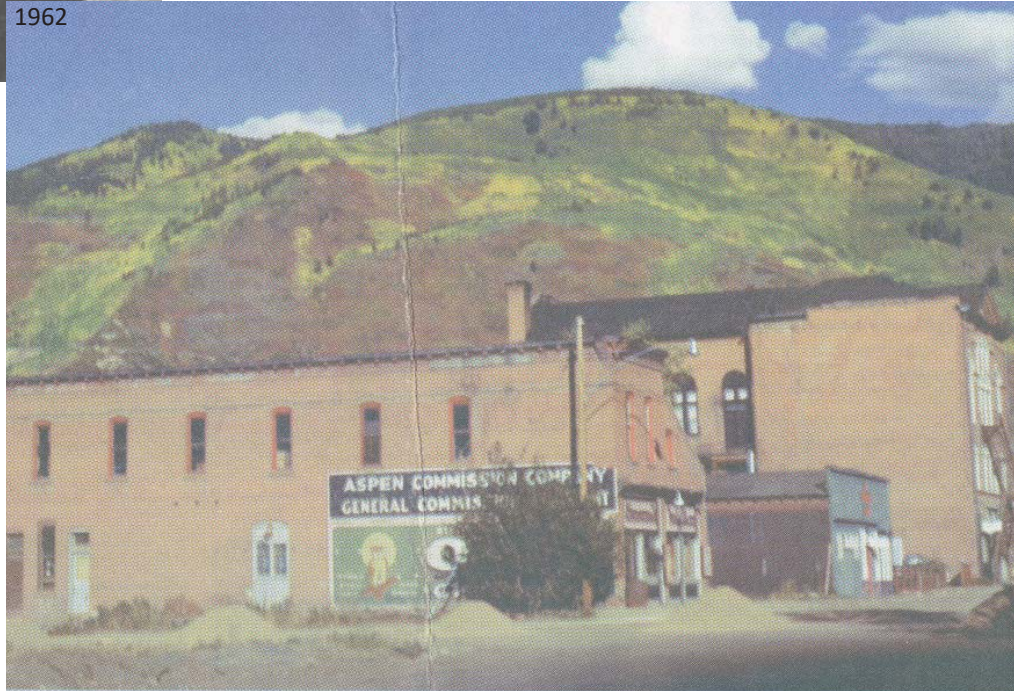
1950s



current



1962



1900s



West Elevation/Monarch Facade

Brick: Similar to the front elevation, the upper floor brick has been entirely reconstructed, and the building has been extended to the rear, as evidenced by the change in foundation material from sandstone to concrete.

Proposal: Remove the second floor (including the brick corbel) during demolition. Preserve and protect the historic portion of the ground floor including the Owl Cigar Mural during construction. Reconstruct upper floor with bricks to match first floor west elevation including the American/common brick bond course evident on the ground level of the west elevation, subject to Staff and monitor approval prior to installation. Color, dimension, mortar style and color to match typical historic commercial buildings in Aspen, subject to Staff and monitor approval prior to installation. A mock up onsite is recommended to confirm appropriate technique and application.

Owl Cigar Mural: The historic mural harkens back to the original tenant of the building – the Clark Commission Company – a wholesale produce house. The historic mural was repainted in 1977 by RP Evans according to the signature at the base of the mural. The height of the Owl mural may have been changed as evidenced by its relationship to the storefront height in historic photographs vs. current condition. Around 66 vertical bricks are counted on the historic photograph and about 61 vertical bricks are counted onsite today. The unoriginal brick corbel may have resulted in a shortened historic mural. As noted above, the storefront height may have been changed as well.

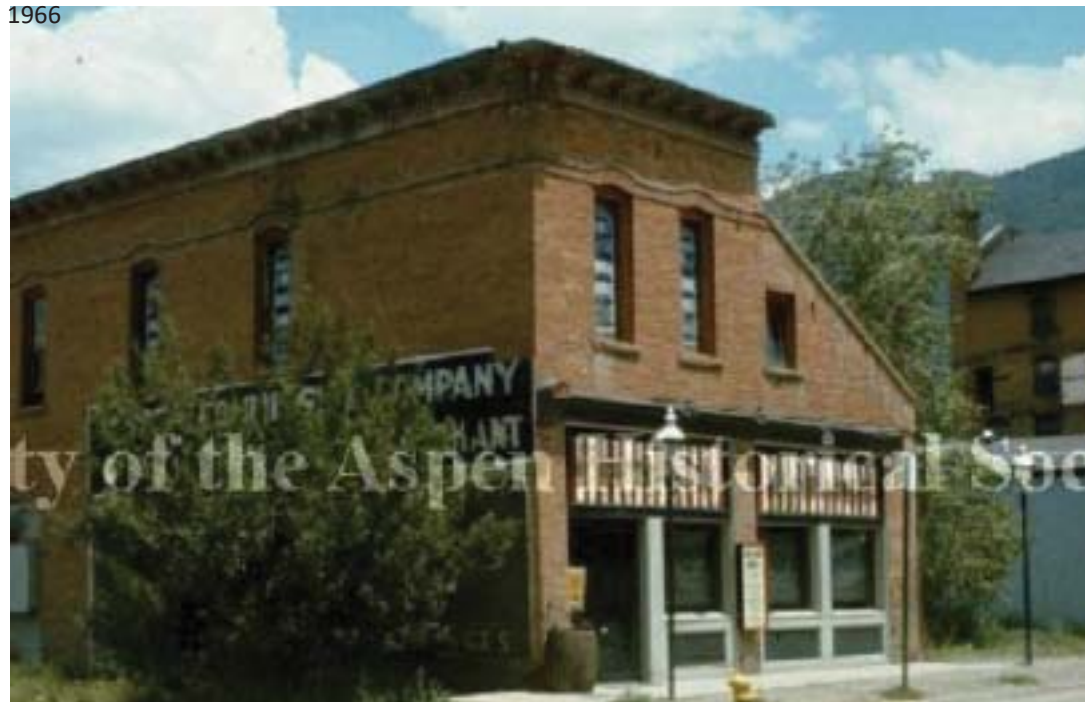
Proposal: Protect the mural during construction. No change proposed.

Cornice: see discussion above. Remove brick corbel from west elevation.

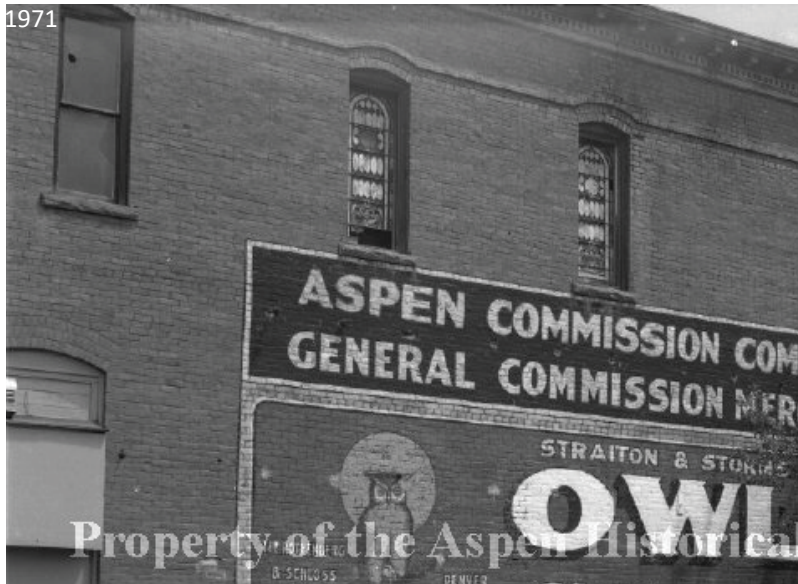


Left: Current relationship of mural to storefront cornice.

Right: 1966 relationship of mural to storefront cornice.



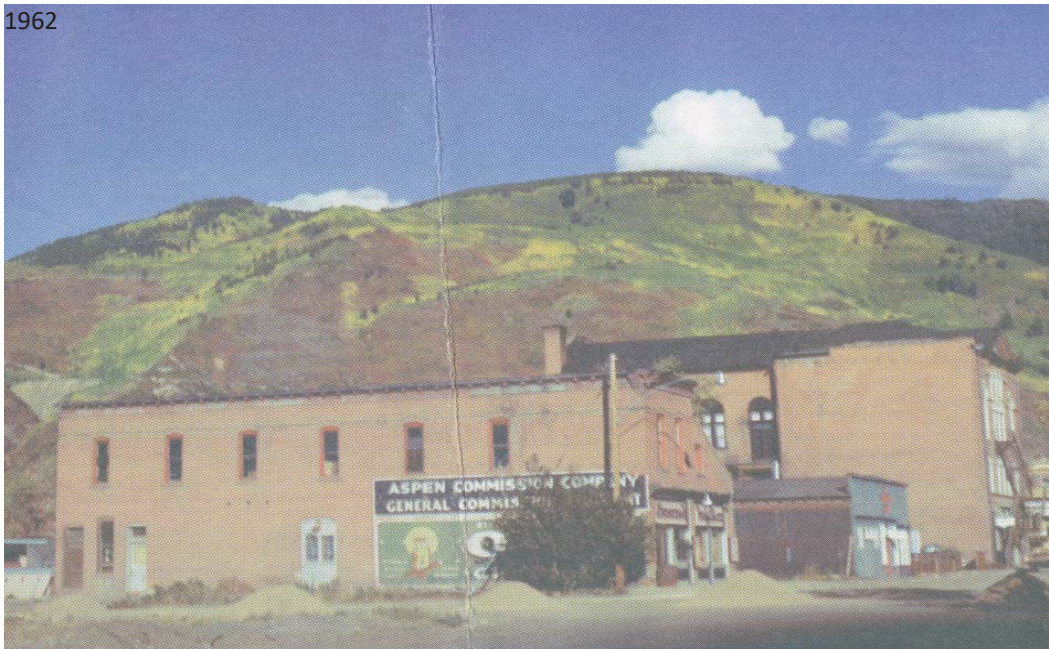
1971



current



1962



Photographs clockwise: 1971 photograph showing mural hitting the upper floor window sills; current photograph showing gap between window sills and mural; 1962 photograph showing mural hitting the upper floor window sills.

Upper floor windows: During the 1960/70s remodel, the grouping and number of upper floor windows was significantly altered from the original 6 equally spaced double hung windows. The height of the upper floor windows, verified by counting bricks, was also reduced. The 1971 photographs show the window openings to be about 31 bricks tall (current condition is about 23 bricks to the bottom of the exaggerated arch). The upper floor double hung windows were replaced with casement style. The delicate brick detailing above the windows was replaced with a faux-Romanesque brick design. The window sills, originally pink sandstone, were replaced with what appears to be cast stone or machine cut sandstone.

Proposal: Restore 6 double hung windows. All upper floor windows proposed to be wood and rectangular with wood filling in the curved opening to match historic condition. Window openings to match historic dimensions. Spacing of the windows is slightly different than historic photographs to accommodate the proposed use of the building. A slightly different spacing is a subtle way to show that this elevation was reconstructed and is not original. Replicate original window height based on historic photographs. Replace cast stone window sills with rough cut sandstone window sills - color to match typical sandstone of the era, subject to Staff and monitor approval. Replicate the delicate brick detailing around the upper floor windows to match historic photographs.

Ground level openings: Sometime after 1962, ground level doors and window openings were bricked in. Luckily there are clear ghost shadows indicating the location and dimension of these openings.

Proposal: Restore openings with wood windows or doors to match historic photographs and existing shadow lines. Work with Staff and Monitor to detail these elements prior to construction and installation. The openings are not proposed to be operable.

Steps and coal shoot: The remnants of a possible coal shoot and three concrete steps exist toward the rear (alley) of the west elevation, and sit within the right of way. The steps do not align with the ghost images of bricked in entrances and were probably shifted over time.

Proposal: Store concrete steps off-site during construction and replace in front of restored entrances at rear of west wall pending approval from Engineering via an encroachment license. The "coal shoot" is not proposed to be replaced.



Photographs (left to right): Current photograph to show ghost image of original door location; current photograph to show concrete steps and "coal shoot".

Next page (clockwise): 1971 photograph detail of original window openings, sandstone sill, and delicate brick detail; current photograph of cast stone window sill; current photograph of upper floor windows; 1893 drawings of west elevation showing openings; 1966 photograph of west elevation showing openings.

1971



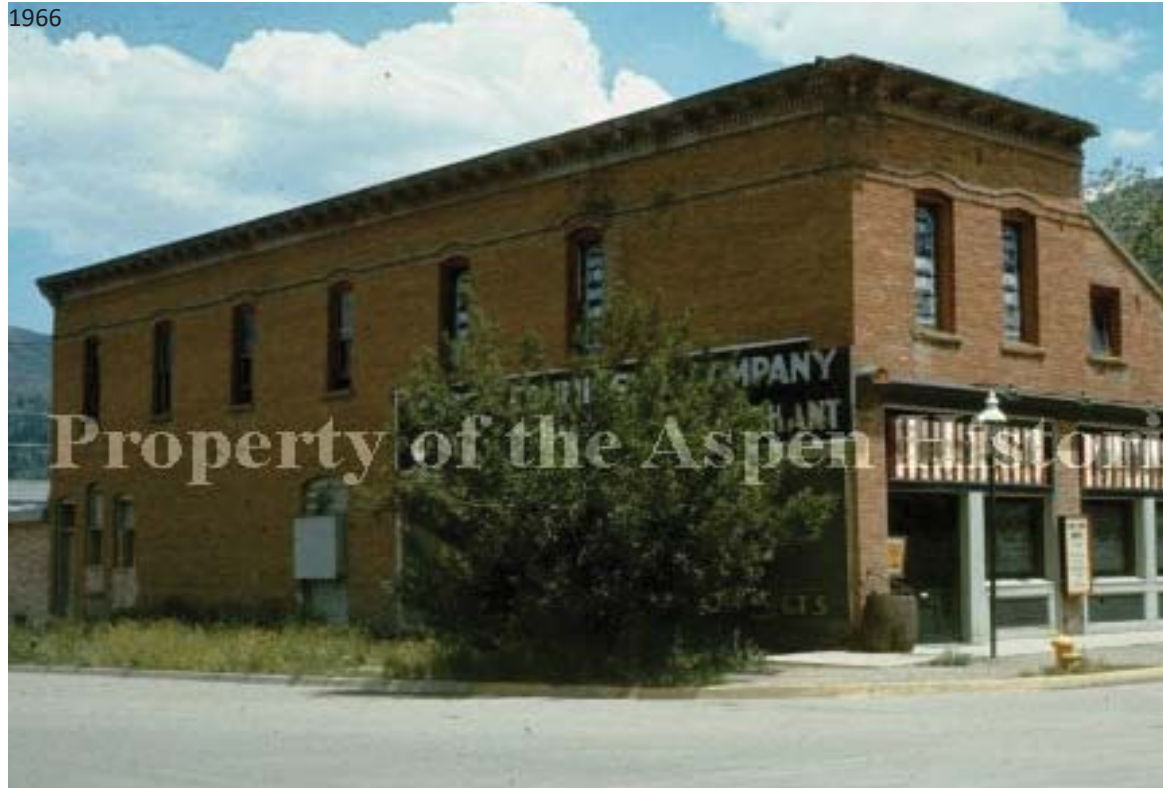
current



current



1966



1893





(Note: Applications will NOT be processed until the application fee is paid.)

THE CITY OF ASPEN

Parks Department
585 Cemetery Lane
Aspen, CO 81611
Parks Office: 970.920.5120
Fax: 970.920.5128

FOR PARKS USE ONLY			
Date Received:	<u>3-21-18</u>	Permit # 201 <u>8-022</u>	
Date Responded:		Building Permit #:	
Fees Paid:	<input checked="" type="checkbox"/> Y / N	Amount \$ <u>206</u>	Credit / Cash / Check # <u>1624</u> Init: <u>(Signature)</u>

TREE REMOVAL / DRIP LINE EXCAVATION PERMIT

Please submit the following information to the Parks Department, together with your check payable to the *City of Aspen*. Please check the appropriate options below:

- | | |
|--|---|
| <input type="checkbox"/> \$77 – Non construction related | <input checked="" type="checkbox"/> Tree Removal Permit |
| <input checked="" type="checkbox"/> \$206 – Construction related | <input type="checkbox"/> Drip Line Excavation |

1. Site address - 300 - 312 E Hyman Avenue
2. Outline/Sketch/Drawing of property to include: *(Please attach TWO copies)*
 - a. Property address.
 - b. Property boundaries.
 - c. Locations of buildings on the property.
 - d. Location, diameter, and species of trees on property and designate with arrows or circles which trees are to be removed.
3. List trees to be removed, species and diameter at 4.5' above grade. City Forester will define tree values utilizing the following equation: Max value = \$42 x 3.14 x (D/2)², D = Diameter of tree in inches at 4.5' above grade.
4. Reason for Removal: Site construction
5. Mitigation Plan {relocation of trees or replacement as referenced in Aspen Municipal Code Sec. 13.20(e)}
Please ADD to the Property Drawing: *(TWO copies needed)*
 - a. Location of replacement/relocation trees.
 - b. Size and species of trees to be replaced.
 - c. Professional cost estimate of planting (nursery stock, delivery, and installation).
6. Estimated Start Date of Project: 4/2018
7. Person(s) responsible for project (applicant):
 - a) Primary Contact Name: Brad Hribar - Centaur Construction Phone: (312) 714-8519
Email Address: bhribar@centaurco.com
 - b) Name of Architect or Construction Representative (please print): Sam Baucum
Company Name (please print): Bluegreen Phone: (970) 429-7499 Fax: _____
Signature of Representative: *Samuel Baucum* Date: 9/15/2017
 - c) Property Owner Name (please print): 312 EAST HYMAN ~~AVENUE~~ LLC. Phone: (312) 850-1680
Address: 2001 N Halsted St., Suite 304, Chicago, IL 60614 Fax / Email address: (312) 850-1685
Signature of Owner: *[Signature]* Date: 10/2/2017

MUST BE POSTED ON PROPERTY DURING REMOVAL

MUST BE POSTED ON PROPERTY

Tree Removal Permit #2018-022

On September 5, 2018, Ian Gray, City Forester, performed an onsite inspection of the property located at **300-312 E Hyman Avenue**. The applicant is requesting a tree removal/drip line excavation permit for 10 trees. The property is being completely rebuilt. See site-specific notes below for tree protection measures and other requirements for the duration of the building process. The list of trees requested for removal is as follows:

- Seven Ash trees 5.5"/5.7"/10.2"/6.2"/9.0"/3.0"/3.0" inches DBH – These trees, numbered #4-#10, are located at the south side of the property along Hyman Ave. These are City of Aspen assets and right-of-way trees. Due to restrictions caused by the requirements imposed by historic preservation of the site removal has been requested. **These trees are not sustainable and may be removed.** The applicant has agreed to install Silva Cells below the new sidewalk pavement when 4 new trees are planted here at the end of the project.
- Three Crabapple trees 12.5"/10.0"/7.0" inches DBH – These trees, numbered #1- #3, are located on the west side of property along Monarch Street. **These trees are not sustainable and may be removed.** The applicant has agreed to plant 3 new trees here at the end of the project.

The trees approved for removal have been assigned a value using a standard formula developed for all trees found within the City of Aspen. The formula is as follows: $Value = \$42.00 \times 3.14 \times (D/2)^2$, where D is the diameter of the tree at breast height. Tree numbering was provided by applicant, tree diameters were sampled by City Forester and condition ratings were assigned. A new tree planting quote was provided by the applicant in the amount of \$6,011.40, which has been deducted from the assessed mitigation of \$14,774.67. **Removal of the trees #1-10 is approved. The mitigation of \$8,763.27 is owed to the Parks Department, cash-in-lieu, prior to the release of this permit.**

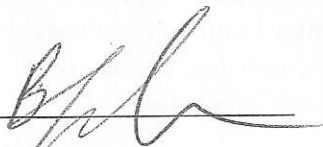
Paid 10/16/18 (OS)

Property / Tree Inspection



Ian Gray

Forester, City of Aspen



Ben Carlsen

Open Space and Natural Resources Manager

9/12/18

Date

9/19/18

Date

Permit valid 2 business days AFTER issuance. Permit valid for one year after approval date.

APPROVED
 DATE 2/12/19 CDPHE JW



Colorado Department
of Public Health
and Environment

DEMOLITION NOTIFICATION APPLICATION FORM

APPLICATION FEE MUST ACCOMPANY THIS FORM
 INCOMPLETE APPLICATIONS WILL BE RETURNED

(Notice will be mailed to the demolition contractor unless specified otherwise)

Fee: \$50 + \$5 per 1000 ft² of area to be demolished = \$ 95.00
 (See instruction #1 on reverse side)

Submit form to:
 Permit Coordinator
 Colorado Dept. of Public
 Health and Environment
 APCD IE B1
 4300 Cherry Creek Drive
 South
 Denver, CO 80246-1530
 Phone: 303-692-3100
 Fax: 303-782-0278
 Asbestos@state.co.us

Demolition Contractor	Company Name Stutsman Gerbaz Earthmoving, Inc			Building Name Crystal Palace		
	Street 30376 State Highway 82			Square footage of footprint of facility or portion of facility to be demolished 9000 square feet		
	City: Snowmass	State CO	Zip Code: 81654	Street 300-312 E Hyman Ave		
	Telephone # (970) 923-2734	Fax # (970) 923-0647		City Aspen	County CO	Zip Code 81611
Project Manager Dave Stutsman			Proposed Start Date 04/01/2019 ✓			
Cell Phone # (970) 379-5952			Proposed Completion Date 06/30/2019 ✓			
I certify that the Certified Asbestos Building Inspector has informed me about any remaining asbestos-containing materials in the facility to be demolished.						Demolition Site
Signature <i>[Signature]</i>			Print Name David Stutsman			
Landfill Receiving Building Debris Pitkin County or South Canyon						
Method/Mean of Demolition <input checked="" type="checkbox"/> Wrecking <input type="checkbox"/> Burning ¹ <input type="checkbox"/> Implosion <input type="checkbox"/> Moving <input type="checkbox"/> Other specify						
Asbestos Removal Contractor	General Abatement Contractor (GAC) Colorado Hazard Control					
	CDPHE Asbestos Permit # 18PI6412A, 19PI0530A			Total Quantity of Asbestos Removed 37,120 square feet		
	Date Removal Completed 1-30-2019			Telephone # 303-410-4941		
	Type(s) of Asbestos-Containing Material Removed Drywall surfacing, floor tile, residual block texture					
Building Owner	Owner's Name 312 E Hyman Avenue, LLC					
	Street 2001 N Halsted Street, suite #304					
	City: Chicago	State IL	Zip Code 60614			
	Contact's Name Jeff R.			Telephone # (312) 850-1680		
Certified Asbestos Inspector Certification	With my signature below, I certify that I possess current AHERA accreditation and state of Colorado certification as an Asbestos Building Inspector. I also certify that I have thoroughly inspected the facility to be demolished, as listed in the Demolition Site block above, sampled all suspect materials, had all samples analyzed for the presence of asbestos by a NVLAP-accredited laboratory, and have determined that no Regulated ACM exists anywhere in the facility.* I also certify that I have informed the owner/operator of the facility or the demolition contractor that any asbestos-containing material allowed to stay in the facility must remain non-friable during demolition. Specify type(s) of ACM remaining, below: (check appropriate box(es)):					
	<input type="checkbox"/> Vinyl asbestos floor tile (VAT) <input type="checkbox"/> VAT mastic <input type="checkbox"/> Tar/asphalt impregnated roofing <input type="checkbox"/> Asphaltic pipe coatings					
	<input type="checkbox"/> Spray-applied tar coatings <input type="checkbox"/> Caulking <input type="checkbox"/> Glazing <input type="checkbox"/> Other, specify					
	Signature (In Blue Ink) <i>[Signature]</i>			Printed Name Rich Kreuzer		
Date of Final Inspection 2-1-19	CO Cert. # 15812	Expiration Date 11-14-19	Telephone #	Cell Phone # 970 389-3408		
Building Owner or Contractor	I verify that all refrigerants from air conditioning/refrigeration appliances have been properly recovered in accordance with AQCC Regulation No. 15 (for information on CFC requirements call 692-3100). I further verify that all luminous exit signs (containing radioactive material) have been disposed of in accordance with 6 CCR 1007-1 subpart 3.6.4.3 (for information on luminous exit sign requirements call 303-692-3320).					
	CHECK THE APPROPRIATE BOX:					
	<input checked="" type="checkbox"/> Building Owner		<input type="checkbox"/> Contractor		<input type="checkbox"/> Other	
	Signature <i>[Signature]</i>			Print Name Mark Hunt		
THIS BOX IS FOR CDPHE USE ONLY:						
Postmark or Hand Delivery Date: <u>2/8/19</u>		Approved By: <u>[Signature]</u>		Code: <input checked="" type="checkbox"/> initial-310 <input type="checkbox"/> transfer-380		
Form of Payment & #: <u>ck 1058 \$95</u>		Permit #:		Record #:		
				Date Issued:		

* Regulated asbestos-containing materials means (a) friable asbestos-containing material, (b) Category I nonfriable ACM that has become friable, (c) Category I nonfriable ACM that will be or has been subjected to sanding, grinding, cutting, or abrading or (d) Category II nonfriable ACM that has a high probability of becoming or has become crumbled, pulverized, or reduced to powder by the forces expected to act on the material in the course of demolition or renovation operations regulated by this regulation. Note: Asbestos-containing sheet vinyl and linoleum must be properly abated/removed prior to demolition.

RECEIVED

APPROVED
 DATE 2/12/19 CDPHE JW

Construction Management Plan

3.2 Public Notification

Public updates will be provided monthly via onsite notices (or as requested by the City of Aspen). The first public notification will occur no later than 10 days prior to construction. The updates will include a description of the current project phase, list any traffic and/or pedestrian impacts and describe the hauling/staging operations. The notification will also be distributed to neighbors located within 300 feet of the project property.

The Contractor has designated Brad Hribar as the project representative, the sole point of contact for all communications relative to the project. The project representative will host a pre-construction site meeting in February to discuss the project and summarize the project-specific Construction Management Plan. The Contractor and Subcontractors will attend this meeting. Utility personnel, applicable City departments, the Roaring Fork Transportation Authority, neighboring property owners and the Aspen School District will also be notified.

In addition to the above a Communication Plan will be provided and used throughout the duration of the project.

(Reference the attached Communication Plan for specific information)



Crystal Palace Communications Plan Proposal



INTRODUCTION:

The following document outlines the draft communications plan created for the Crystal Palace project set to begin construction in the spring of 2019. The plan will utilize traditional outreach means and methods in order to disseminate information to the public regarding traffic flow disruption during the construction process- specifically the eastbound lane closure on East Hyman Avenue. It will also highlight the temporary impacts to parking and traffic patterns in the surrounding area.

While there is no precedent within the Construction Mitigation Plan regulations, attention to City noticing requirements has been taken to create an appropriate plan for both adjacent land owners, tenants, and the greater community. A comprehensive stakeholder list has been compiled and will be used as the basis for disseminating information through posters, enhanced mailers, newspaper advertisements, public meetings, a project web page, and one-on-one discussions with neighboring business owners and tenants. The plan will utilize existing information channels required during the development process as a framework. Information will include phasing updates, indicative schedules, traffic and parking information, site plans, and renderings. Details of the proposed communication plan are detailed below:

STAKEHOLDERS

An extensive list of stakeholders has been compiled and will include (but not be limited to) adjacent properties on East Hyman and South Mill Street, in addition to RFTA, utility companies, trash collectors, City Departments (Parking, Transportation, Planning, Engineering, Building, Wheeler Opera House) United States Postal Service, emergency services, Shamrock, CISCO, and the greater Aspen community. (The Applicant will work with the City to collect appropriate project contacts at the above mentioned organizations.)

NOTICING:

Utilizing the stakeholder list outlined above, a mailing list will be created which will be the basis for all noticing methods. Additional interested parties will have the opportunity to sign up to the mailing list via the project information page.

MAILERS:

15 days prior to each major construction phase, enhanced mailers will be sent to all registered stakeholders, which will include detailed project updates, next steps, and may include necessary traffic flow maps or images. A sample graphic mailer has been included for reference. As discussed with Staff, all mailers will be shared and filed with the City.

SITE REPRESENTATIVE

There will be a designated site-representative at all times throughout the construction process, whose information will be filed with the City of Aspen prior to building permit issuance, and updated as needed throughout the project. Site representative information will be available on all project materials. A dedicated phone number and email address will be made available to the public at the launch of the project via mailings, posters, newspaper announcements, and the project website.

PROJECT KICK-OFF MEETING

The project team will host a project kick-off meeting for all stakeholders addressing impacts to neighboring businesses, transportation providers, and special events. This meeting will be advertised in the newspaper and through City channels. Additional meetings will be held as necessary throughout the project.



Crystal Palace Communications Plan Proposal

DOOR-TO-DOOR WITH HIGH-IMPACT STAKEHOLDERS:

Upon receipt of building permit the project team will go door-to-door to speak with neighboring properties that are the most impacted by construction scheduling (i.e. if equipment is running late). It is often difficult for business owners to attend public information meetings, and this effort will be integral to ensuring adjacent property owners, business owners, and tenants are receiving up to date project information.

This will also be an opportunity for these stakeholders to sign up for emergency notifications, and to ask our project representatives questions one-on-one. We have created a map of anticipated neighbors that will be contacted, but it is important to note that this list may grow / change with the project as people choose to opt in to alerts.



POSTERS:

Public noticing posters will be posted on the construction fencing on both South Monarch and East Hyman providing project information, construction phasing and general dates, site representative contact information, and relevant traffic flow maps and images. Posters will be available at start of construction and will remain posted for the duration of the project. Posters will be updated as necessary and will comply with City construction signage regulations. Drafts of signage will be submitted to the Planning Department for review prior to posting. Indicative locations are highlighted in the map above.



Crystal Palace Communications Plan Proposal

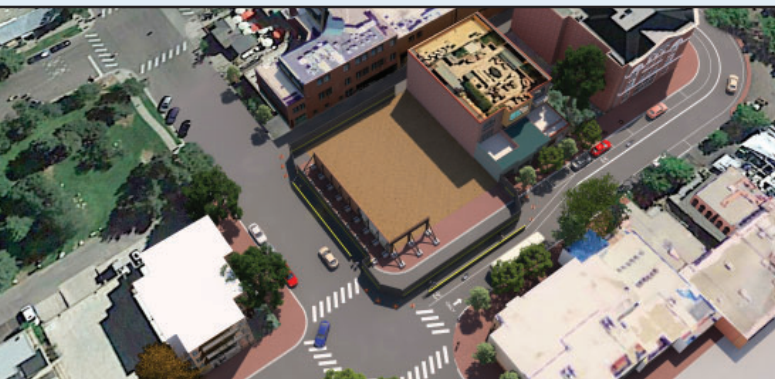
NEWSPAPER ADVERTISEMENTS

The project team will publish newspaper advertisements updating the greater community on major phases of the project and times of increased impact. An example advertisement can be seen on the right.

As the project progresses, advertisements may include maps and renderings, such as those below, indicating major phasing and traffic flow changes.

ADJACENT CONSTRUCTION PROJECTS

The project team will coordinate with City staff to manage an up-to-date contact list for adjacent construction projects in order to share construction updates and potential impacts due to traffic flow changes directly with other site representatives.



300 E Hyman Project Construction Updates

crystalpalaceproject.com 970.510.0094

Project Information

Our team is excited to share all of the hard work we have been doing in preparation for breaking ground at 300 E Hyman Avenue (Crystal Palace). Most importantly, how we will be communicating with you throughout the project. We truly value our relationship with our neighbors and the greater community and want to keep you informed of the anticipated impacts and traffic changes expected during the construction phases.

We will be utilizing a variety of methods to disseminate information to you, including public meetings, on-site posters, emails, enhanced mailings, our web page, City channels, and newspaper announcements. We will also have an on-site representative who you can contact with any project questions or urgent matters.

If you are interested in learning more about this project please visit our website for contact information, scheduling, and regular project updates. If you would like to be added to our email list please contact crystalpalaceproject@gmail.com.

Project Kick-Off Meeting

We would like to invite you to join our project team April xxth for a kick-off meeting which will cover project phasing, anticipated traffic changes, impacts to neighboring businesses, transportation providers, and special events.

Location: Aspen Hotel

Time: 4:00-6:00pm

Contact: 970.510.0094

crystalpalaceproject@gmail.com



**Sample newspaper announcement, indicative project page and phone number to be updated and filed with City prior to building permit issuance.*



Crystal Palace Communications Plan Proposal

SOCIAL MEDIA / PROJECT PAGE:

The Applicant team will provide the City of Aspen with regularly scheduled updates and content to be released through the existing City traffic and construction information channels. At key construction phases, media releases will be provided to the City to be posted on the City website and shared with the City listserv. A project web page is being created to provide regular project updates detailing the impacts to adjacent neighbors and offer the opportunity to be added to the mailing list. During times of greater impact the project team will provide more frequent updates, as needed. Site representative information, construction updates, maps, renderings, project timeline, and images will be available on the project page.

COMMUNICATIONS SCHEDULE:

The Applicant team has created the following communications plan based upon the anticipated construction schedule.

Communications Plan

PHASE	DATES	WORK TYPE	COMMUNICATIONS	
			PHASED	ONGOING
PHASE I	April-May 2019	Mobilization and Existing Structure Demolition	<ul style="list-style-type: none"> Project web page launch. Public information and preservation plan posters to be mounted on South Monarch and East Hyman construction fencing (indicated in map pg.2). Newspaper announcements (see sample pg. 3). Door-to-door sessions with high-impact stakeholders. Project kick-off meeting for key stakeholders and greater public. Mailers to neighbors within 300 feet (will include maps and graphics). Announcements via City channels. Prior to next phase project team will update City on stakeholder list 	<p>Regular updates to web page</p> <p>Email listserv sign-up</p>
PHASE II	May 2019 - May 2020	Earth Retention, Foundations, Structure	<ul style="list-style-type: none"> Updates to web page with Phase II information and scheduling. 2nd round of door-to-door updates with high-impact stakeholders. 15 days prior to new construction phase, announcements will be published in newspapers and through City information channels (will include maps and graphics). 15 days prior to new construction phase, enhanced mailers will go out to neighbors within 300 feet (will include maps and graphics). Updated public information posters will replace Phase I posters in same location (will include maps and graphics). 	<p>Check-in meetings with the City</p> <p>Media announcements detailing project progress</p>



Crystal Palace Communications Plan Proposal

Communications Plan

PHASE	DATES	WORK TYPE	COMMUNICATIONS	
			PHASED	ONGOING
PHASE III	April-August 2020	Masonry, Structural Framing, Rough MEP's, Windows, Roof	<ul style="list-style-type: none"> • Updates to web page with Phase III information and scheduling. • 3rd round of door-to-door updates with high-impact stakeholders. • 15 days prior to new construction phase, announcements will be published in newspapers and through City information channels (will include maps and graphics). • 15 days prior to new construction phase, email detailing impact changes, and updates to schedule (will include maps and graphics). • 15 days prior to new construction phase, enhanced mailers will go out to neighbors within 300 feet (will include maps and graphics). • Updated public information posters will replace Phase II posters (will include maps and graphics). 	<p>Regular updates to web page</p> <p>Email listserv sign-up</p>
PHASE IV	August 2020 - April 2021	Trim MEP's, Site Work, and Finishes	<ul style="list-style-type: none"> • Updates to web page with Phase IV information and scheduling. • 4th round of door-to-door updates with high-impact stakeholders. • 15 days prior to new construction phase, announcements will be published in newspapers and through City information channels (will include maps and graphics). • 15 days prior to new construction phase, enhanced mailers will go out to neighbors within 300 feet (will include maps and graphics). • Updated public information posters will replace Phase III posters in same location (will include maps and graphics). 	<p>Check-in meetings with the City</p> <p>Media announcements detailing project progress</p>
PROJECT CLOSE	April 2021	Presentation to public	Final emails, newspaper notifications, mailers, and announcements. Close of project web page.	



Crystal Palace Communications Plan : Stakeholder List

The following stakeholder list was derived using the Aspen Maps GIS program, selecting ownership entities within 300 feet of the 300 E Hyman, Crystal Palace, property which is standard for City public noticing requirements.

SCULL JAMES E
PO BOX 2051
ASPEN, CO 81612

JPS NEVADA TRUST
1701 N GREEN VALLEY PKWY #9C
HENDERSON, NV 89074

LIMELIGHT SUB/PUD
E HYMAN AVE
ASPEN, CO 81611

PLACE BRADLEY E JR REV TRUST
5701 S COLORADO BLVD
LITTLETON, CO 80121

ASPEN SKIING COMPANY LLC
PO BOX 1248
ASPEN, CO 81612

PROSPECTOR FRACTIONAL OWNERS ASSO
301 E HYMAN AVE #108
ASPEN, CO 81611

305-7 MILL STREET LLC
2001 NORTH HALSTED #304
CHICAGO, IL 60614

KATIE REED BUILDING LLC
407 S HUNTER ST #3
ASPEN, CO 81611

GRAND SLAM HOLDINGS LLC
215 S MONARCH ST #101
ASPEN, CO 81611

407 HYMAN LLC
51027 HWY 6 & 24 #100
GLENWOOD SPRINGS , CO 81601

WHITMAN WENDALIN
PO BOX 472
ASPEN, CO 81612

CS WEBER INVESTMENTS LLC
15 S WILLOW CT
ASPEN, CO 81611

400 HYMAN LLC
1010 E HYMAN AVE
ASPEN, CO 816112118

COLLINS BLOCK LLC
205 S GALENA ST
ASPEN, CO 81611

ORR ROBERT L
2700 G ROAD #12A
GRAND JUNCTION, CO 81506

THOR 228 S MILL ST LLC
1000 WILSON BLVD #2100
ARLINGTON, VA 22209

SHENAN MELISSA A
1242 N LAKE SHORE DR #4S
CHICAGO, IL 60610

HILLSTONE RESTAURANT GROUP INC
3539 NORTHSIDE PKWY
ATLANTA, GA 30327

PRODINGER IRMA
PO BOX 1245
ASPEN, CO 81612

401 HYMAN AVENUE LLC
1435 LAWRENCE LN
NORTHBROOK, IL 60062

JOHNSON PETER C & SANDRA K
51 OVERLOOK DR
ASPEN, CO 81611-1008

TRUE JAMES R
PO BOX 2864
ASPEN, CO 81612

COLORADO MOUNTAIN NEWS MEDIA CO
580 MALLORY WY
CARSON CITY, NV 89701

HART GEORGE DAVID & SARAH
PO BOX 5491
SNOWMASS VILLAGE, CO 81615

WHITMAN WENDALIN
210 E HYMAN AVE #101
ASPEN, CO 81611

LARRAC INV LLC SERIES H
840 FM 474
BOERNE, TX 78006

DAVIDSON ARIAIL SCOTT
PO BOX 5141
ASPEN, CO 81612

ROBERTS JANET A
215 S MONARCH ST #G101
ASPEN, CO 81611

360 HEXAGON LLC
9401 INDIAN CREEK PKWY STE 800
OVERLAND PARK , KS 66210

400 BUILDING LLC
306 N PLAZA REAL
BOCA RATON, FL 33432-3933



Crystal Palace Communications Plan : Stakeholder List

314 HEXAGON LLC
9401 INDIAN CREEK PKWY STE 800
OVERLAND PARK , KS 66210

CITY OF ASPEN
C/O Mitzi Rapkin
130 S GALENA ST
ASPEN, CO 81611

CLARKS ASPEN LLC
818 SOUTH MAIN ST
BLANDING , UT 84511

PARK CENTRAL CONDO ASSOC
215 S MONARCH ST STE 203
ASPEN, CO 81611

MOTHER LODE CONDO ASSOC
COMMON AREA
314 E HYMAN AVE
ASPEN, CO 81611

DAVIS HORN INCORPORATED
215 S MONARCH #104
ASPEN, CO 81611

1000 EAST HOPKINS LLC
215 S MONARCH #104
ASPEN, CO 81611

KATIE REED PLAZA CONDO ASSOC
301 E HOPKINS AVE
ASPEN, CO 81611

MOTHER LODE CONDO ASSOC INC
9401 INDIAN CREEK PKWY STE 800
OVERLAND PARK , KS 66210

KANTZER TAYLOR FAM TRST #1
216 SEVENTEENTH ST
MANHATTAN BEACH, CA 90266

ELLIOTT ELYSE A TRUST
610 NORTH ST
ASPEN, CO 81611

ELK MOUNTAIN HOSPITALITY LLC
371 MARKET ST
BASALT, CO 81621

BOGIN ROBERT M
4280 S MEADOW BROOK LN
EVERGREEN, CO 80439

BERNSTEIN JEREMY M PROFIT SHARING PL
610 NORTH ST
ASPEN, CO 81611

FREDRICK LARRY D
215 S MONARCH ST #G101
ASPEN, CO 81611

MOJO ASPEN LLC
215 S MONARCH #G102
ASPEN, CO 81611

210 COOPER LLC
1512 LARIMER ST #100 BRIDGE LEVEL
DENVER, CO 80202

CLARK LOIS P REV TRUST
PO BOX 5815
SNOWMASS VILLAGE, CO 81615

SHVACHKO NATALIA
35 SUTTON PL #19B
NEW YORK, NY 10022

KAUFMAN GIDEON I
315 E HYMAN AVE STE 305
ASPEN, CO 81611

AJAX JMG INVESTMENTS LLC
9401 WILSHIRE BLVD 9TH FL
BEVERLY HILLS, CA 902122974

BRINING ROBERT D
215 S MONARCH #203
ASPEN, CO 81611

LEE FRANCIS A III
706 NORMANDY
MOORESVILLE, NC 28117

DOLE MARGARET M
400 E HYMAN AVE #302
ASPEN, CO 816111989

DESOTO LINDA JANE LIVING TRUST
155 LONE PINE RD #9
ASPEN, CO 81611

LEE FRANCIS A
706 NORMANDY
MOORESVILLE, NC 28117

NEWMAN KERRY J & RICKI R
617 PRINCE DR
NEWBURGH, IN 47630

SMITH NATHANIEL THOMAS
706 NORMANDY
MOORESVILLE, NC 28117

FIERCELY LOCAL
PO BOX 8970
ASPEN, CO 81612

PLACE PENNY L REV TRUST
5701 S COLORADO BLVD
LITTLETON, CO 80121



Crystal Palace Communications Plan : Stakeholder List

JACOBSON FAMILY TRUST
3237 SUMMER WIND LN #1424
LITTLETON, CO 80129

400 HYMAN LLC
PO BOX 351
RIFLE, CO 816500351

ASPEN COMMERCIAL CONDO ASSOC
307 S MILL ST
ASPEN, CO 81611

BUSH ALAN DAVID
0046 HEATHER LN
ASPEN, CO 81611-3342

210 COOPER CONDO ASSOC
210 E COOPER AVE
ASPEN, CO 81611

MTN ENTERPRISES 80B
PO BOX 5739
EAGLE, CO 816315739

GUTNER TODDI L GST DESC TRUST
260 N DEERE PK DR
HIGHLAND PARK, IL 60035

400 EAST HYMAN LLC
400 E HYMAN AVE # A202
ASPEN, CO 81611

201 EH INVESTMENTS LLC
10880 WILSHIRE BLVD #2222
LOS ANGELES, CA 90024

MILL STREET PLAZA ASSOC LLC
602 E COOPER #202
ASPEN , CO 81611

308 EAST HOPKINS CONDO ASSOC
COMMON AREA
308 E HOPKINS AVE
ASPEN, CO 81611

COHEN FRANK R
360 S MONROE ST #702
DENVER, CO 80209

CARRIGAN RICHARD A JR
2044 AUDUBON AVE # BT505
NAPERVILLE, IL 605635352

WELLS FARGO BANK
PO BOX 2609
CARLSBAD, CA 92018

MOUNTAIN GETAWAY PROPERTIES LLC
9 ISLAND AVE # 2103
MIAMI BEACH, FL 33139-1343

RACZAK FAMILY TRUST
0234 LIGHT HILL RD
SNOWMASS, CO 81654

GORDON BRIAN S
26985 CRESTWOOD
FRANKLIN, MI 48025

WHITMAN FINE PROPERTIES
210 E HYMAN AVE #101
ASPEN, CO 81611

COLLINS BLOCK CONDO ASSOC
COMMON AREA
204 S MILL ST
ASPEN, CO 81611

PLUMERIA PARTNERS LLLP
925 CHATFIELD RD
ASPEN, CO 81611

CLARKS ASPEN LLC
818 SOUTH MAIN ST
BLANDING , UT 84511

FERAL VENTURE CAPITAL LLC
6226 N RIVIERA DR
OKLAHOMA CITY, OK 73112

RACZAK FAMILY TRUST
0234 LIGHT HILL RD
SNOWMASS, CO 81654

PARK CENTRAL WEST CONDO ASSOC
210 E HYMAN AVE
ASPEN, CO 81611

314-PH HEXAGON LLC
9401 INDIAN CREEK PKWY STE 800
OVERLAND PARK , KS 66210

WENDELIN ASSOC
1173 PITTSFORD VICTOR RD #250
PITTSFORD , NY 14534

SHAW ROBERT
5408 BIRCHMAN AVE
FORT WORTH, TX 76107

LARRABEE DONALD C JR
1417 POTTER DR STE 105
COLORADO SPRINGS, CO 80909

YOUNGS RICHARD B & JACQUILINE L
3940 MARSH RD
BROOKLYN, MI 49230

WHEELER SQUARE - CASPER FAMILY LLC
315 E HYMAN
ASPEN, CO 81611



Crystal Palace Communications Plan : Stakeholder List

IFTNFS LLC

0115 GLEN EAGLES DR
ASPEN, CO 81611

PITNER N KATHRYN

PO BOX 11930
ASPEN, CO 81612

SEGUIN BUILDING CONDO ASSOC

COMMON AREA
304 E HYMAN AVE
ASPEN, CO 81611

SEDOY MICHAEL

35 SUTTON PL #19B
NEW YORK, NY 10022

PCU-5 LLC

PO BOX 2563
ASPEN, CO 81612

G & K LAND CO LLC

0167 WILLOW LN
CARBONDALE, CO 81623

GOODING NANCY A

4800 S HOLLY ST
ENGLEWOOD, CO 80111

KELLY GARY

PO BOX 12356
ASPEN, CO 81612

JMS LLC

0115 GLEN EAGLES DR
ASPEN, CO 81611

TOM THUMB BUILDING CONDO ASSOC

400 E HYMAN AVE
ASPEN, CO 81611

DCBD2 LLC

2100 ROSS AVE #3300
DALLAS, TX 75201

LEATHERMAN ROBERT D

PO BOX 11930
ASPEN, CO 81612

LORING PETER & ELIZABETH S

230 CONGRESS ST
BOSTON, MA 02110

FREDRICK LARRY D

215 S MONARCH ST #G101
ASPEN, CO 81611

MORRONGIELLO LYDIA LIVING TRUST

8109 WILLOW BEND CT
BOULDER , CO 80301

1000 EAST HOPKINS LLC

215 S MONARCH #104
ASPEN, CO 81611

HOFFMAN JOHN L & SHARON R TRUST

411 E 63RD ST
KANSAS CITY, MO 64108

ROBERTS JANET A

215 S MONARCH ST #G101
ASPEN, CO 81611

JAFFE JONATHAN & KAREN

88 EMERALD BAY
LAGUNA BEACH, CA 92651

YOUNG BARBARA A

210 E HYMAN #9
ASPEN, CO 81611

DAVIDSON DONALD W TRUST

864 CEMETERY LN
ASPEN, CO 81611

FEDER HAROLD L & ZETTA F

985 CASCADE AVE
BOULDER, CO 80302-7550

FREDRICK LARRY D

215 S MONARCH ST #G101
ASPEN, CO 81611

FOOTLOOSE MOCCASIN MAKERS INC

44 SILVERADO CT
CANON CITY , CO 812129484

LEAR STEFANIA

PO BOX 3394
ASPEN, CO 81612

314-200 HEXAGON LLC

9401 INDIAN CREEK PKWY STE 800
OVERLAND PARK , KS 66210

Crystal Palace Communications Plan : Sample Enhanced Mailer



300 E Hyman Project Construction Updates

Our team is excited to share all of the hard work we have been doing in preparation for breaking ground at 300 E Hyman Avenue (Crystal Palace). Most importantly, how we will be communicating with you throughout the project. We truly value our relationship with our neighbors and the greater community and want to keep you informed of the anticipated impacts and traffic changes expected throughout the project.

We will be utilizing a variety of methods to disseminate information to you, including public meetings, on-site posters, emails, enhanced mailings, our project web page, City channels, and newspaper announcements. We will also have an on-site representative who you can contact with any project questions or urgent matters.

If you are interested in learning more about this project please visit our website for contact information, scheduling, and regular project updates. If you would like to be added to our email listserv, please contact crystalpalaceproject@gmail.com.

Preliminary schedule

Phase I	April / May 2019	Mobilization and Existing Structure Demolition
Phase II	May – April 2020	Earth Retention, Foundations, Structure
Phase III	April- August 2020	Masonry, Structural Framing, Rough MEP's, Windows+Roof
Phase IV	August - April 2021	Trim MEP's, Site Work +Finishes

Project Kick-Off Meeting

We would like to invite you to join our project team April xxth for a kick-off meeting which will cover project phasing, anticipated traffic changes, impacts to neighboring businesses, transportation providers, and special events.

Location: Aspen Hotel

Time: 4:00-6:00pm

RSVP: crystalpalaceproject@gmail.com

CRYSTALPALACEPROJECT.COM

970.510.0094



New traffic flow: one way down East Hyman towards Galena

*Sample enhanced mailer, indicative project page and phone number to be updated and filed with City prior to building permit issuance.



Crystal Palace Communications Plan : Sample Poster

Public information posters will contain construction updates with up-to-date site plans, traffic flow changes, relevant renderings, and site representative contact information. These posters will be formatted in 24 x 36 inch and be printed on weatherproof gatorboard. They will be adhered to the construction fencing on both South Monarch and East Hyman. Specific locations and number of posters will be cleared with the Planning Department prior to mounting.

300 E Hyman Project Construction Updates

Our team is excited to share all of the hard work we have been doing in preparation for breaking ground at 300 E Hyman Avenue (Crystal Palace). Most importantly, how we will be communicating with you throughout the project. We truly value our relationship with our neighbors and the greater community and want to keep you informed of the anticipated impacts and traffic changes expected during the construction phases.

We will be utilizing a variety of methods to disseminate information to you, including public meetings, on-site posters, emails, enhanced mailings, our project web page, City channels, and newspaper announcements. We will also have an on-site representative who you can contact with any project questions or urgent matters.

If you are interested in learning more about this project please visit our website for contact information, scheduling, and regular project updates. If you would like to be added to our email list, please contact crystalpalaceproject@gmail.com.

Project Kick-Off Meeting

We would like to invite you to join our project team April xth for a kick-off meeting which will cover project phasing, anticipated traffic changes, impacts to neighboring businesses, transportation providers, and special events.

Location: Aspen Hotel

Time: 4:00-6:00pm

RSVP: crystalpalaceproject@gmail.com

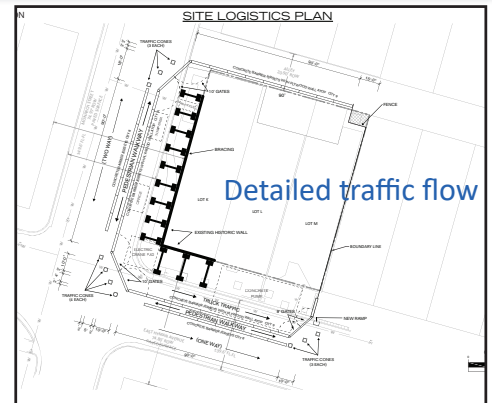
Preliminary schedule

Phase I	April / May 2019	Mobilization and Existing Structure Demolition
Phase II	May – April 2020	Earth Retention, Foundations, Structure
Phase III	April- August 2020	Masonry, Structural Framing, Rough MEP's, Windows+Roof
Phase IV	August - April 2021	Trim MEP's, Site Work +Finishes

New traffic flow: one way down East Hyman towards Galena



SITE LOGISTICS PLAN



Detailed traffic flow

Historic structure to remain



Aerial of demoliton



970.510.0094
CRYSTALPALACEPROJECT.COM

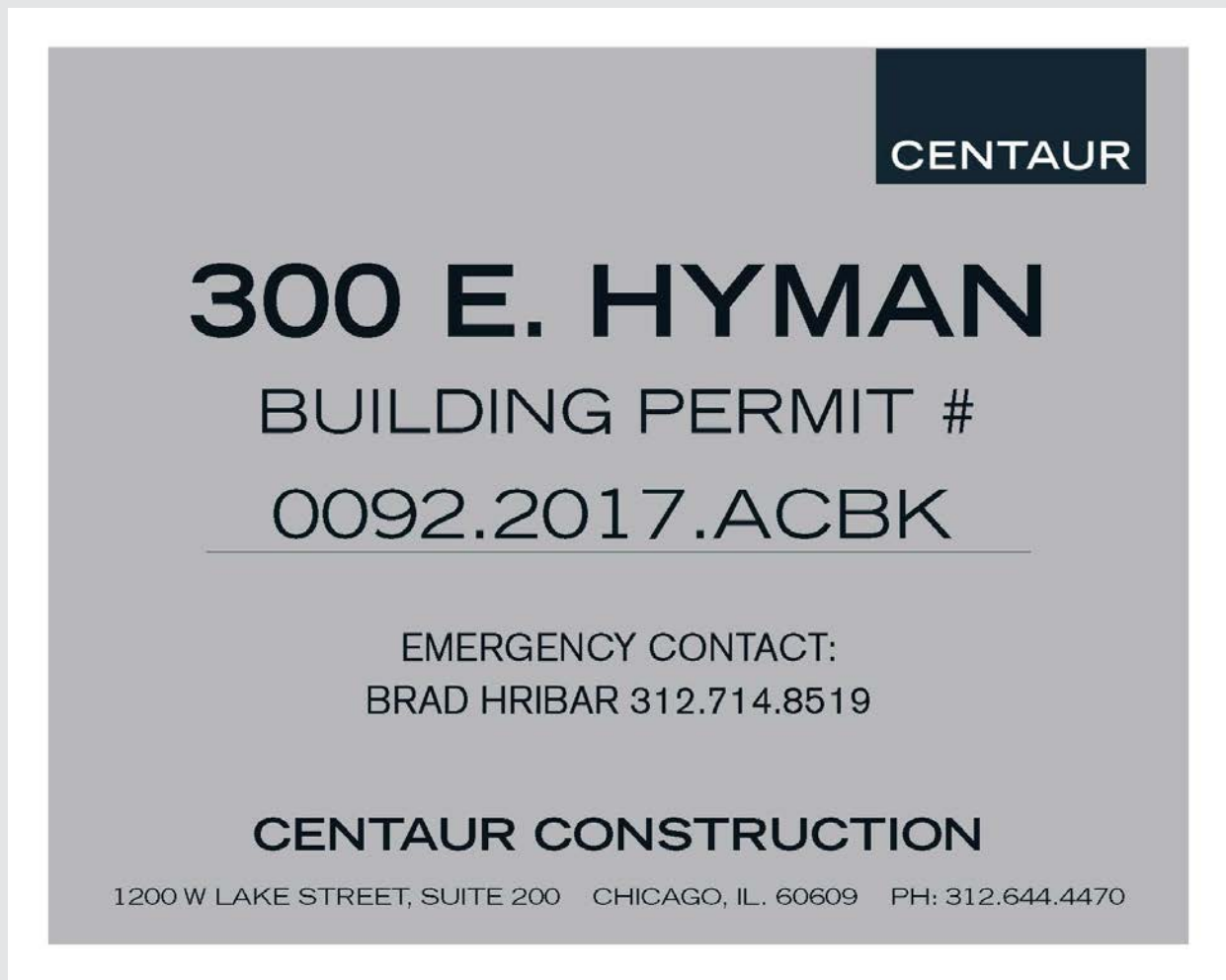
Construction Management Plan

3.3 Project Sign

The project sign will be posted at the project site in a location where it is readable from the street and shall meet the criteria in City Municipal Code 26.510.030B4

15 "

12 "



Construction Management Plan

3.4 Project Contacts

Following is a list of the current Project Team contacts. Other project personnel will be added as they are made part of the Project Team.

Owner

312 E. Hyman Avenue, LLC.
2001 N. Halsted St, Suite 304
Chicago, IL 60614
Tel: 312-850-1680
Fax: 312-850-1685
mhunt@mdevco.com

Contractor

Centaur Construction
1200 W. Lake St, Suite 200
Chicago, IL 60607
Tel: 312-644-4470
Fax: 312-644-4472

Brad Hribar
Project Manager
Cell: 312-714-8519
bhribar@centaurco.com

Brad Hribar
Site Manager- 24hr Emergency
Cell: 312-714-8519
bhribar@centaurco.com

Architect

Modif. Architects
Rob Avila
1200 W. Lake St, Suite 200
Chicago, IL 60607
Tel: 773-307-8420
rob.avila@modifarchitecture.com

Structural Engineer

SP Engineers
Mehul Shani, P.E.
134 N. LaSalle St, Suite 1930
Chicago, IL 60602
Tel: 312-332-2800
Fax: 312-332-2820
mehul@spengineers.com

Earth Retention Engineer

Berkel & Company Contractors, Inc.
Adam S. Hurley, P.E.
2647 S. 142nd Street
Bonner Springs, KS 66012
Tel: 913-422-3588
adam@berkelandcompany.com

Civil Engineer

Sopris Engineering, LLC
Yancy T. Nichol, P.E.
502 Main Street
Carbondale, CO 81623
Tel: 970-704-0311
ynichol@sopriseng.com

MEP Engineer

AEC Mechanical
Stanton O Humphries, P. E.
40801 US-6 #214
Avon, CO 81620
Tel: 970-748-8520
stan@aec-vail.com

Construction Management Plan

Landscape Architects

Bluegreen

Sheri Sanzone
300 South Spring Street, suite #202
Aspen, CO. 81611
Tel: 970-379-7869
sheri@bluegreenaspen.com

Safety Officer

Brad Hribar

Cell: 312-714-8519

Sound Engineer

Acoustical Solutions

Jordan Moran
2420 Grenoble Rd. Richmond, VA
23294
Tel: 804-346-8350
jm@acousticalsolutions.com

Erosion Control Officer

Brad Hribar

Cell: 312-714-8519

Traffic Control Officer

A-1 Traffic Control & Barricade, Inc.

Cal Whitman
32597 Hwy 6
Silt, CO. 81652
Tel: 970-876-0738

Additional Contact Information

City of Aspen 970-920-5000
Pitkin County 970-920-5200
Fire Department 970-920-5532
Police Department 970-920-5400
Roaring Fork Transit Authority 970-925-8484
School District 970-925-3760
Aspen Sanitary District 970-925-3601
Aspen Water District 970-920-5110
Aspen Electric 970-920-5148
Holy Cross Electric 970-945-5491
Aspen Valley Hospital 970-925-1120
For **ALL EMERGENCIES** – CALL 911

Construction Management Plan

4.1 Dates of Construction

The preliminary schedule is based on an April 2019 through April 2021 timeframe.

- Phase I – April / May 2019 - Mobilization and Existing Structure Demolition
- Phase II – May – April 2020 - Earth Retention, Foundations, Structure
- Phase III – April - August 2020 – Masonry, Structural Framing, Rough MEP's, Windows, and Roof
- Phase IV – August 2020 - April 2021- Trim MEP's, Site Work, and Finishes

Please reference the attached schedule (Section 4.3) for additional detail.

Construction Management Plan

4.2 Hours of Construction

Year-Round Exterior Construction hours will be limited to:

7:30am-5:30pm Monday through Friday and 9am-5pm Saturday

Interior activities may be performed 24hrs per day with certain date restrictions and on an approval basis only.

In addition, NO CONSTRUCTION ACTIVITY will take place on the following dates:

Any Sunday

Monday, February 20th - Presidents Day

Saturday, May 27th – Memorial Day Weekend

Monday, May 29th – Memorial Day

Friday, June 16th- Sunday, June 18th – Food and Wine Classic

Tuesday, July 4th – Fourth of July

Friday, August 18th – Monday, August 21st USA Pro Cycling Challenge

Saturday, September 2nd - Labor Day Weekend

Monday, September 4th – Labor Day

Thursday, November 23rd – Thanksgiving Day

Monday, December 25th- Christmas Day

NO EXTERIOR ACTIVITY will take place on Friday, December 20th – Friday, January 3rd 2020 (Christmas Week). *Additional dates may be added per the City of Aspen, however interior work may be permitted with prior approval.*

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.

On Season Time Frame: On seasons are defined as June 1st thru Labor Day and November 15th thru March 31st.

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.

Construction Management Plan

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 not adversely affect that business's event.

Additional dates may be added per the City of Aspen.

4.3 Sequence of Construction

The attached schedule is intended to be a "Living Document" and will adjust as required throughout the project duration.

300 East Hyman Avenue

ID	Activity ID and Description	Duration Work Days	Scheduled or Actual Start	Scheduled or Actual Finish	2018		2019		2020		2021		2022		2023					
					Half 2, 2017	Half 1, 2018	Half 2, 2018	Half 1, 2019	Half 2, 2019	Half 1, 2020	Half 2, 2020	Half 1, 2021	Half 2, 2021	Half 1, 2022	Half 2, 2022					
1	300-312 Hyman	917 days	9/22/17	6/28/21	300-312 Hyman															
2	Design, Engineering, Budgeting, and Bidding.	414 days	9/22/17	6/4/19	Design, Engineering, Budgeting, and Bidding.															
48	Permitting	457 days	11/6/17	9/25/19	Permitting															
60	Subcontractor, Major Supplier Bid Reviews / Awards	109 days	10/1/18	3/15/19	Subcontractor, Major Supplier Bid Reviews / Awards															
122	Environmental and Site Preparation Work.	115 days	10/1/18	3/25/19	Environmental and Site Preparation Work.															
93	Submittals Shop Drawings, Product Data, Samples	305 days	10/15/18	1/24/20	Submittals Shop Drawings, Product Data, Samples															
127	Base Building	408 days	4/1/19	11/24/20	Base Building															
128	Remove Bldg. Utility Feeds to Prep for Demolition.	2 days	4/1/19	4/2/19	4/1 Remove Bldg. Utility Feeds to Prep for Demolition.															
129	Remove Streetlights, Signs ,etc.	1 day	4/1/19	4/1/19	4/1 Remove Streetlights, Signs ,etc.															
130	Temporary Electric	2 days	4/1/19	4/2/19	4/1 Temporary Electric															
131	Erect Perimeter Barriers & Install Sound Abatement.	10 days	4/3/19	4/16/19	4/3 Erect Perimeter Barriers & Install Sound Abatement.															
132	Brace Historic West & South Masonry Walls	10 days	4/4/19	4/17/19	4/4 Brace Historic West & South Masonry Walls															
133	Demolish Existing Building	15 days	4/18/19	5/9/19	4/18 Demolish Existing Building															
134	Earth Retention System	65 days	5/10/19	8/19/19	5/10 Earth Retention System															
135	Excavation to Subgrade.	63 days	6/5/19	9/10/19	6/10 Excavation to Subgrade.															
136	Drywells, Grease Trap	10 days	9/11/19	9/24/19	9/11 Drywells, Grease Trap															
137	Concrete Start: LL2 Foundations, Footings and Core Walls	10 days	9/25/19	10/8/19	9/25 Concrete Start: LL2 Foundations, Footings and Core Walls															
138	Underground Plumbing	10 days	9/25/19	10/8/19	9/25 Underground Plumbing															
139	LL2 Slab-on-Grade	5 days	10/9/19	10/15/19	10/9 LL2 Slab-on-Grade															
140	LL1 Columns, Foundation Walls, and Core Walls.	15 days	10/16/19	11/5/19	10/16 LL1 Columns, Foundation Walls, and Core Walls.															
141	LL1 Pool/Spa Area Backfill and Set Structural Steel	5 days	11/6/19	11/12/19	11/6 LL1 Pool/Spa Area Backfill and Set Structural Steel															
142	LL1 Pool Slab-on-Grade	5 days	11/13/19	11/19/19	11/13 LL1 Pool Slab-on-Grade															
143	LL1 Slab Elevation	15 days	11/20/19	12/12/19	11/20 LL1 Slab Elevation															
144	Remove Earth Retention System Struts and Whalers.	7 days	12/13/19	12/23/19	12/13 Remove Earth Retention System Struts and Whalers.															
145	Grnd Fl. Columns, Foundation Walls & Core Walls.	10 days	1/3/20	1/16/20	1/3 Grnd Fl. Columns, Foundation Walls & Core Walls.															
146	Ground Floor Slab at -2'-2"	10 days	1/17/20	1/30/20	1/17 Ground Floor Slab at -2'-2"															
147	Ground Floor Slab at 0'-0"	10 days	1/31/20	2/13/20	1/31 Ground Floor Slab at 0'-0"															
148	2nd Fl. Columns, Core Walls	10 days	2/14/20	2/28/20	2/14 2nd Fl. Columns, Core Walls															
149	2nd Fl. Terrace Slab at 11'-7"	5 days	3/2/20	3/6/20	3/2 2nd Fl. Terrace Slab at 11'-7"															
150	2nd Floor Slab at 12'-10 1/2"	10 days	3/9/20	3/20/20	3/9 2nd Floor Slab at 12'-10 1/2"															
151	3rd Fl. Columns, Core Walls	10 days	3/9/20	3/20/20	3/9 3rd Fl. Columns, Core Walls															
152	3rd Fl. Slabs at 23'-10"	10 days	3/23/20	4/3/20	3/23 3rd Fl. Slabs at 23'-10"															
157	Remove Historic Wall Bracing	5 days	4/1/20	4/7/20	4/1 Remove Historic Wall Bracing															
153	3rd Floor Slab at 24'-10"	10 days	4/6/20	4/20/20	4/6 3rd Floor Slab at 24'-10"															
154	Roof Columns, Core Walls	5 days	4/6/20	4/13/20	4/6 Roof Columns, Core Walls															
158	Masonry and CMU 1st Floor	10 days	4/9/20	4/23/20	4/9 Masonry and CMU 1st Floor															
155	Roof Slab at 36'-2"	5 days	4/14/20	4/20/20	4/14 Roof Slab at 36'-2"															
156	Elevator Core, Set Hoist Beams at 41'-4".	5 days	4/14/20	4/20/20	4/14 Elevator Core, Set Hoist Beams at 41'-4".															
183	Set HM Frames & Frame Metal Stud Walls All Floors	20 days	4/14/20	5/11/20	4/14 Set HM Frames & Frame Metal Stud Walls All Floors															
182	Stair #'s 1&2 Delivery and Installations	30 days	4/21/20	6/1/20	4/21 Stair #'s 1&2 Delivery and Installations															
159	Masonry and CMU 2nd Floor	10 days	4/24/20	5/7/20	4/24 Masonry and CMU 2nd Floor															
160	Masonry and CMU 3rd Fl. Exterior	15 days	5/8/20	5/28/20	5/8 Masonry and CMU 3rd Fl. Exterior															
161	Interior Masonry Walls All Levels	10 days	5/8/20	5/21/20	5/8 Interior Masonry Walls All Levels															
184	MEP Wall Rough-in All Floors	20 days	5/19/20	6/15/20	5/19 MEP Wall Rough-in All Floors															
185	Building Snowmelt System Rough-In All Floors	15 days	5/19/20	6/8/20	5/19 Building Snowmelt System Rough-In All Floors															
168	MEP/FP Room Layout and Equipment Setting Lower Level 2.	15 days	5/22/20	6/11/20	5/22 MEP/FP Room Layout and Equipment Setting Lower Level 2.															
162	AESS Architecturally Exposed Structural Steel	10 days	5/29/20	6/11/20	5/29 AESS Architecturally Exposed Structural Steel															
163	Exterior Metal Panel System	10 days	6/12/20	6/26/20	6/12 Exterior Metal Panel System															
165	Rooftop Skylight / Set Roof Curbs	5 days	6/12/20	6/18/20	6/12 Rooftop Skylight / Set Roof Curbs															
169	MEP/FP Rough-In Lower Level 2.	10 days	6/12/20	6/26/20	6/12 MEP/FP Rough-In Lower Level 2.															
164	Roof & 3rd Fl. Railing & Mech Screen Post Rough-In	5 days	6/29/20	7/6/20	6/29 Roof & 3rd Fl. Railing & Mech Screen Post Rough-In															
166	Exterior Non-Wood and Metal Clad Wood Windows	10 days	6/29/20	7/13/20	6/29 Exterior Non-Wood and Metal Clad Wood Windows															
170	MEP/FP Rough-In Lower Level 1.	10 days	6/29/20	7/13/20	6/29 MEP/FP Rough-In Lower Level 1.															
175	Roof Start: Insulation & Membrane	20 days	7/7/20	8/3/20	7/7 Roof Start: Insulation & Membrane															
167	Exterior Wood Renovated & New Door & Windows	10 days	7/14/20	7/27/20	7/14 Exterior Wood Renovated & New Door & Windows															
171	MEP/FP Rough-In Ground Floor	20 days	7/14/20	8/10/20	7/14 MEP/FP Rough-In Ground Floor															
180	Building Weathertight	1 day	7/28/20	7/28/20	7/28 Building Weathertight															
176	Skylight and Trellis Installations High Roof.	5 days	8/4/20	8/10/20	8/4 Skylight and Trellis Installations High Roof.															
177	Set Rooftop Mechanical Equipment	5 days	8/4/20	8/10/20	8/4 Set Rooftop Mechanical Equipment															
179	Electrical Permanent Power	1 day	8/4/20	8/4/20	8/4 Electrical Permanent Power															
181	Elevator Delivery and Installations	60 days	8/5/20	10/28/20	8/5 Elevator Delivery and Installations															
172	MEP/FP Rough-In 2nd Floor	10 days	8/11/20	8/24/20	8/11 MEP/FP Rough-In 2nd Floor															
178	Rooftop Trellis, Architectural Rails, Mech. Screen	10 days	8/11/20	8/24/20	8/11 Rooftop Trellis, Architectural Rails, Mech. Screen															
186	Insulate, Drywall, Tape, Sand, Ready for Paint.	20 days	8/11/20	9/8/20	8/11 Insulate, Drywall, Tape, Sand, Ready for Paint.															

300 East Hyman Avenue

ID	Activity ID and Description	Duration Work Days	Scheduled or Actual Start	Scheduled or Actual Finish	2018		2019		2020		2021		2022		2023	
					Half 2, 2017	Half 1, 2018	Half 2, 2018	Half 1, 2019	Half 2, 2019	Half 1, 2020	Half 2, 2020	Half 1, 2021	Half 2, 2021	Half 1, 2022	Half 2, 2022	
187	Closed Cell Spray Foam Insulation Underside Rooftop Spas.	5 days	8/11/20	8/17/20							8/11					
188	Base Building Finishes: Prime, Paint, etc.	20 days	8/18/20	9/15/20							8/18					
173	MEP/FP Rough-In 3rd Floor.	10 days	8/25/20	9/8/20							8/25					
191	Green Roof Irrigation and Plant Material	10 days	8/25/20	9/8/20							8/25					
174	MEP/FP Rooftop Rough-In	10 days	9/9/20	9/22/20							9/9					
189	Inspections and Approvals: COA Floor by Floor	18 days	9/16/20	10/9/20							9/16					
190	Punch list Base Building	27 days	10/12/20	11/17/20							10/12					
192	Site work Including Site Utilities	159 days	4/8/20	11/20/20												
193	New UG Utility Connections to Bldg.	20 days	4/8/20	5/6/20							4/8					
194	Demo Old Sidewalks, Excavate to Design Subgrades.	6 days	6/30/20	7/8/20							6/30					
195	Concrete Foundations for Light Pole, Parking Kiosks	5 days	7/9/20	7/15/20							7/9					
196	Silva Cell Installations and Backfilling	7 days	7/16/20	7/24/20							7/16					
197	Site Flatwork Base, Insulate, Snowmelt, Irrigation	10 days	7/27/20	8/7/20							7/27					
198	Brick Paver and Historic Property Line Band	7 days	8/10/20	8/18/20							8/10					
199	Landscaping and Site Irrigation	10 days	8/19/20	9/1/20							8/19					
200	Open Sidewalks	4 days	9/8/20	9/11/20							9/8					
201	Mill Paving, Patch, Asphalt, Striping	10 days	9/14/20	9/25/20							9/14					
202	Final COA Site work for Base Building	14 days	11/2/20	11/19/20							11/2					
203	Interior Construction	287 days	5/4/20	7/1/21												
204	LL1 Wall Framing, HM Door Frames.	10 days	5/4/20	5/15/20							5/4					
205	Ground Floor Wall Framing, HM Door Frames.	15 days	5/18/20	6/5/20							5/18					
208	MEP/FP Rough-Ins LL1 and LL2 Walls and Ceilings.	20 days	5/18/20	6/12/20							5/18					
212	LL1, LL2 Sauna, Steam Shower, Spa, and Pool Rough-ins.	20 days	5/25/20	6/22/20							5/25					
206	2nd Floor Layout, Wall Framing, Set HM Door Frames.	15 days	6/8/20	6/29/20							6/8					
209	MEP/FP Rough-Ins Ground Floor Including Kitchen.	20 days	6/15/20	7/14/20							6/15					
207	3rd Floor Wall Framing, HM Door Frames.	10 days	6/30/20	7/14/20							6/30					
210	MEP/FP Rough-ins 2nd Floor Suites 4 thru 10.	20 days	7/15/20	8/11/20							7/15					
214	LL1 Wall Inspections, Insulation, Drywall, Fire Taping.	10 days	7/29/20	8/11/20							7/29					
218	Ground Fl. Ceilings, Framing, Insulation, Drywall/Plaster.	10 days	7/29/20	8/11/20							7/29					
217	Ground Floor Wall Insulation, Drywall, Fire Taping.	10 days	8/3/20	8/14/20							8/8					
211	MEP/FP Rough-ins 3rd Floor Suites 1, 2, & 3.	20 days	8/12/20	9/9/20							8/12					
213	3rd Floor Spa Rough-ins Suite 1, 2, 3, and Terrace.	10 days	8/12/20	8/25/20							8/12					
215	LL1 Ceilings, Framing, Insulation, Drywall/Plaster.	10 days	8/12/20	8/25/20							8/12					
220	Fireplace Rough-In and Installations: All Floors	10 days	8/12/20	8/25/20							8/12					
219	Ground Floor Wall Paint, Ceilings, HM Door Frames.	10 days	8/17/20	8/28/20							8/17					
216	LL1 Wall Paint, Ceilings, HM Door Frames.	10 days	8/26/20	9/9/20							8/26					
221	2nd Floor Wall Insulation, Drywall, Fire Taping.	15 days	8/26/20	9/16/20							8/26					
227	LL1 Tile, Stone, All Hard Finishes Floors, Walls, & Ceilings.	10 days	9/10/20	9/23/20							9/10					
222	2nd Floor Framing, Insulation, Drywall/Plaster.	15 days	9/17/20	10/7/20							9/17					
228	Ground Fl. Tile, Stone, All Hard Finishes Floors, Walls, Ceilings	10 days	9/24/20	10/7/20							9/24					
231	LL1 MEP/FP, Spa, Pool, Sauna, Steam, Locker Trim-out.	10 days	9/24/20	10/7/20							9/24					
223	2nd Floor Wall Paint, Ceilings, HM Door Frames.	10 days	10/8/20	10/21/20							10/8					
224	3rd Floor Wall Insulation, Drywall, Fire Taping.	10 days	10/8/20	10/21/20							10/8					
229	2nd Floor Tile, Stone, All Hard Finishes Floors, Walls, Ceilings.	10 days	10/8/20	10/21/20							10/8					
232	Ground Floor Kitchen Equipment, MEP/FP Trim-out.	10 days	10/8/20	10/21/20							10/8					
225	3rd Floor Ceiling Framing, Insulation, Drywall/Plaster.	15 days	10/22/20	11/11/20							10/22					
233	2nd Floor MEP/FP Trim-out.	10 days	10/22/20	11/4/20							10/22					
226	3rd Floor Wall Paint, Ceilings, HM Door Frames.	10 days	11/12/20	11/30/20							11/12					
230	3rd Floor Tile, Stone, All Hard Finishes, Walls, Ceilings.	10 days	12/1/20	12/14/20							12/1					
235	2nd Coat Finish Paint: All Floors	20 days	12/8/20	1/13/21							12/8					
234	3rd Floor MEP/FP, Spa, Terrace Trim-out.	10 days	12/15/20	1/6/21							12/15					
236	LL1 Soft Finishes, Door, Frame, & Hardware	10 days	12/15/20	1/6/21							12/15					
237	Ground Floor Soft Finishes, Door & Finish Hardware	10 days	1/7/21	1/20/21							1/7					
240	Final Finish Paint: All Floors	20 days	1/14/21	2/10/21							1/14					
238	2nd Floor Soft Finishes, Door & Finish Hardware	10 days	1/21/21	2/3/21							1/21					
239	3rd Floor Soft Finishes, Door & Finish Hardware	10 days	2/4/21	2/18/21							2/4					
241	Inspections: Kitchen, AHJ	10 days	2/19/21	3/4/21							2/19					
242	Punch list Development, Distribution, Execution	20 days	3/5/21	4/1/21							3/5					
243	Install Tenant Furniture, Fixtures, & Equipment.	21 days	3/5/21	4/5/21							3/5					
244	Inspections, Final Adjustments, Touch-ups	15 days	4/6/21	4/26/21							4/6					
245	Turn Over	5 days	4/27/21	5/3/21							4/27					
246	Tenant Beds and Furnishings	35 days	5/4/21	6/23/21							5/4					
247	Final Inspection - Certificate of Occupancy	5 days	6/24/21	6/30/21							6/24					

Construction Management Plan

4.4 Adjoining Properties

Prior to excavation, the Contractor will develop a comprehensive shoring plan by a State Certified Engineer so as not to endanger any adjacent public street, sidewalk, alley, other public or private property, or easement without supporting and protecting the property from any damage that might result from construction operations.

4.5 Project Fencing

All construction areas will be enclosed with a perimeter temporary barricade to create a construction impact containment zone (CICZ). The barricade will be 8 feet in height and be constructed out of concrete jersey barriers with solid plywood walls atop during stage 2 of construction, prior to that stage 1 heights will be observed in accordance to the Sound Mitigation Model. The plywood walls will be laterally supported to the jersey barriers with steel braces and bolted together to form a continuous visual and sound barrier. The jobsite gates and access points will be constructed of steel framing with a solid plywood painted finish, a minimum of 8 feet in height. Exceptions to this configuration may occur during some activities as needed to facilitate certain construction activities and maintain the safety of the public. The activities include, but are not limited to, shoring/temporary earth retention, utility tie-ins, alley façade/exterior envelope construction. Temporary chain link fencing panels with mesh windscreen may be used as a temporary barrier during these activities.

Entrances to the site will be secured with lockable gates. Emergency access points will be kept clear and access will be provided with KNOX fire access box or padlock as coordinated with Parker Lathrop at the local Fire Department.

The project construction will be oriented to minimize harm to all aspects of the City of Aspen's natural environment. The existing trees in the property Right-of-way will be removed and replaced pursuant to City of Aspen Municipal Code 13.20.

Reference the attached Site Logistics Plan in Section 5, Renderings in Section 7.0, and the Acoustic Analysis Report in Section 11.2 for specific information and detailing.

4.7 Parks – Natural Environment



City of Aspen

130 South Galena Street, Aspen, Colorado 81611

THE CITY OF ASPEN

Phone (970) 920-5090 Fax (970) 920-5440

Landscape / Grading Permit

PERMIT NO. _____

Job Address 300-312 E Hyman Avenue			
Legal Description	Lot K,L & M	Block 81	Tract or Subdivision Crystal Palace Sub
			Parcel ID (call 920-5160) 273 707 33 8009
Best Contact Name/Phone/Cell Phone/E-mail Brad Hribar - Centaur Construction bhribar@centaurco.com (312) 714-8519			
Owner	Address	Phone No.	E-mail
312 East Hyman Avenue LLC	2001 N Halsted St., Suite 304, Chicago, IL 60614	(312) 850-1685	
Owner's Authorized Agent	Phone No.	Alternate Phone No.	E-mail
Brad Hribar - Centaur Construction	(312) 714-8519	312 644 4470	bhribar@centaurco.com
Landscape Architect / Engineer	Phone No.	Alternate Phone No.	E-mail
Bluegreen	(970) 429-7499		samuel@bluegreenaspen.com
Contractor / Landscaper	Phone No.	Alternate Phone No.	E-mail

Description of Work:

Building remodel/new construction, removal/replacement of sidewalks, curb ramps, streetscape, and regulatory signage

Area of Disturbance:		Pervious: 572 SF	Impervious: 11867 SF (incl bldg footprint)	Valuation of work \$ 2,591,377
Snowmelt?	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Sq. Ft. of Snowmelt 3,046 SF		
Pool / Spa?	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	Sq. Ft. of Pool / Spa 352 SF		
Use of Building	<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial			
Engineering Level of Review:	<input type="checkbox"/> Simple <input type="checkbox"/> Minor <input checked="" type="checkbox"/> Major			

NOTICE

Separate permits are required for electrical, plumbing or mechanical, and landscape work. This permit becomes null and void if work or construction authorized is not commenced within 12 months, or if construction or work is suspended or abandoned for a period of 180 days at any time after work has commenced.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. It is my responsibility to review the approved plans and any comments that are contained thereon and see that the structure and/or project is built in compliance with all applicable codes.

CITY OF ASPEN USE TAX

The General Contractor or Owner/Builder is required to pay a use tax deposit to the City of Aspen of 2.1% on the building permit at the time of issuance. All subpermits pulled under a building permit are paid by this deposit and should not pay use tax.

Contractor Signature BRAD HRIBAR	Print Name Brad Hribar - Centaur Construction	Date 9/15/2017
Owner Signature (if Owner/Builder)	Print Name 312 East Hyman Avenue LLC	Date 9/15/2017

Two sets of 24" x 36" drawings and one set of 11" x 17" drawings, drawn to scale, must accompany this application.

FOR CITY USE ONLY

Presubmittal by:	Application Accepted by:	Plan Check by:	Approved for Issuance by:
Date	Date	Date	Date

Historic Property? <input type="checkbox"/> no <input type="checkbox"/> yes	HPC Cert. of Appropriateness <input type="checkbox"/> yes <input type="checkbox"/> no	Lot Area	Zone District	No. of Additional Parking Spaces:
--	--	----------	---------------	-----------------------------------

APPROVALS	Authorized by:	Date	FEES	Cost	Receipt No. & Date	NOTES
Zoning			City Use Tax			
HPC			County Use Tax			
Engineering			Zoning			
Parks			Eng System Dev			
Fire			Permit Fee			
CMP			Plan Check			
Other:			REMP			

THIS IS A PERMIT ONLY WHEN VALIDATED. WORK STARTED WITHOUT PERMIT WILL BE DOUBLED FEE.



(Note: Applications will NOT be processed until the application fee is paid.)

THE CITY OF ASPEN

Parks Department
585 Cemetery Lane
Aspen, CO 81611
Parks Office: 970.920.5120
Fax: 970.920.5128

FOR PARKS USE ONLY			
Date Received:	<u>3-21-18</u>	Permit # 201 <u>8-022</u>	
Date Responded:		Building Permit #:	
Fees Paid:	<input checked="" type="checkbox"/> Y / N	Amount \$ <u>206</u>	Credit / Cash / Check # <u>1624</u> Init: <u>AS</u>

TREE REMOVAL / DRIP LINE EXCAVATION PERMIT

Please submit the following information to the Parks Department, together with your check payable to the *City of Aspen*. Please check the appropriate options below:

- | | |
|--|---|
| <input type="checkbox"/> \$77 – Non construction related | <input checked="" type="checkbox"/> Tree Removal Permit |
| <input checked="" type="checkbox"/> \$206 – Construction related | <input type="checkbox"/> Drip Line Excavation |

1. Site address - 300 - 312 E Hyman Avenue
2. Outline/Sketch/Drawing of property to include: *(Please attach TWO copies)*
 - a. Property address.
 - b. Property boundaries.
 - c. Locations of buildings on the property.
 - d. Location, diameter, and species of trees on property and designate with arrows or circles which trees are to be removed.
3. List trees to be removed, species and diameter at 4.5' above grade. City Forester will define tree values utilizing the following equation: Max value = \$42 x 3.14 x (D/2)², D = Diameter of tree in inches at 4.5' above grade.
4. Reason for Removal: Site construction
5. Mitigation Plan {relocation of trees or replacement as referenced in Aspen Municipal Code Sec. 13.20(e)}
Please ADD to the Property Drawing: *(TWO copies needed)*
 - a. Location of replacement/relocation trees.
 - b. Size and species of trees to be replaced.
 - c. Professional cost estimate of planting (nursery stock, delivery, and installation).
6. Estimated Start Date of Project: 4/2018
7. Person(s) responsible for project (applicant):
 - a) Primary Contact Name: Brad Hribar - Centaur Construction Phone: (312) 714-8519
Email Address: bhribar@centaurco.com
 - b) Name of Architect or Construction Representative (please print): Sam Baucum
Company Name (please print): Bluegreen Phone: (970) 429-7499 Fax: _____
Signature of Representative: *Samuel Baucum* Date: 9/15/2017
 - c) Property Owner Name (please print): 312 EAST HYMAN ~~AVENUE~~ LLC. Phone: (312) 850-1680
Address: 2001 N Halsted St., Suite 304, Chicago, IL 60614 Fax / Email address: (312) 850-1685
Signature of Owner: *[Signature]* Date: 10/2/2017

MUST BE POSTED ON PROPERTY DURING REMOVAL

MUST BE POSTED ON PROPERTY

Tree Removal Permit #2018-022

On September 5, 2018, Ian Gray, City Forester, performed an onsite inspection of the property located at **300-312 E Hyman Avenue**. The applicant is requesting a tree removal/drip line excavation permit for 10 trees. The property is being completely rebuilt. See site-specific notes below for tree protection measures and other requirements for the duration of the building process. The list of trees requested for removal is as follows:

- Seven Ash trees 5.5"/5.7"/10.2"/6.2"/9.0"/3.0"/3.0" inches DBH – These trees, numbered #4-#10, are located at the south side of the property along Hyman Ave. These are City of Aspen assets and right-of-way trees. Due to restrictions caused by the requirements imposed by historic preservation of the site removal has been requested. **These trees are not sustainable and may be removed.** The applicant has agreed to install Silva Cells below the new sidewalk pavement when 4 new trees are planted here at the end of the project.
- Three Crabapple trees 12.5"/10.0"/7.0" inches DBH – These trees, numbered #1- #3, are located on the west side of property along Monarch Street. **These trees are not sustainable and may be removed.** The applicant has agreed to plant 3 new trees here at the end of the project.

The trees approved for removal have been assigned a value using a standard formula developed for all trees found within the City of Aspen. The formula is as follows: $Value = \$42.00 \times 3.14 \times (D/2)^2$, where D is the diameter of the tree at breast height. Tree numbering was provided by applicant, tree diameters were sampled by City Forester and condition ratings were assigned. A new tree planting quote was provided by the applicant in the amount of \$6,011.40, which has been deducted from the assessed mitigation of \$14,774.67. **Removal of the trees #1-10 is approved. The mitigation of \$8,763.27 is owed to the Parks Department, cash-in-lieu, prior to the release of this permit.**

Paid 10/16/18 (18)

Property / Tree Inspection



Ian Gray

Forester, City of Aspen



Ben Carlsen

Open Space and Natural Resources Manager

9/12/18

Date

9/19/18

Date

Permit valid 2 business days AFTER issuance. Permit valid for one year after approval date.

Construction Management Plan

5.1 Right of Way Management Plan

The Contractor will require and apply for the relocation of the parking meter, fire hydrant, light pole, and loading zone adjacent to the property for traffic management. This includes approximately five (5) spaces along the South side of E. Hyman, four (4) spaces along the North side of E. Hyman, three (3) spaces along the East side of Monarch Street, and seven (7) spaces along the West side of Monarch Street during the "Off Season". During the "On Season" it will be approximately five (5) spaces along the South side of E. Hyman, four (4) spaces along the North side of E. Hyman, three (3) spaces along the East side of Monarch Street, and two (2) spaces along the West side of Monarch (Converting angle parking to parallel). Currently there is metered street parking both on E. Hyman and Monarch Street.

(Reference attached ROWMP for specific information and detailing)

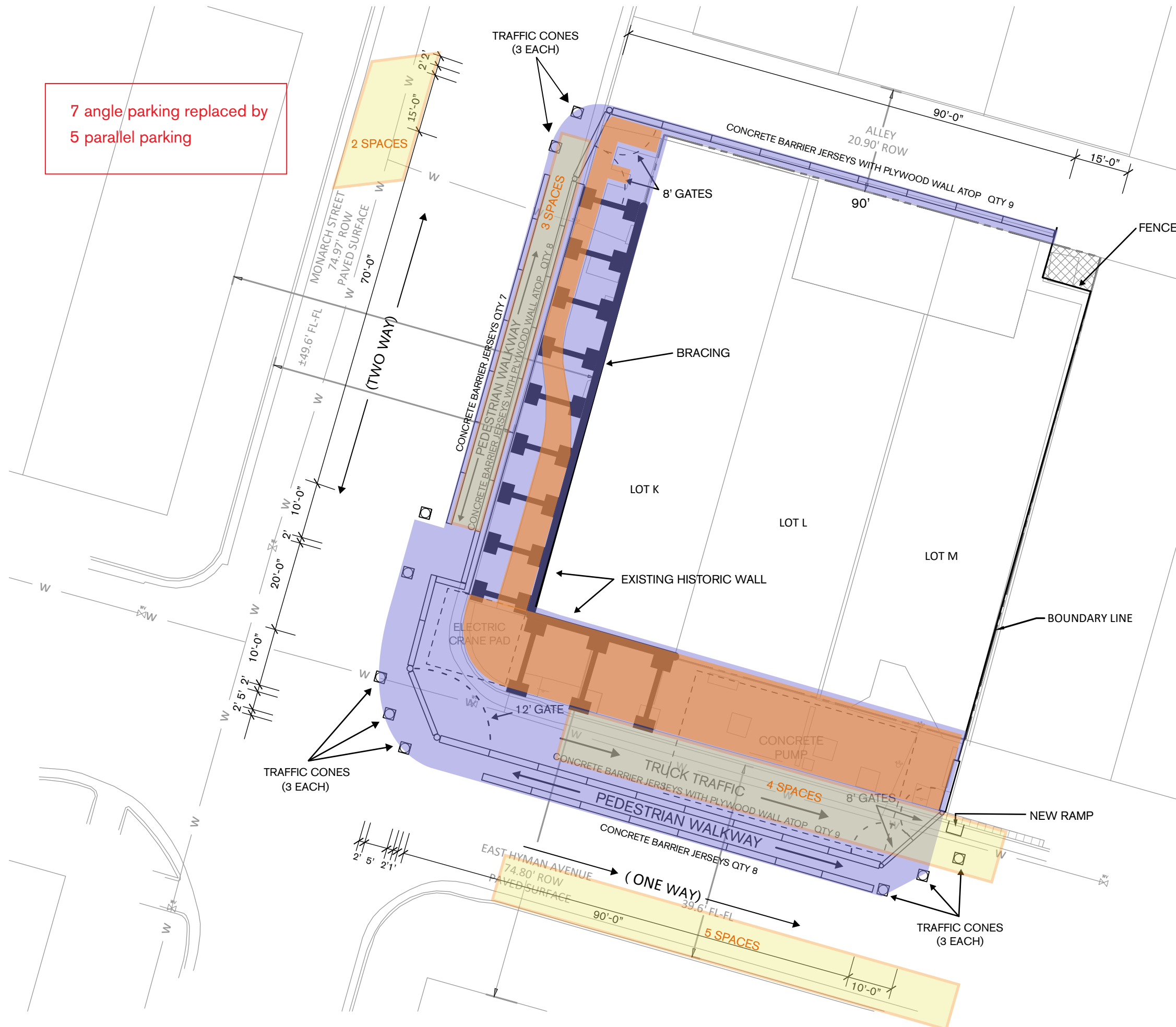
RIGHT OF WAY MANAGEMENT PLAN



7 angle parking replaced by 5 parallel parking

RIGHT OF WAY MANAGEMENT PLAN

- Existing Sidewalk (2,206 sq ft)
- 12 Parallel Parking (2,160 sq ft)
- 2 Angle Parking (360 sq ft)
- Total Area of Encroachment. (6,203 sq ft)



GRAPHIC SCALE

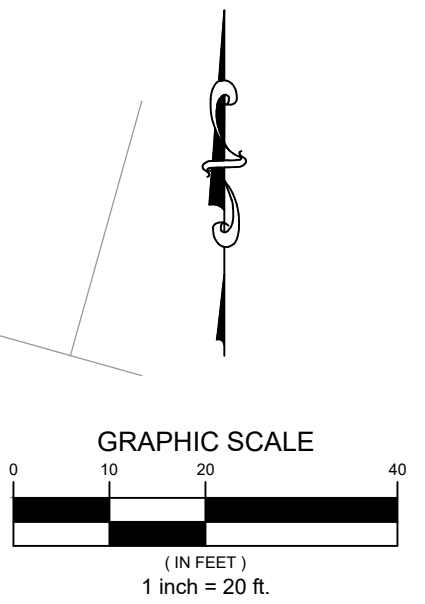
(IN FEET)
1 inch = 20 ft.

RIGHT OF WAY MANAGEMENT PLAN



RIGHT OF WAY MANAGEMENT PLAN

- Existing Sidewalk (2,206 sq ft)
- 12 Parallel Parking (2,160 sq ft)
- 7 Angle Parking (1,260 sq ft)
- Total Area of encroachment. (7,357 sq ft)



Construction Management Plan

5.2 Emergency Vehicle Access & Ordinance 35

The Contractor will maintain continuous emergency vehicle access for police, fire, and ambulance services on and around the site and will comply with Ordinance No. 35, Series of 2002 (4 pages). A copy of Ordinance is included on the following page for reference. Emergency services will be notified of this project and offered the option of site tours for orientation on project access.

5.3 Construction Parking

Parking will be not be provided. Project management staff, specific trade subcontractors, inspectors, and visitors will be encouraged to secure parking outside the City limits and utilize the Roaring Fork Transit Authority System (RFTA), carpool, vanpool, paid shuttle, or other means to access the site. The Contractor may request permits from the City of Aspen for specific parking spaces/area for use by the Contractor and/or Subcontractors involved in the construction process. Included after Ordinance No. 35

No construction parking will be permitted within the free two-hour residential parking areas without a valid permit.

Construction Management Plan

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:

Ordinance No. 35, Series of 2002

Page 1

Construction Management Plan

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;

Construction Management Plan

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 valve 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.

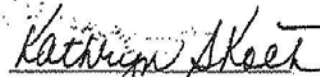
Ordinance No. 35, Series of 2002


Page 3

Construction Management Plan

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.

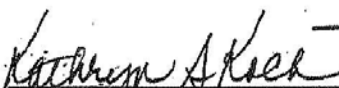
Attest:

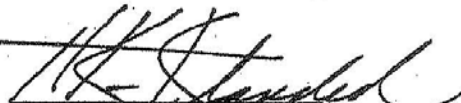

Kathryn S. Koch, City Clerk


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



THE CITY OF ASPEN

CITY OF ASPEN CONSTRUCTION STAGING AREA, PARKING AND EMERGENCY VEHICLE ACCESS MANAGEMENT PLAN

The City of Aspen requires submission of a job site plan describing the construction staging area(s), location and number of construction-related vehicles, and ensuring proper emergency vehicle access. The construction project shall be issued street parking permits for the expected duration of the project for a fee. 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. (Aspen Municipal Code Section 24.16.240)

Construction Site Address: <u>300-312 E Hyman Avenue</u>
Contact Name: <u>Brad Hribar</u> Date: <u>Jan 08, 2019</u>
Contractor: <u>CENTAUR</u> Phone Number: <u>312-714-8519</u>

Provide one copy of a job site plan showing the following information:

- 1. Location for all job site related vehicles, including number and location of requested street parking spaces and/or vehicle permits.**
- 2. Location for materials storage, construction equipment and any other staging issues.**
- 3. Emergency access route allowing emergency vehicle access to the structure(s).**

REQUESTED:	
Vehicle Permits: <u>N/A</u>	Street Parking Spaces: <u>14</u>
Other parking areas: <u>Loading Zone</u>	
Begin Date: <u>April 2019</u>	Completion Date: <u>Fall 2020</u>
<p>All construction staging and construction parking shall be confined to the areas defined in an 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.</p>	

ATTENTION:

Construction related vehicles are excluded from the signed *2-hour Free Parking* areas in Aspen's residential zones. Construction vehicles will only be considered in compliance if parked in the designated construction area or displaying a valid street permit. All other vehicles will be considered in violation.

FOR OFFICE USE ONLY	
Vehicle Permits _____ x Rate _____ x Days _____ = Fee _____	Exp. Date _____
Street Parking Spaces _____ x Rate _____ x Days _____ = Fee _____	Exp. Date _____
Approved _____	Date _____

Please call 920-7482 with questions regarding this from



THE CITY OF ASPEN

CITY OF ASPEN CONSTRUCTION STAGING AREA, PARKING AND EMERGENCY VEHICLE ACCESS MANAGEMENT PLAN

The City of Aspen requires submission of a job site plan describing the construction staging area(s), location and number of construction-related vehicles, and ensuring proper emergency vehicle access. The construction project shall be issued street parking permits for the expected duration of the project for a fee. 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. (Aspen Municipal Code Section 24.16.240)

Construction Site Address: <u>300-312 E Hyman Avenue</u>
Contact Name: <u>Brad Hribar</u> Date: <u>Jan 08, 2019</u>
Contractor: <u>CENTAUR</u> Phone Number: <u>312-714-8519</u>

Provide one copy of a job site plan showing the following information:

- 1. Location for all job site related vehicles, including number and location of requested street parking spaces and/or vehicle permits.**
- 2. Location for materials storage, construction equipment and any other staging issues.**
- 3. Emergency access route allowing emergency vehicle access to the structure(s).**

REQUESTED:	
Vehicle Permits: <u>N/A</u>	Street Parking Spaces: <u>19</u>
Other parking areas: <u>Loading Zone</u>	
Begin Date: <u>April 2019</u>	Completion Date: <u>Fall 2020</u>
<p>All construction staging and construction parking shall be confined to the areas defined in an 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.</p>	

ATTENTION:

Construction related vehicles are excluded from the signed *2-hour Free Parking* areas in Aspen's residential zones. Construction vehicles will only be considered in compliance if parked in the designated construction area or displaying a valid street permit. All other vehicles will be considered in violation.

FOR OFFICE USE ONLY	
Vehicle Permits _____ x Rate _____ x Days _____ = Fee _____	Exp. Date _____
Street Parking Spaces _____ x Rate _____ x Days _____ = Fee _____	Exp. Date _____
Approved _____	Date _____

Please call 920-7482 with questions regarding this form

Construction Management Plan

5.4 Staging Areas

There will be minimal staging on the project as the project is managed as an On-Time Delivery method project. All subcontractors and suppliers will deliver materials on a daily or weekly basis as required. Mobile cranes and electric tower cranes will be utilized during the construction process. All deliveries will be scheduled with Site Superintendent in advance and coordinated to minimize impact to surrounding community. Site staging areas will be located along the South side of the site during the "On Season" and utilize both West and South sides during the "Off Season" within the CICZ. or as allowed.

Estimated truckloads to and from the site:

Mobilization, Demo, Earth Retention, Excavation, Utilities = 1735

Concrete = 412

MEP, Windows, Roof, Finishes = 550

Reference the attached Site Logistics Plan in Section 5 for specific information and detailing.

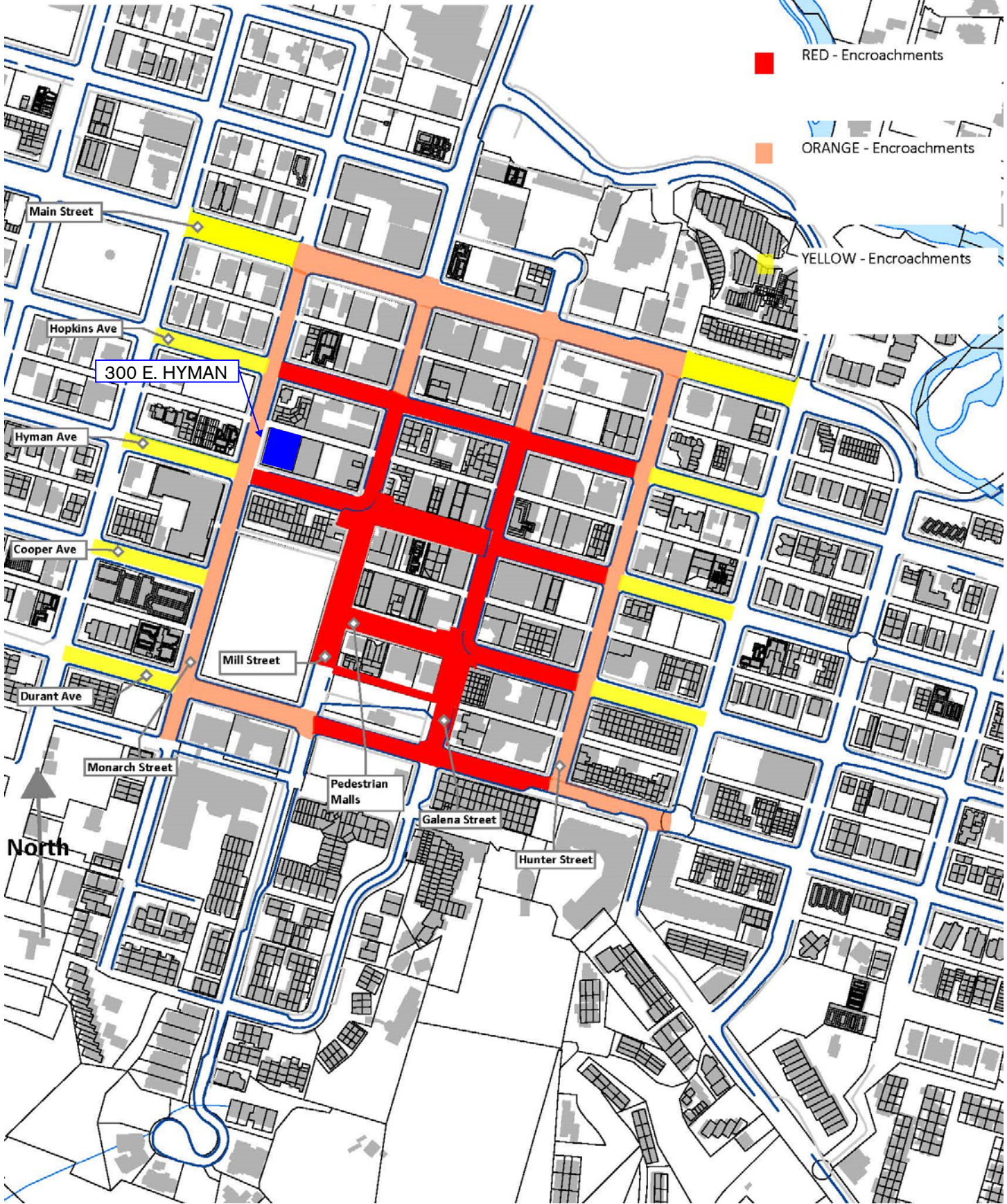
5.5 Right of Way Limitations

Limitations for Encroachment Zones: There are seasonal limitations for temporary encroachments (Refer to Encroachment Zone Map, Central Resort Area and Commercial Core Area Map). These limitations include the following:

- Red Zone: Five foot encroachment allowed on the mall during the on season. For areas abutting a street, a 15 foot encroachment will be allowed during the on season. For corner lots, only one side of the building will be permitted an encroachment during the on season. Sites will be limited to one on season encroachment.
- Orange Zone: A fifteen foot encroachment will be allowed during the on season. For corner lots, only one side of the building will be permitted an encroachment during the on season. Sites will be limited to two on season encroachments.
- Yellow Zone: A fifteen foot encroachment will be allowed during the on season. For corner lots, only one side of the building will be permitted an encroachment during the on season. Sites will be limited to three on season encroachments.
- The City may allow for larger encroachments if the site can demonstrate the benefits of doing so.;

On Season Times Frame: On seasons are defined as June 1st thru Labor Day and November 15th thru March 31st.

CMP Encroachment Zone Map

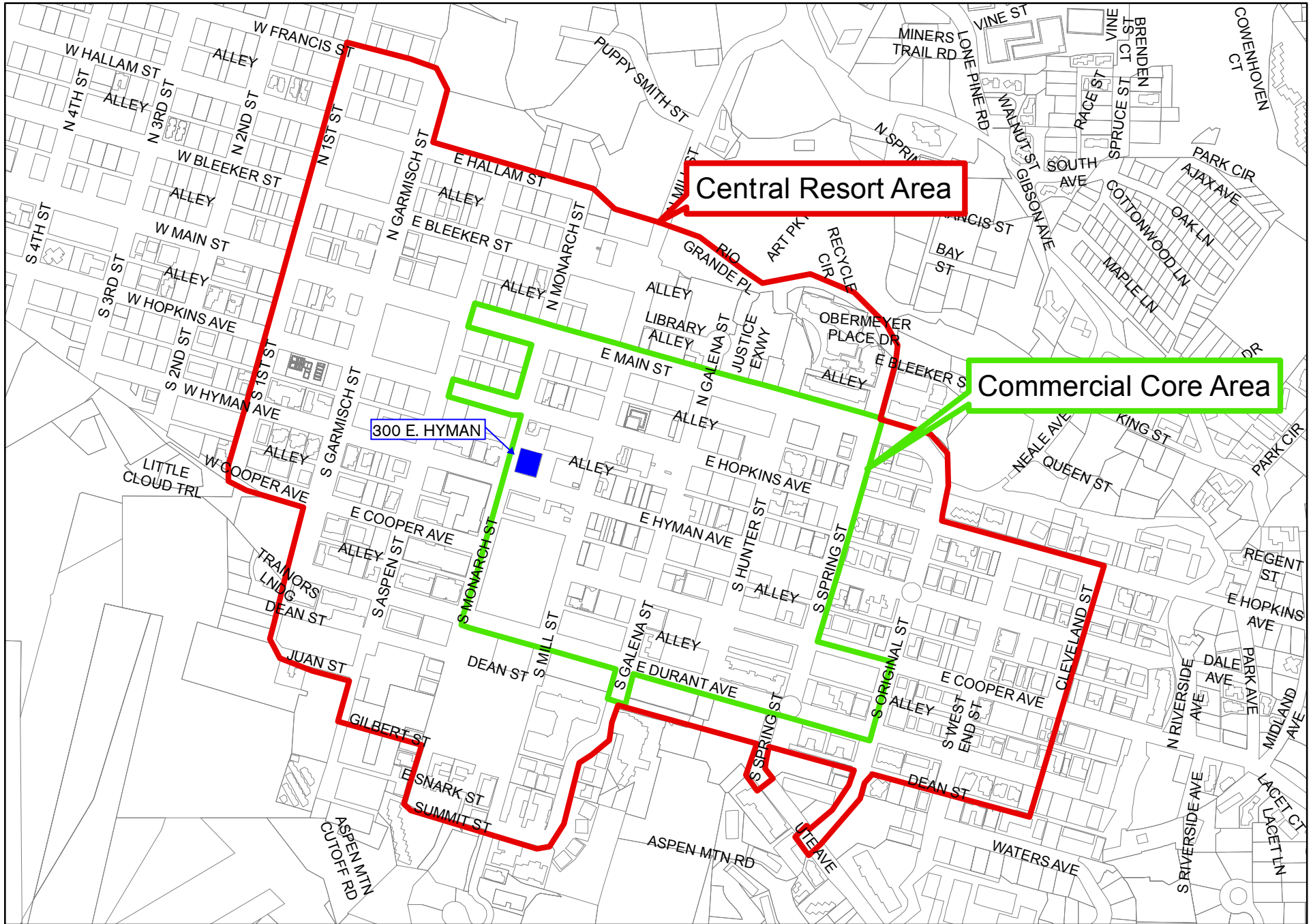


RED - Encroachments

ORANGE - Encroachments

YELLOW - Encroachments

North



Central Resort Area and Commercial Core Area Map

Construction Management Plan

5.6 Site Plan, Demo, ER, Crane and Waste Management

Project material storage, portable restrooms, site office, waste management and recycling containers will be located within the construction impact containment zone (CICZ) in proximity to the West most gate for minimal-impact servicing. These units will be located within City ROW as the development occupies the full lot at grade level.

Materials, both conventional and construction related will be recycled on site in accordance with City of Aspen Municipal Code 26.575.060 and as follows:

Project site conventional recycling of co-mingled materials (plastics #1-#7, tin, aluminum, and glass) and cardboard will have an assigned area and be separated on-site during the project. These materials will not be disposed of in the trash.

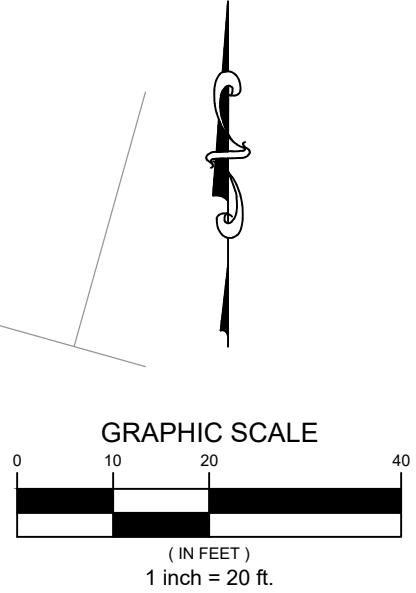
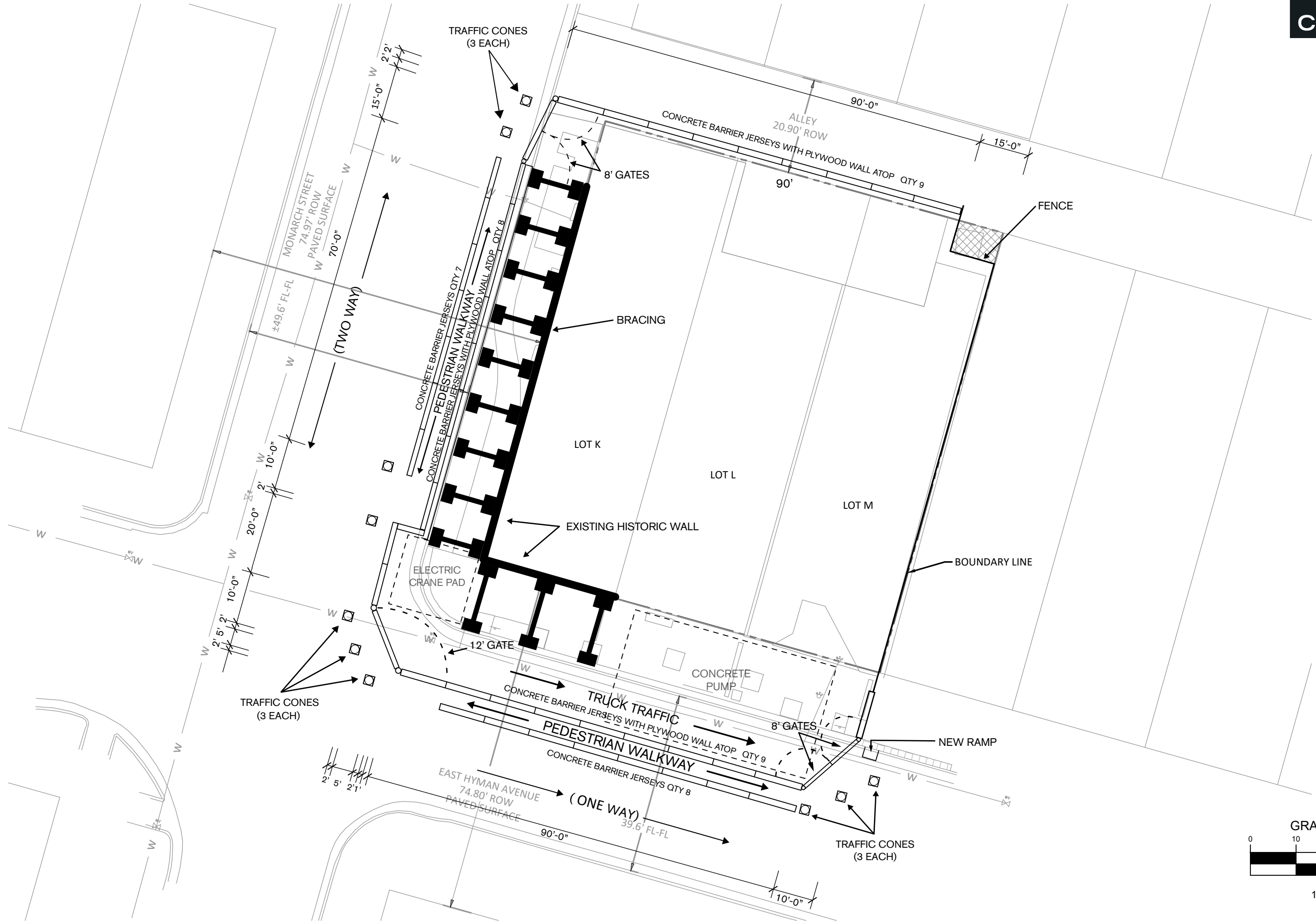
During Demolition, recycling and/or salvaging will occur. Concrete and scrap metals will be sorted and kept onsite in an assigned area or off-site verification records will be maintained and be made available to the City of Aspen as deemed appropriate.

All trash receptacle containers that is used for food refuse on-site will be constructed in such a manner as to render it bear-proof. All containers will be adequately covered at all times until transferred to the landfill. Accumulated debris, litter, and/or trash will be contained so as not to blow or scatter onto adjoining properties.

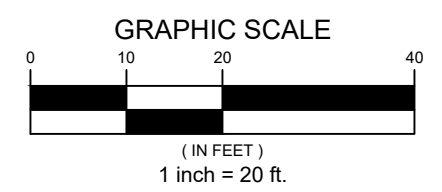
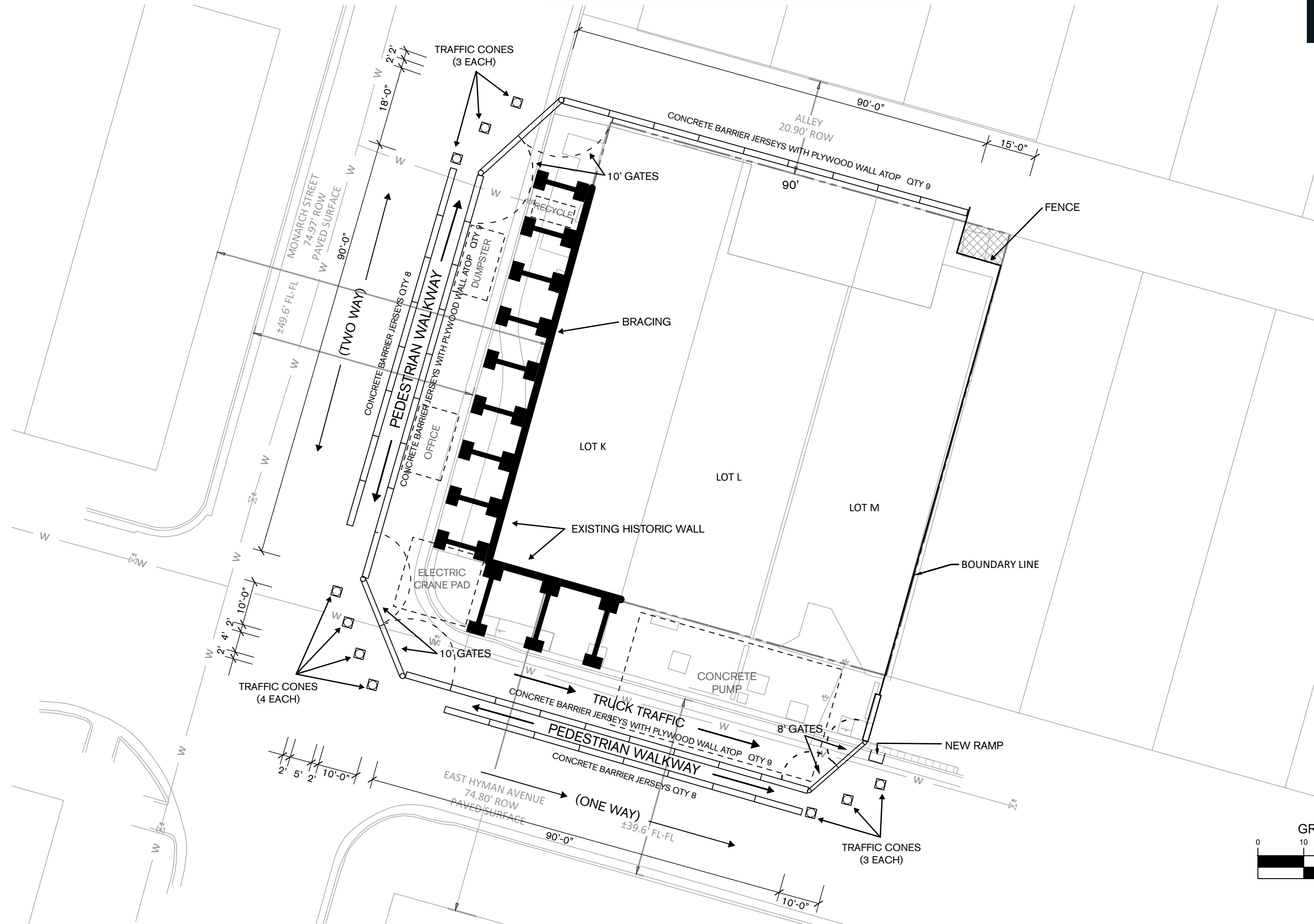
An onsite hazardous material spill cleanup kit, containing a 25 pound bag of Floor-Dri (or equal), absorbent pads, and other spill kit materials will be kept onsite at all times.

Reference the attached Site Plan, Demolition Plan, Earth Retention Plan, Crane and Waste Management Plan for specific information and detailing. Renderings of the before mentioned are located in Section 7 for easy viewing.

SITE LOGISTICS PLAN



SITE LOGISTICS PLAN





DESIGNED BY: KTS
DRAWN BY: KTS
CHECKED BY: YTN
DATE: 09/22/2017
JOB NO.: 16111.02

300 - 312 EAST HYMAN AVENUE
CITY OF ASPEN, COLORADO

ISSUE FOR BUILDING PERMIT

DEMOLITION NOTES:

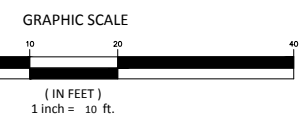
- EXISTING CONDITIONS ARE BASED ON IMPROVEMENT SURVEYS PERFORMED BY SOPRIS ENGINEERING IN MAY, AND SEPTEMBER, 2016 AND JUNE, 2017.
- THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN PLOTTED BASED ON UTILITY MAPS, LOCATES, OR OTHER INFORMATION PROVIDED BY UTILITY COMPANIES AND ACTUAL FIELD LOCATIONS IN 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.
- ALL UTILITIES, BOTH UNDERGROUND AND OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.
- THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION OPERATIONS TO THE SITE BOUNDARIES AND SPECIFIED RIGHT OF WAY. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR EXPRESSED CONSENT OF THE OWNER OR DEVELOPMENT REPRESENTATIVES.
- CONTRACTOR TO COORDINATE ALL UTILITY LINEWORK WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UTILITY PROVIDER.
- CONTRACTOR TO ENSURE ALL STORMWATER BEST MANAGEMENT PRACTICES (BMPs) ARE IN PLACE PRIOR TO COMMENCEMENT OF DEMOLITION TO INCLUDE INLET PROTECTION OF DOWNSTREAM RECEIVING INLETS.
- ALL STREET SIGNS, PARKING KIOSKS, STREET LIGHTS TO BE REMOVED, STORED AND RESET. DAMAGED ITEMS TO BE REPLACED AT THE CONTRACTOR'S EXPENSE.

EXISTING LEGEND

- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- W EXISTING WATER MAIN
- SS EXISTING SANITARY SEWER MAIN
- EXISTING STORM SEWER
- ue EXISTING UNDERGROUND ELEC
- ut EXISTING UNDERGROUND TELE
- ug EXISTING UNDERGROUND GAS
- uc EXISTING UNDERGROUND CABLE LINE
- EXISTING ROBERTY LINE
- ⊕ EXISTING ELECTRIC MANHOLE
- ⊕ EXISTING STORM 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 SEWER CLEANOUT
- ⊕ EXISTING LIGHT POLE
- ⊕ EXISTING SIGN
- ⊕ EXISTING STORM INLET

DEMO LEGEND

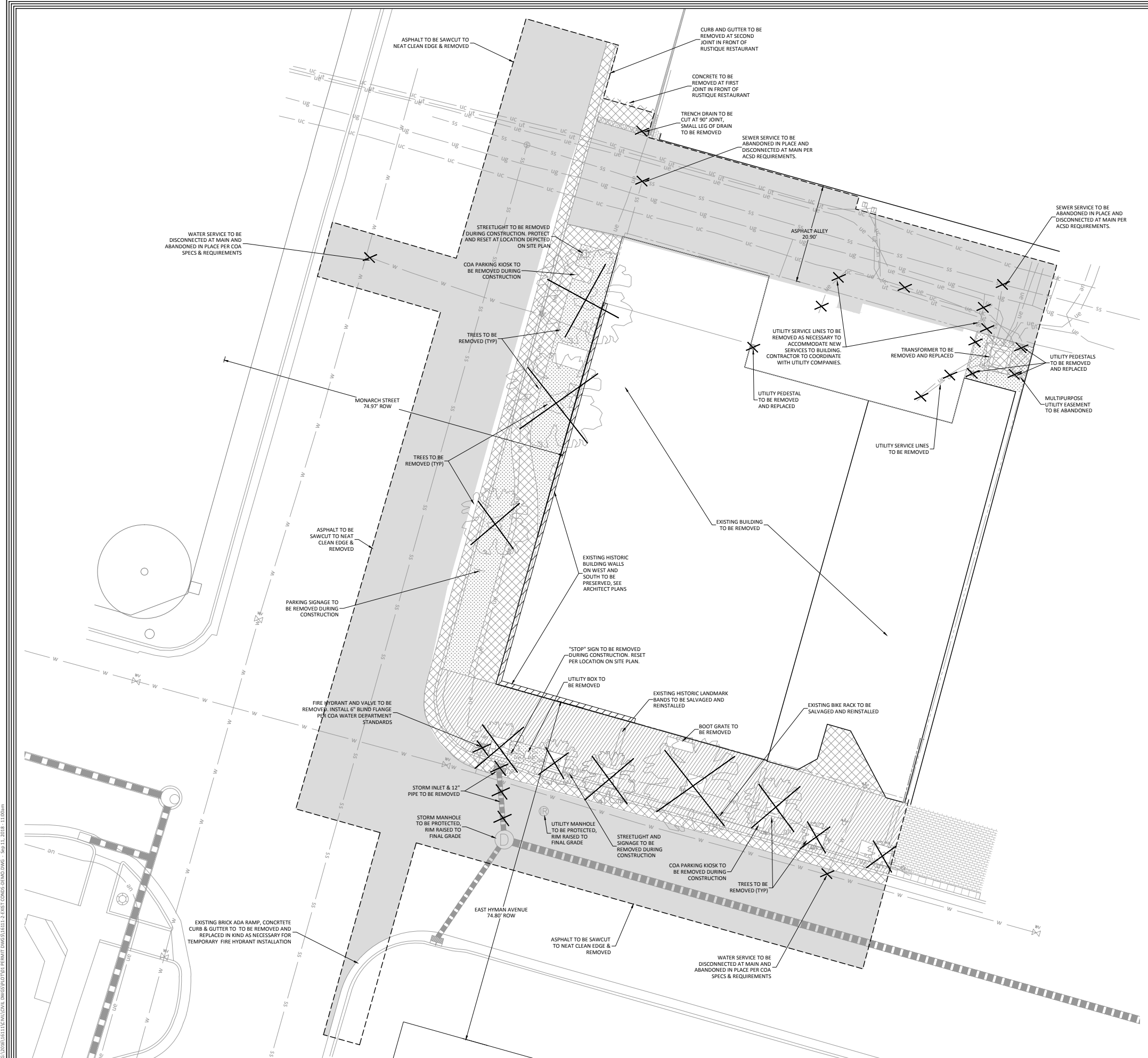
- ▨ EXISTING CONCRETE REMOVAL
- ▨ EXISTING BUILDING REMOVAL
- ▨ EXISTING BRICK REMOVAL
- ▨ EXISTING ASPHALT REMOVAL
- ▨ EXISTING CURB & GUTTER REMOVAL
- ▨ EXISTING LANDSCAPE REMOVAL
- - - ROUSED SAWCUT



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

DATE	REVISION
09/12/18	COA COMMENT REVISIONS

TITLE: DEMOLITION PLAN
DRAWING NO.: C.1.02



© 2018 16111.02 CIVIL ENGINEERING PERMIT DWG(S) 16111.02 (REVISED) GRAND DWG - Sep 11, 2018 - 11:00am

© 2018 SOPS ENGINEERING, LLC. ALL RIGHTS RESERVED. PERMIT DWG 16111-3 SITE DWG - 09/11/2018 - 11:02am

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

DESIGNED BY	KTS
DRAWN BY	KTS
CHECKED BY	YTN
DATE:	09/22/2017
JOB NO.	16111.02

300 - 312 EAST HYMAN AVENUE
 CITY OF ASPEN, COLORADO
 ISSUE FOR BUILDING PERMIT

DATE	REVISION
09/12/18	COA COMMENT REVISIONS

TITLE	SITE PLAN
DRAWING NO.	C.1.03

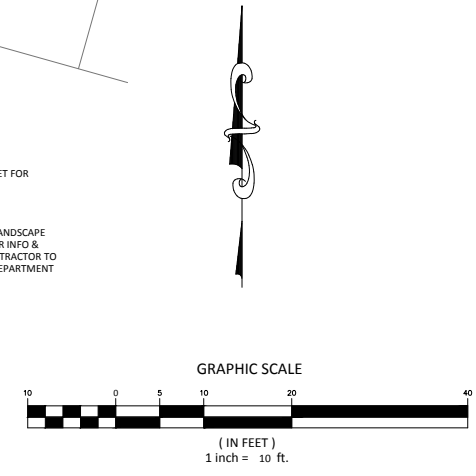
- GENERAL NOTES:**
- EXISTING CONDITIONS ARE BASED ON SURVEYS PERFORMED BY SOPS ENGINEERING IN MAY, AND SEPTEMBER, 2016 AND JUNE, 2017.
 - THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN LOCATED BASED ON UTILITY MAPS, LOCATES, OR OTHER INFORMATION PROVIDED BY UTILITY COMPANIES AND ACTUAL FIELD LOCATIONS 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.
 - ALL UTILITIES, BOTH UNDERGROUND AND OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGES TO, OR INTERRUPTION OF, SERVICES CAUSED BY THE CONSTRUCTION.
 - THE CONTRACTOR SHALL CONTAIN HIS CONSTRUCTION OPERATIONS TO THE SITE BOUNDARIES AND SPECIFIED RIGHT OF WAY. THE CONTRACTOR SHALL NOT OPERATE OUTSIDE THIS AREA WITHOUT THE PRIOR EXPRESSED CONSENT OF THE OWNER OR DEVELOPMENT REPRESENTATIVE.
 - CONTRACTOR TO COORDINATE ALL UTILITY LINEWORK WITH THE RESPECTIVE UTILITY COMPANIES PRIOR TO CONSTRUCTION. ALL UTILITY WORK SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UTILITY PROVIDER.

PROPOSED LEGEND

- PROPOSED CONCRETE
- PROPOSED BRICK PAVERS
- PROPOSED STONE BORDER
- PROPOSED LANDSCAPE
- PROPOSED ASPHALT
- PROPOSED BUILDING
- PROPOSED SAWCUT

EXISTING LEGEND

- EXISTING PROPERTY LINE
- EXISTING HISTORIC WALLS



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

300 - 312 EAST HYMAN RESIDENCE

ASPEN, COLORADO

TEMPORARY EARTH RETENTION SYSTEM



- INDEX:
- 1 OF 5 - COVER
 - 2 OF 5 - PLAN VIEW
 - 3 OF 5 - ELEVATION VIEW
 - 4 OF 5 - SECTIONS AND DETAILS
 - 5 OF 5 - BRACING PLAN AND DETAILS



BERKEL & COMPANY
CONTRACTORS, INC.
KANSAS CITY REGION
2647 S 142ND ST
BONNER SPRINGS, KS 66012
PHONE: (913) 422-3588

These drawings are the property of Berkel and Company Contractors, Inc. and are not to be used by others without the express written permission of Berkel and Company Contractors, Inc. - Copyright 2017

300 - 312 E. HYMAN ST.
ASPEN, COLORADO

COVER

General Contractor:
312 EAST HYMAN AVE, LLC

Job No.: BERKEL #17-2955

Owner:	Date:	Scale:	Dwg. No.:
ES	24 APRIL 2018	AS NOTED	1 OF 5



No.	DATE	REVISION
RV2	30 APRIL 2018	UPDATED TITLE BLOCK INFO AND PAGE NUMBERS
RV3	13 JUNE 2018	FINAL REVISION
RV4	09 JAN 2019	PUMP TRUCK LOCATION UPDATE



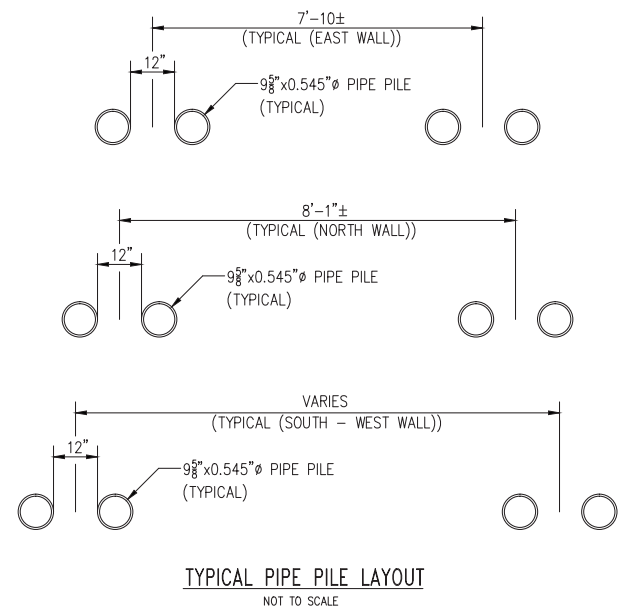
**BERKEL & COMPANY
CONTRACTORS, INC.**
KANSAS CITY REGION
2647 S 142ND ST
BONNER SPRINGS, KS 66012
PHONE: (913) 422-3588

These drawings are the property of Berkel and Company Contractors, Inc. and are not to be used by others without the express written permission of Berkel and Company Contractors, Inc. - Copyright 2017

300 - 312 E. HYMAN ST. ASPEN, COLORADO		General Contractor: 312 EAST HYMAN AVE., LLC		Dwg. No.: 2 OF 5	
SHORING PLAN WITH GENERAL NOTES AND PROCEDURES SCALE: 3/16" = 1'-0"		Owner: 1		Date: 24 APRIL 2018	
		Job No.: BERKEL #17-2955		Scale: 3/16" = 1'-0"	
		Drawn By: ES			



NO.	DATE	REVISION
RV2	30 APRIL 2018	UPDATED TITLE BLOCK INFO AND PAGE NUMBERS
RV3	13 JUNE 2018	FINAL REVISION
RV4	09 JAN 2019	PUMP TRUCK LOCATION UPDATE



GENERAL NOTES

This drawing describes the construction of the temporary braced earth retention system for 300 - 312 E. Hyman St. project located in Aspen, Colorado. Only that information required to accomplish this work is shown.

Materials:

- Steel: Soldier Piles: Grade 80 Threaded Pipe
- Wales: ASTM A-572, Grade 50
- Braces & Misc: ASTM A252 Grade 3, (45ksi)
- Miscellaneous: ASTM A36 Grade 36
- Lagging Stud: Low Carbon Steel per ASTM A108 Grades 1010 through 1020
- Wood Lagging: 3" thick (nominal) Untreated Hardwood or Douglas Fir
- Concrete: 4000 psi Concrete (For backfill of Soldier Piles)

General:

- The temporary earth retention system has been designed with a minimum global factor of safety of 1.3.
- The temporary earth retention system has been designed to prevent adverse effects on any adjacent properties.
- If construction surcharge loads are anticipated in excess of 250 psf, contact Berkel & Co. Contractors' engineer for approval prior to placement.
- If field conditions require modifications to the design, contact Berkel & Co. Contractors' engineer for approval.

Sheeting & Shoring Procedures:

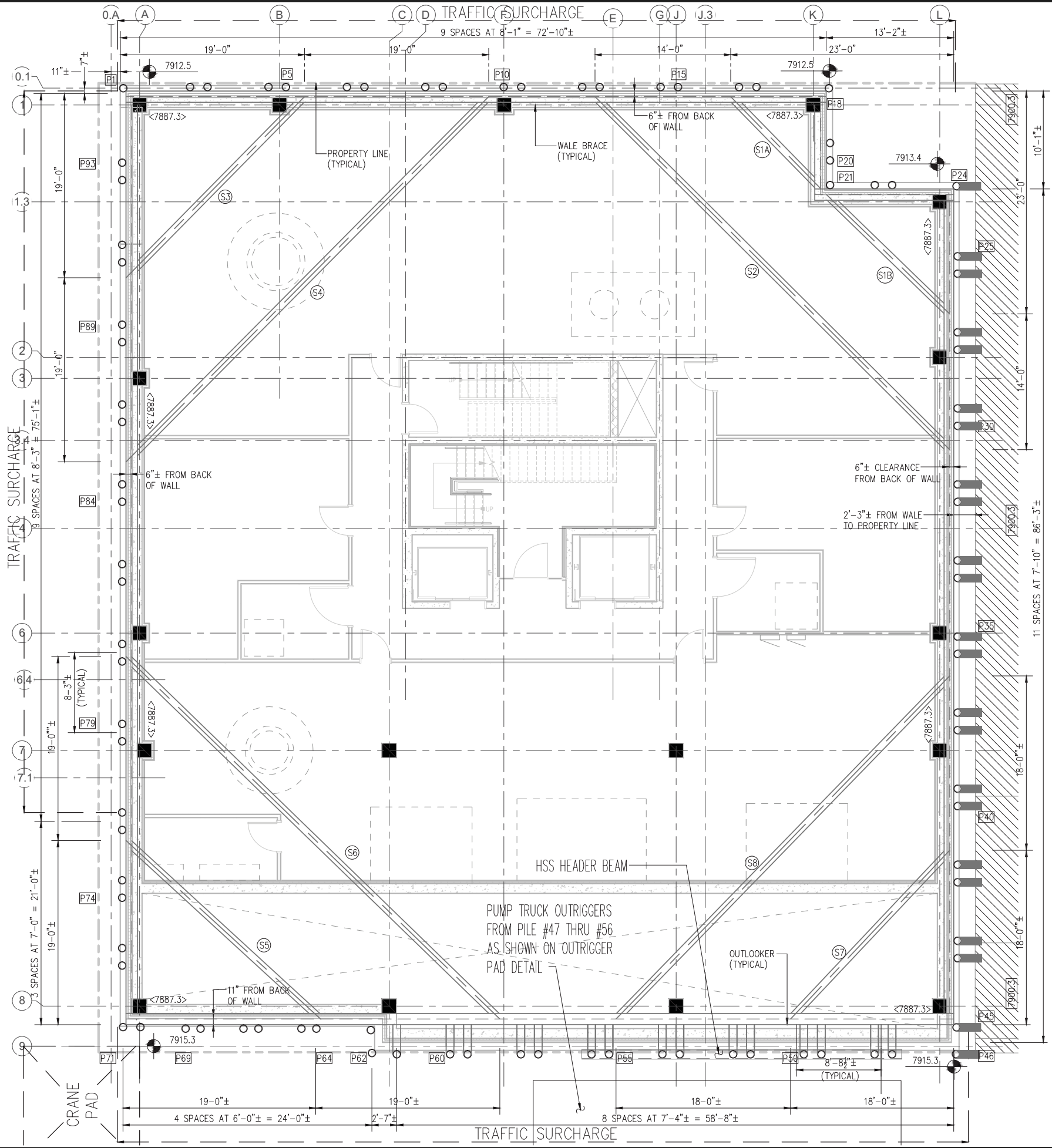
- Locate all existing structures and existing utilities (by others) and notify Berkel and Company of any discrepancies.
- CALL BEFORE YOU DIG: 811 or 1-800-922-1987**
- Provide dewatering (by others) to a depth at least 3 feet below the planned bottom of excavation.
- Prepare site for soldier pile installation by providing a firm level bench (by others) at least 50 feet in width at the locations specified by Berkel and Company's field superintendent.
- Layout piles (by others), adjusting locations as necessary to avoid existing utilities or other obstructions.
- Drill soldier piles to locations and elevations shown on the plans, elevations and sections.
- Excavate (by others) in lifts of approximately 5 feet (less if soil will not stand open) and install lagging to 2 foot below wale elevation.
- Install wales as shown on plans, elevations and sections.
- Install struts as shown on plan, sections and elevations.
- Continue excavation (by others) and lagging in 5 foot lifts until subgrade is reached.
- This support of excavation system has been designed as free draining with no allowance for hydrostatic pressure.
- No construction equipment or material surcharge allowed within 10' of earth retention system without consent from Berkel & Co.
- All steel members may be substituted with members of equivalent strength and section upon approval of Berkel engineer.

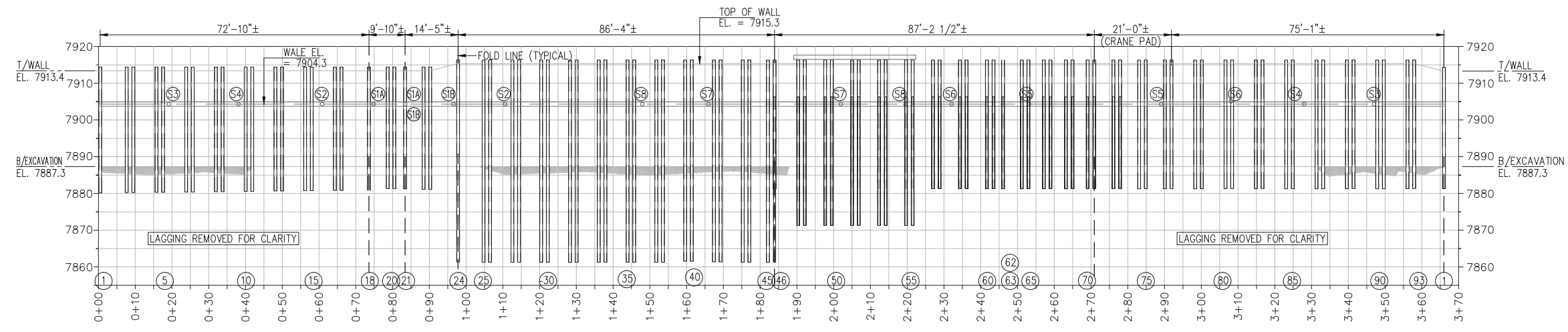
Strut & Wale Removal:

Struts & Wales may be removed once the main floor slab of the proposed structure has been constructed at EL 7900.3' and the structure can resist the lateral load from the soil at and below the EL 7900.3' slab.

LEGEND

○	= PIPE PILE
◐	= BRACKET PIPE PILE
Ⓜ	= PILE REFERENCE NUMBER
Ⓢ	= STRUT BRACE
Ⓜ	= EXISTING GRADE MARKER
Ⓜ	= PROPOSED SUBGRADE ELEVATION
Ⓜ	= BASEMENT ELEVATION, EXISTING EAST BUILDING





Soldier Pile Number	No. of Soldier Piles	Pipe Pile Size (GR 80)	pile Length (lf)	**Top of Pile** EL (MSL)	Top of Lagging EL (MSL)	Bottom of lagging (MSL)	Strut/Wale Elevation (MSL)	Wale Size (GR50)	Casing Sections		
									Starter Pipe (ft)	Itermidia sections (ft)	**Top Section** (ft)
1 to 23	23	9.625" Ø X0.545"	35	7913.5	7912.5	7887.3	7904.3	W30x173	10	10	5
24 to 45	22	9.625" Ø X0.545"	55	7916.3	7915.3	7887.3	7904.3	W30x108	10	10	5
46	1	9.625" Ø X0.545"	55	7916.3	7915.3	7887.3	7904.3	W30x108	10	10	5
47 to 56	10	9.625" Ø X0.545"	45	7916.3	7915.3	7887.3	7904.3	W30x173	10	10	5
57 to 76	20	9.625" Ø X0.545"	45	7916.3	7915.3	7887.3	7904.3	W30x173	10	10	5
77 to 93	17	9.625" Ø X0.545"	35	7916.3	7914.8	7887.3	7904.3	W30x173	10	10	5

** Top of pipe pile stick out 1 ft above ground EL**

Strut No.	Strut Elevation (MSL)	Strut Size (GR42)
S1A and S1B	7904.3	16" Ø X0.5"
S2	7904.3	16" Ø X0.5"
S3	7904.3	16" Ø X0.5"
S4	7904.3	24" Ø X0.5"
S5	7904.3	16" Ø X0.5"
S6	7904.3	24" Ø X0.5"
S7	7904.3	16" Ø X0.5"
S8	7904.3	20" Ø X0.5"

BERKEL & COMPANY CONTRACTORS, INC.

KANSAS CITY REGION
2647 S 142ND ST
BONNER SPRINGS, KS 66012
PHONE: (813) 422-3588

These drawings are the property of Berkel and Company Contractors, Inc. and are not to be used by others without the express written permission of Berkel and Company Contractors, Inc. - Copyright 2017

300 - 312 E. HYMAN ST.
ASPEN, COLORADO

ELEVATION VIEW AND SCHEDULE
SCALE AS NOTED

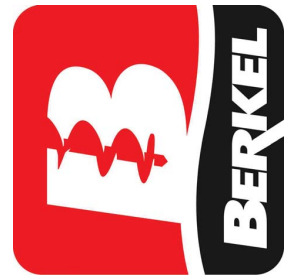
Owner: 312 EAST HYMAN AVE, LLC

Job No.: BERKEL #17-2955

Drawn By: ES Date: 24 APRIL 2018 Scale: 1/16" = 1'-0" Dwg. No.: 3 OF 5



No.	DATE	REVISION
RV2	30 APRIL 2018	UPDATED TITLE BLOCK INFO AND PAGE NUMBERS
RV3	13 JUNE 2018	FINAL REVISION
RV4	09 JAN 2019	PUMP TRUCK LOCATION UPDATE



**BERKEL & COMPANY
CONTRACTORS, INC.**
KANSAS CITY REGION
2647 S 142ND ST
BONNER SPRINGS, KS 66012
PHONE: (913) 422-3588

These drawings are the property of Berkel and Company Contractors, Inc. and are not to be used by others without the express written permission of Berkel and Company Contractors, Inc. - Copyright 2017

300 - 312 E. HYMAN ST.
ASPEN, COLORADO

TYPICAL DETAILS AND SECTION
SCALE AS NOTED

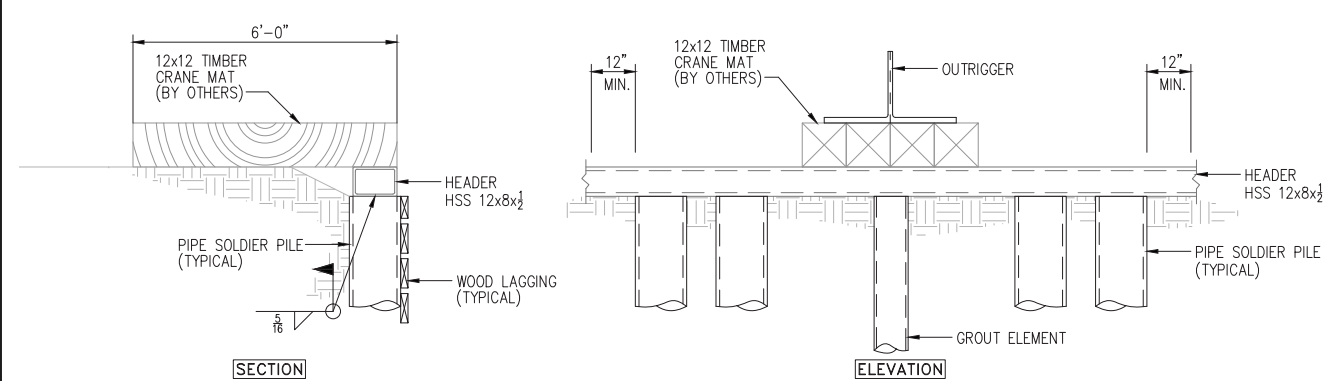
General Contractor:
312 EAST HYMAN AVE, LLC

Owner:
Job No.: BERKEL #17-2955

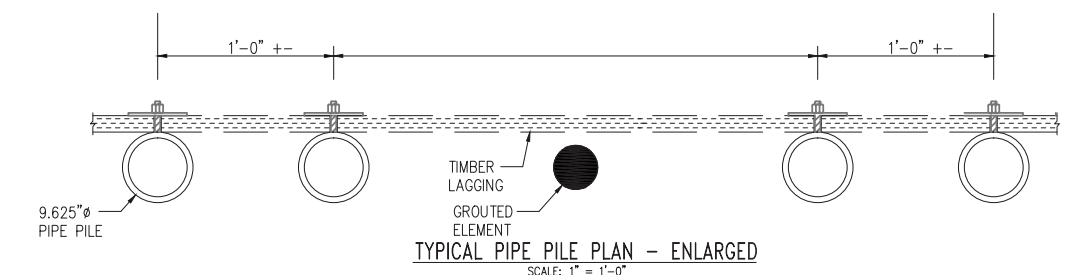
Drawn By: ES Date: 24 APRIL 2018 Scale: AS NOTED Dwg. No.: 4 OF 5



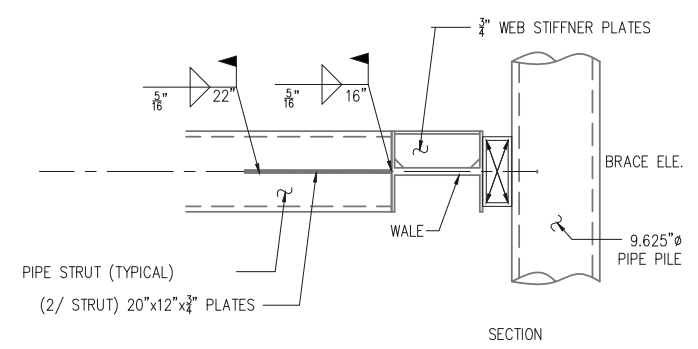
No.	DATE	REVISION
RV2	30 APRIL 2018	UPDATED TITLE BLOCK INFO AND PAGE NUMBERS
RV3	13 JUNE 2018	FINAL REVISION
RV4	09 JAN 2019	PUMP TRUCK LOCATION UPDATE



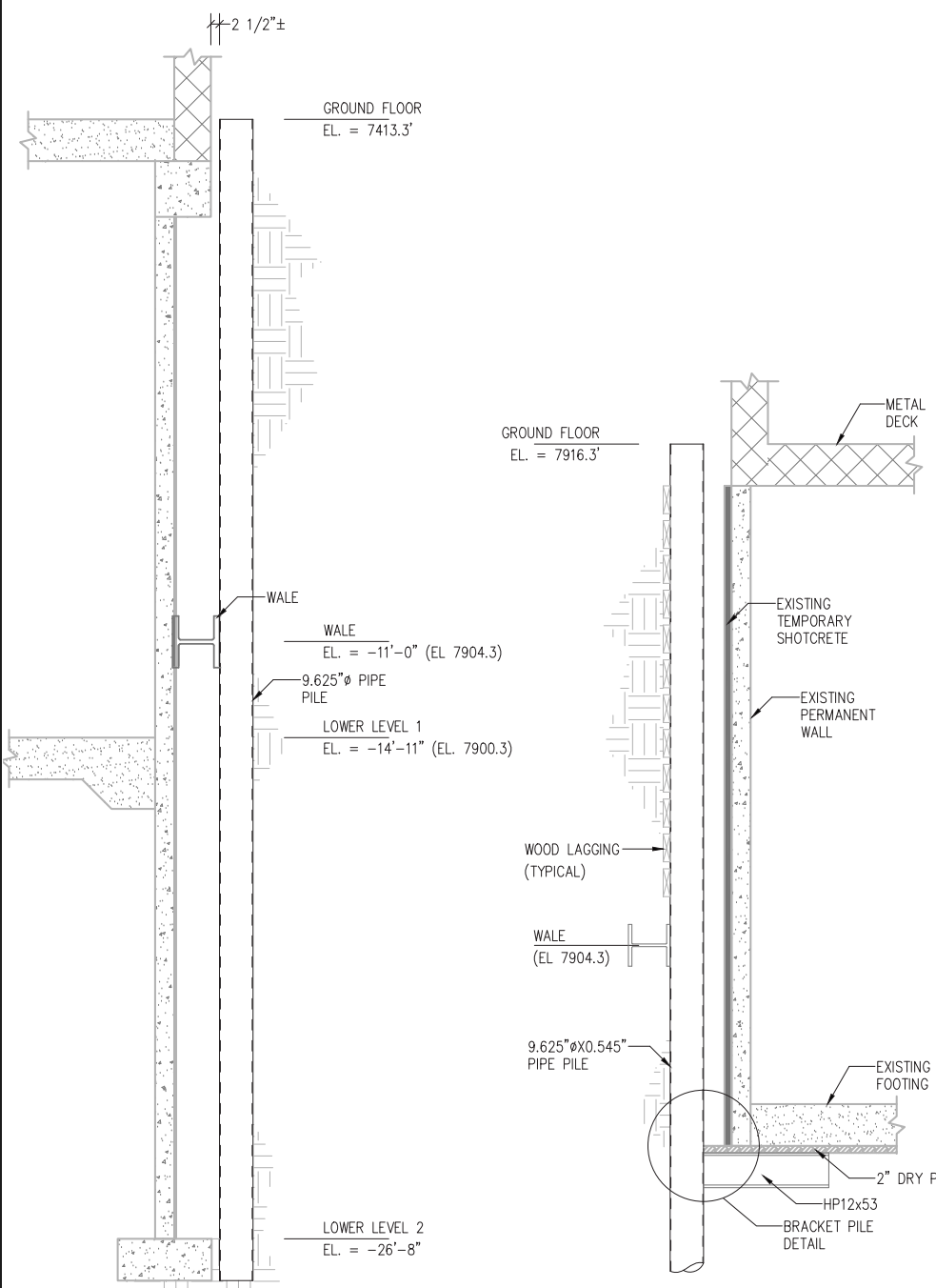
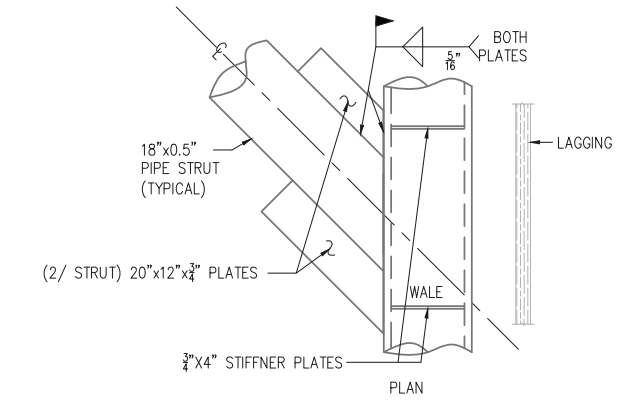
OUTRIGGER PAD DETAIL
SCALE: 1/2" = 1'-0"



TYPICAL PIPE PILE PLAN - ENLARGED
SCALE: 1" = 1'-0"

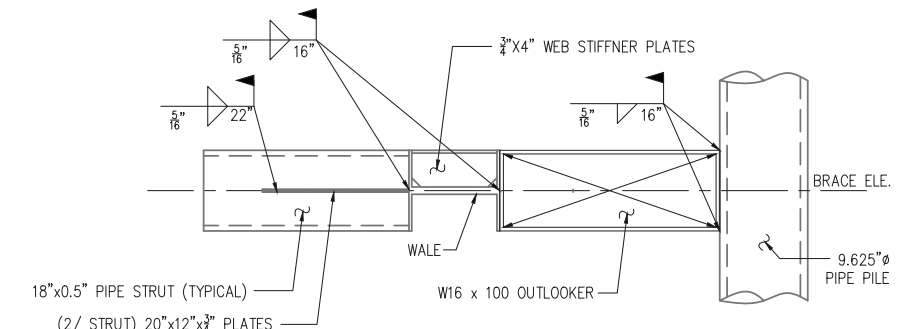


TYPICAL PIPE CONNECTION DETAIL
NOT TO SCALE

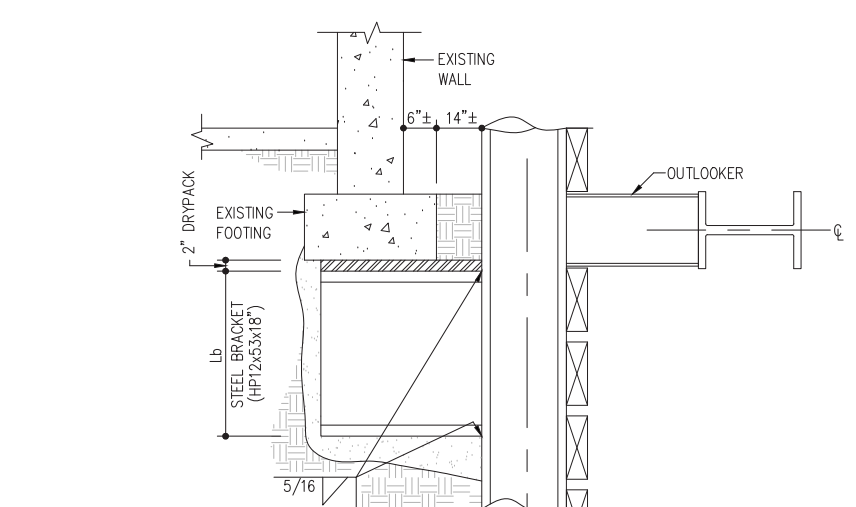


TYPICAL SECTION
SCALE: 1/2" = 1'-0"

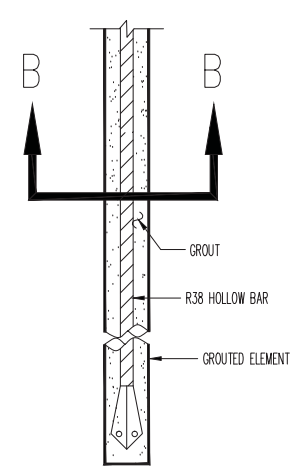
**EAST SIDE SECTION
(PILES 24 - 46)**
SCALE: 1/2" = 1'-0"



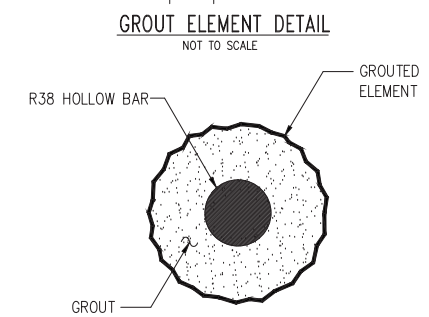
TYPICAL OUTLOOKER CONNECTION DETAIL
NOT TO SCALE



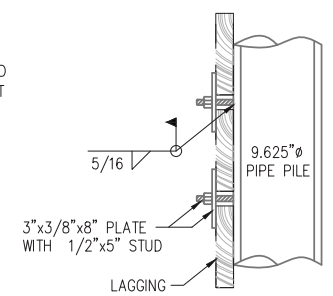
TYPICAL BRACKET PILE
NOT TO SCALE



GROUT ELEMENT DETAIL
NOT TO SCALE

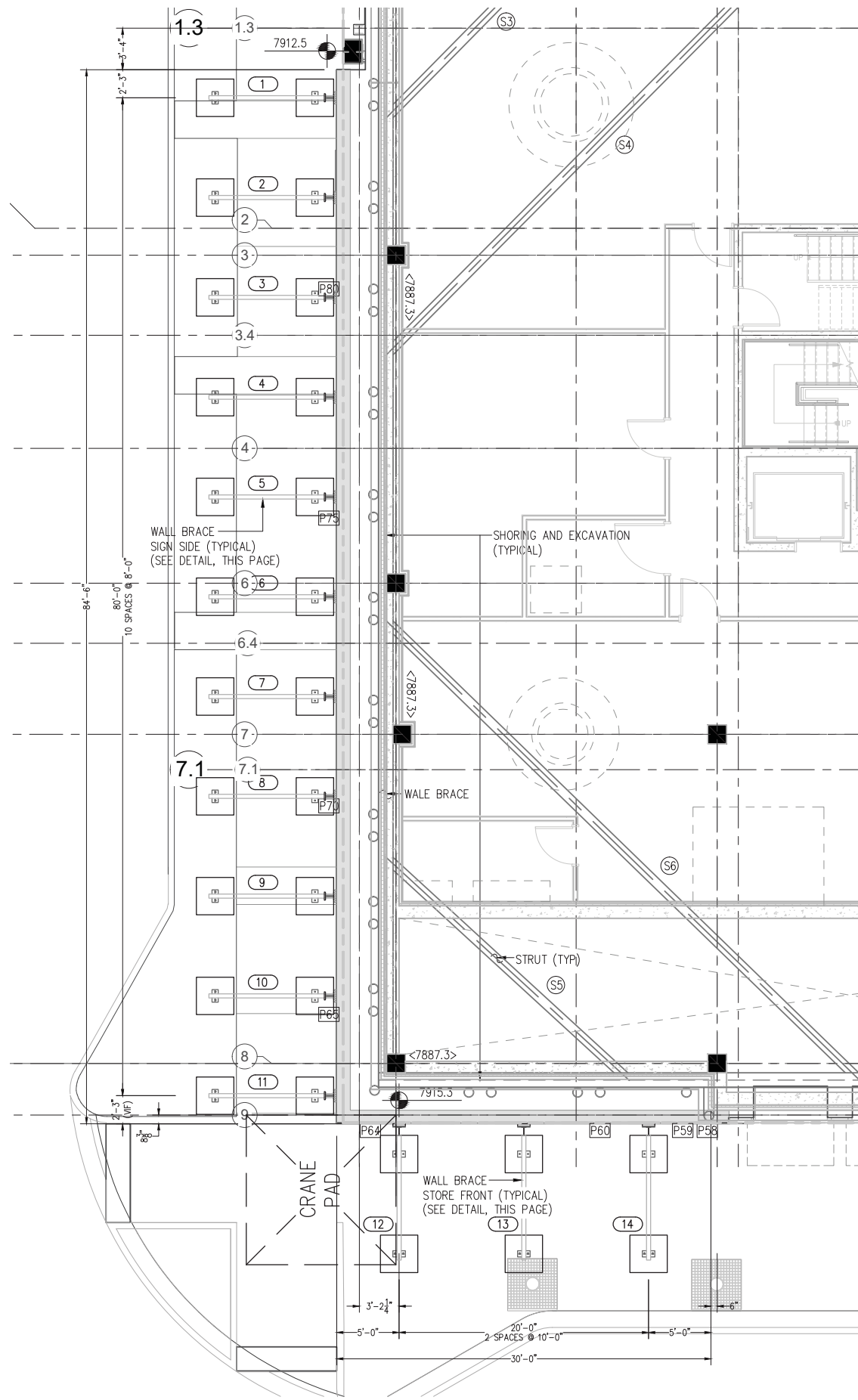


GROUT ELEMENT SECTION B-B
NOT TO SCALE



PIPE PILE LAGGING DETAIL
NOT TO SCALE

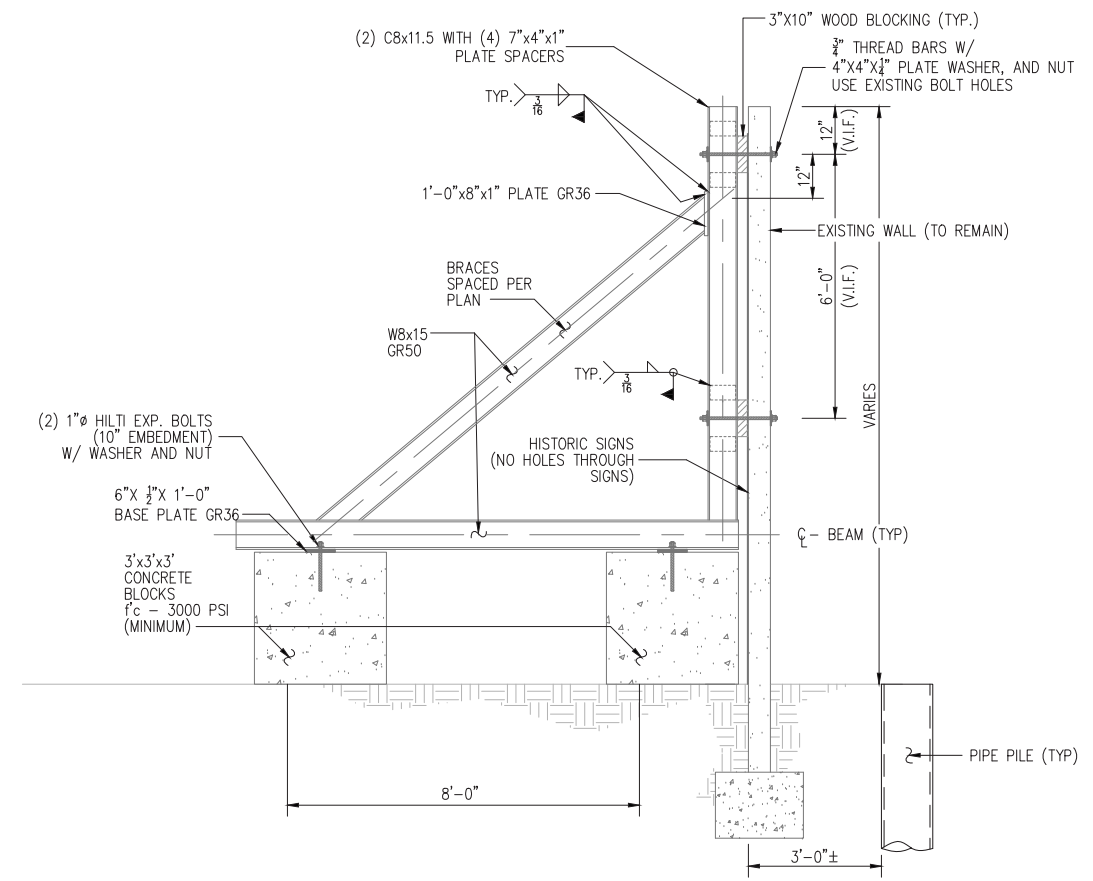
- EAST WALL
- $f_c = 3000$ PSI
- MAINTAIN 15'-0" o/c BETWEEN OPEN EXCAVATIONS
- INSTALL 3000 PSI CONCRETE TO 2" BELOW BASE OF FOOTING. DRYPACK NEXT DAY WITH (3) PARTS SAND + (1) PART CEMENT AND MINIMAL WATER.



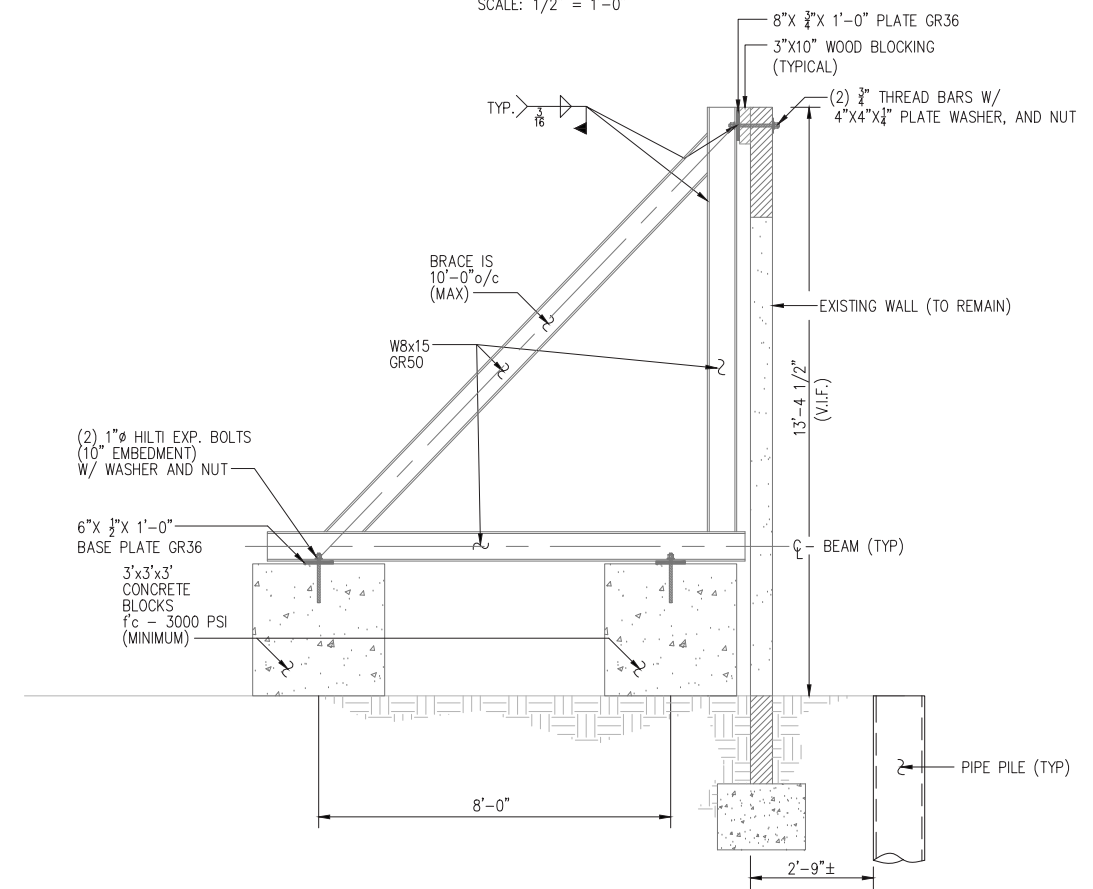
BRACING PLAN
SCALE: 3/16" = 1'-0"

LEGEND

(i)	BRACING PLAN = BRACE REFERENCE NUMBER
(O)	SHORING AND EXCAVATION = PIPE PILE
(f)	= PIPE REFERENCE NUMBER
(S)	= STRUT BRACE
---	= EXISTING GRADE MARKER
---	= PROPOSED SUBGRADE ELEVATION



SUPPORT AT EXISTING HISTORIC SIGN
SCALE: 1/2" = 1'-0"



SUPPORT AT EXISTING STORE FRONT
SCALE: 1/2" = 1'-0"



**BERKEL & COMPANY
CONTRACTORS, INC.**
KANSAS CITY REGION
2647 S 142ND ST
BONNER SPRINGS, KS 66012
PHONE: (813) 422-3588

These drawings are the property of Berkel and Company Contractors, Inc. and are not to be used by others without the express written permission of Berkel and Company Contractors, Inc. - Copyright 2017

300 - 312 E. HYMAN ST. ASPEN, COLORADO		General Contractor: 312 EAST HYMAN AVE, LLC		Dwg. No.: 5 OF 5	
BRACING PLAN AND BRACING CONNECTIONS SCALE: 3/16" = 1'-0"		Owner: BERKEL #17-2955		Date: 24 APRIL 2018	
		Job No.:		Scale: AS NOTED	
		Drawn By: ES			



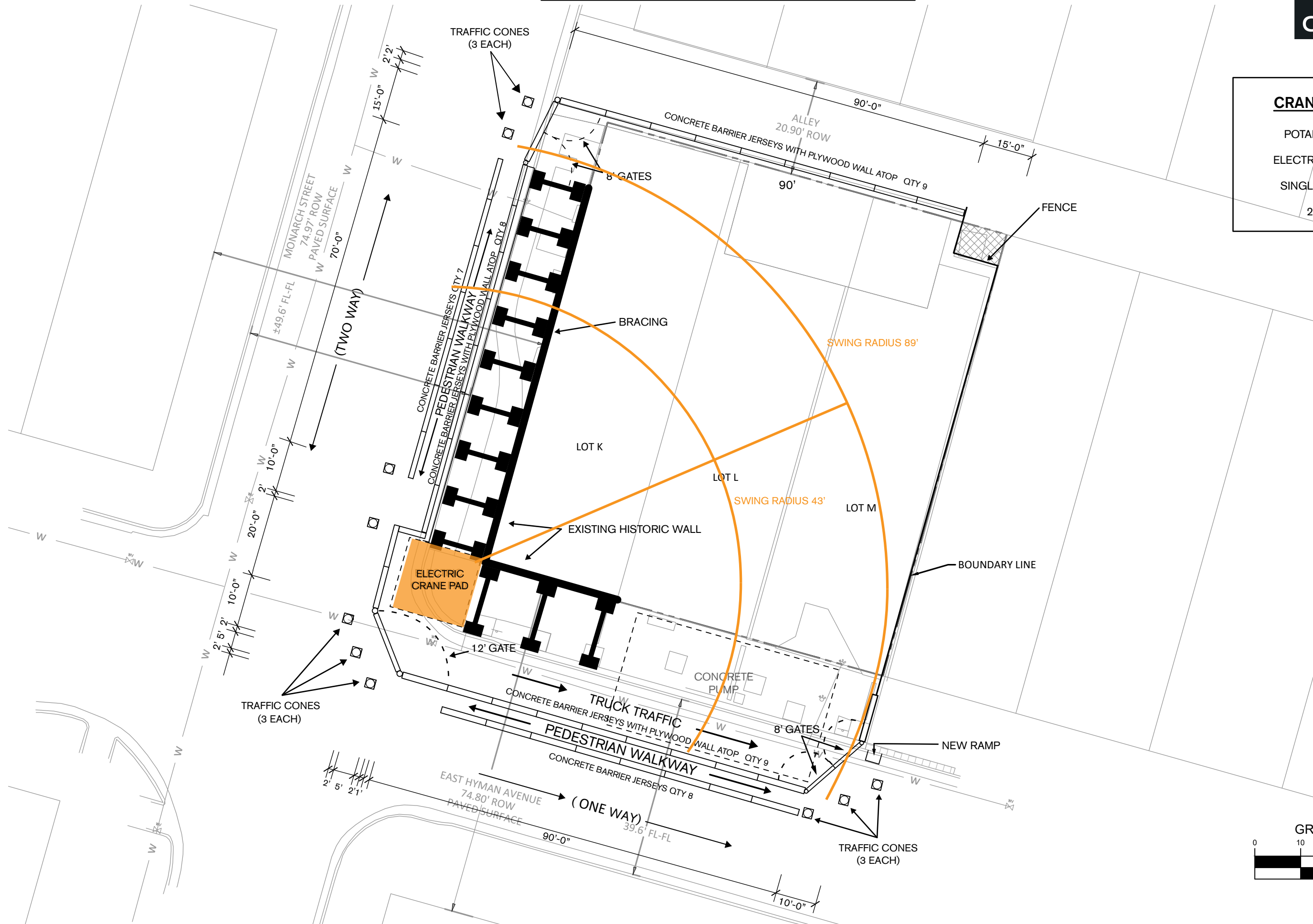
NO.	DATE	REVISION	REVISION
RV2	30 APRIL 2018	UPDATED TITLE BLOCK INFO AND PAGE NUMBERS	

CRANE INFORMATION

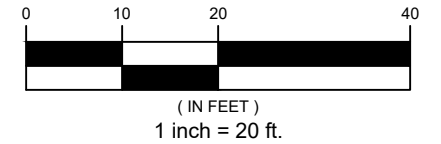
CENTAUR

CRANE INFO

POTAIN HD25
 ELECTRIC CRANE
 SINGLE PHASE
 240V



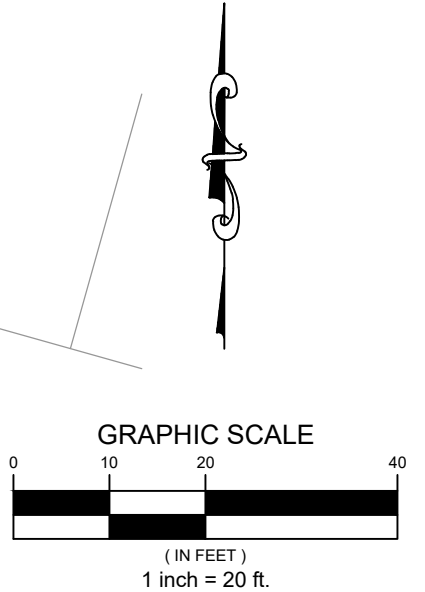
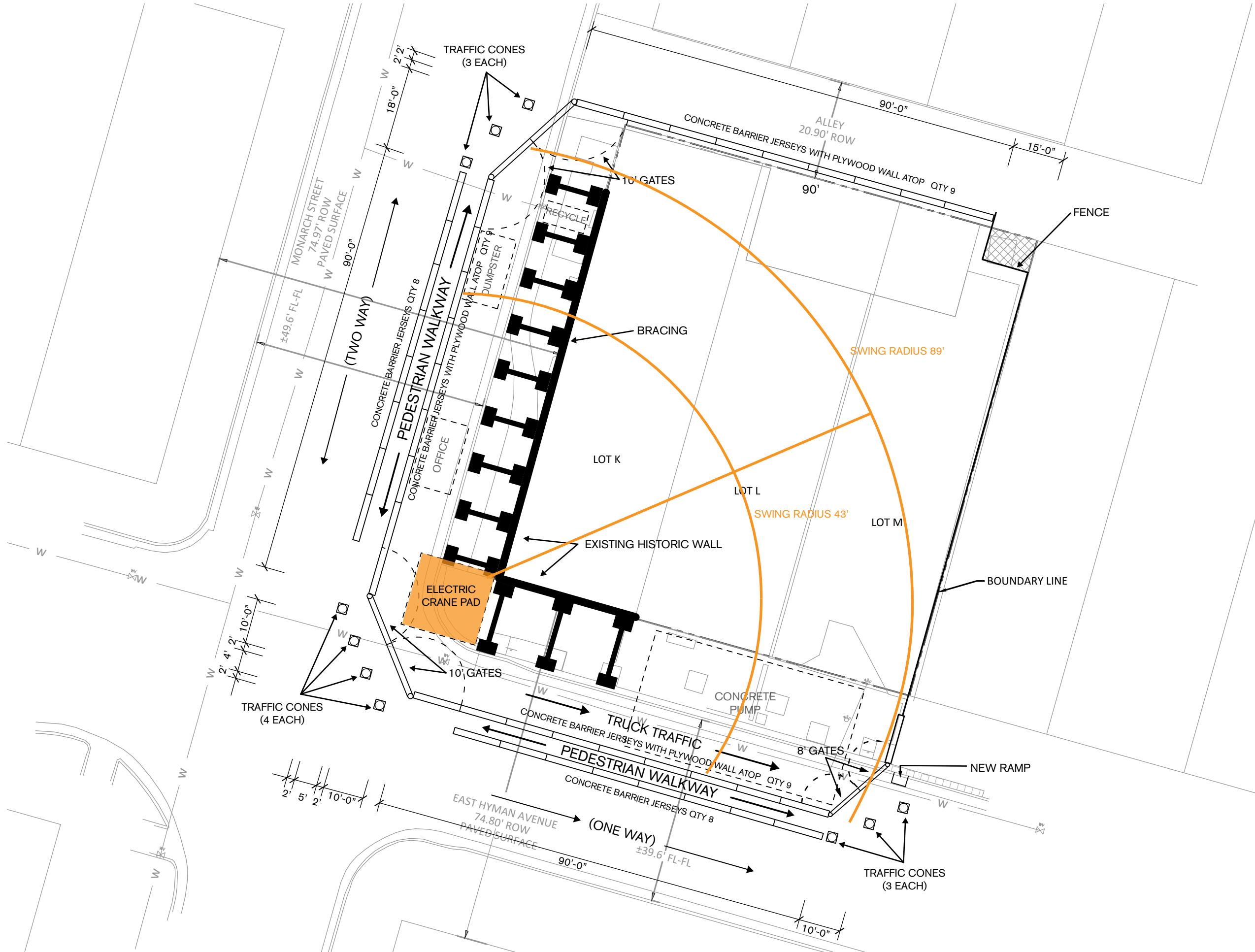
GRAPHIC SCALE



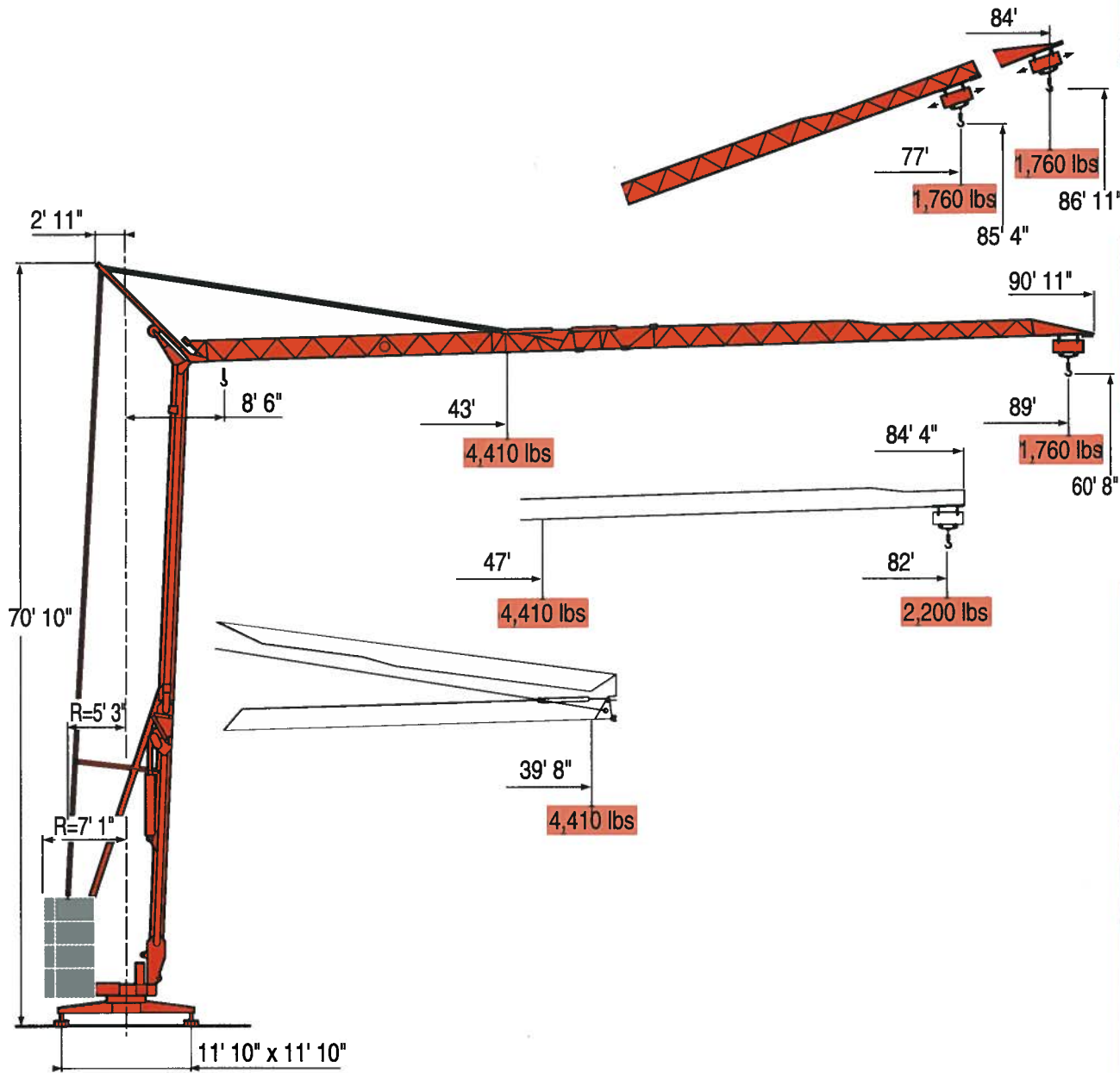
CRANE INFORMATION

CRANE INFO

POTAIN HD25
 ELECTRIC CRANE
 SINGLE PHASE
 240V



HD 25



Igo
HD
HDM

HDT

GTMR

CITY CRANE

TOPKIT MD
MAXI MD

MAXI TOPKIT

Topless MDT

MR



Manitowoc Crane Group

POTAIN

LWF1

Load diagrams

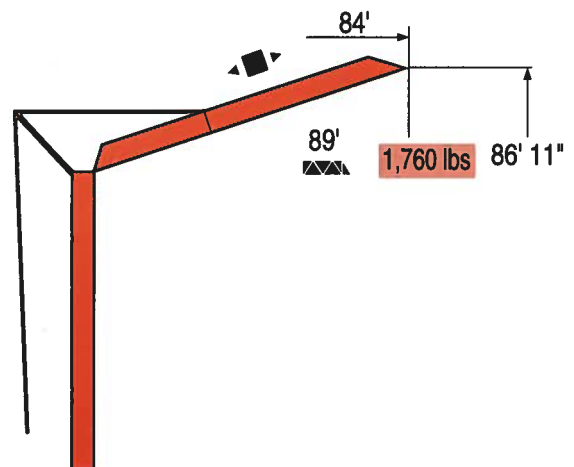
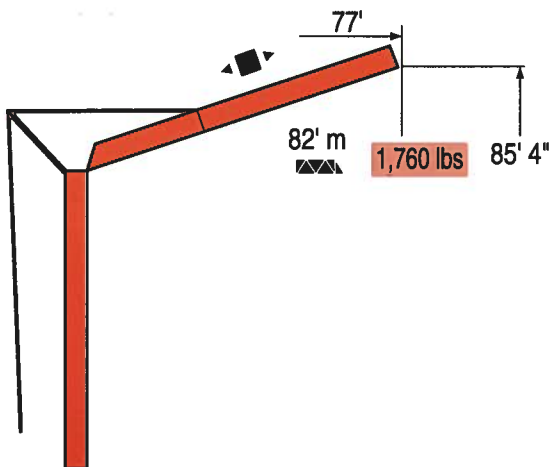


89'	8' 6" ▶	39' 8"	43'	46'	49'	52'	56'	59'	62'	66'	69'	72'	75'	79'	82'	85'	89'	1,000 x lbs
▲▲▲		4.41	4.41	4.01	3.68	3.4	3.15	2.93	2.74	2.57	2.43	2.28	2.16	2.05	1.94	1.85	1.76	

LWF 1

82'	8' 6" ▶	39' 8"	47'	49'	52'	56'	59'	62'	66'	69'	72'	75'	79'	82'	1,000 x lbs
▲▲▲		4.41	4.41	4.13	3.81	3.55	3.31	3.1	2.9	2.73	2.58	2.45	2.32	2.2	

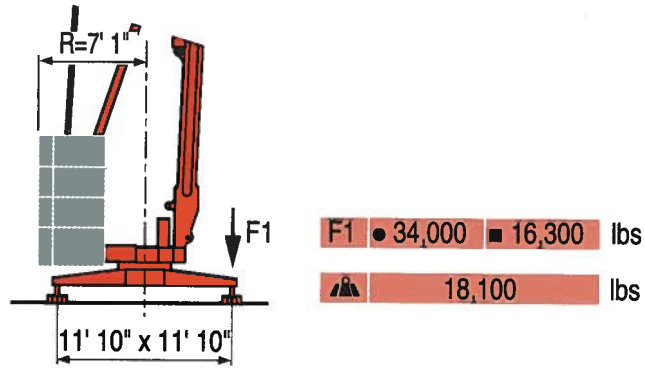
Luffing jib



LWF 1

▲ Traversing trolley

Reactions



LWF 1

- Reactions in service
- Reactions out of service
- ▲ Without load, ballast (or transport axles), with maximum jib and maximum height.

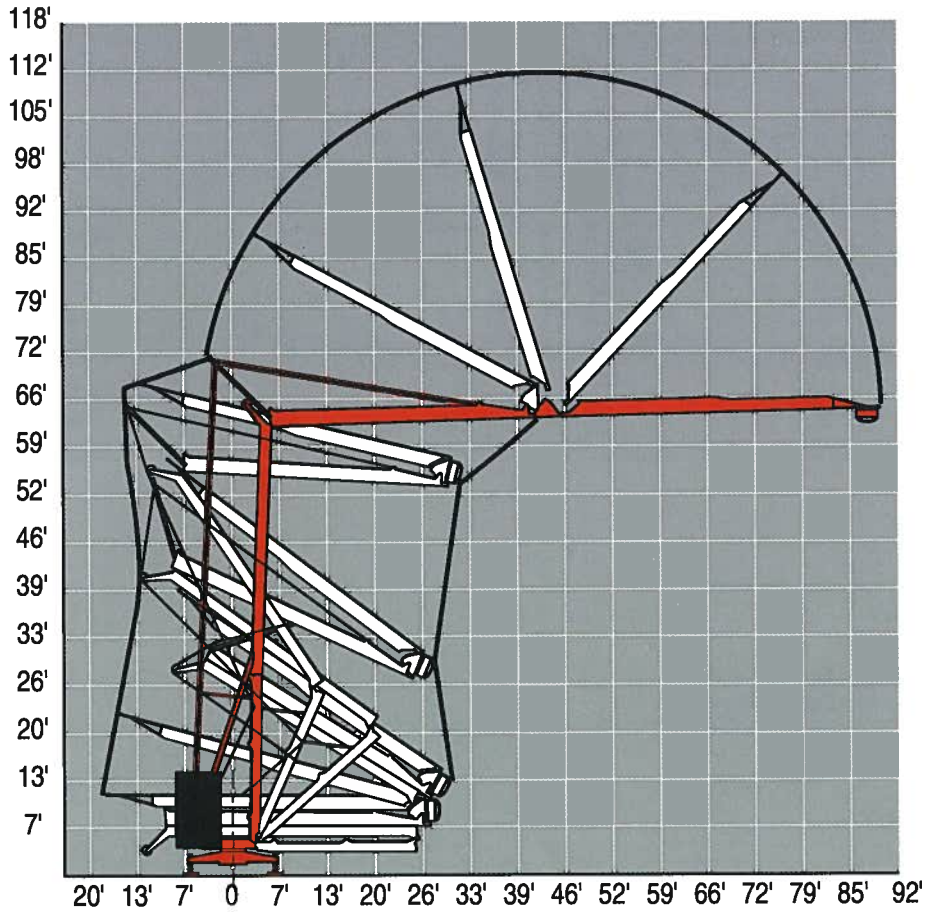
Mechanisms

						ch - PS hp	kW
▲ ▼	9 PC 10	fpm	26	79	157	9.8	7.2
		lbs	4,410	4,410	2,200		
	9 LVF 10	fpm	13	66	131	10.3	7.5
		lbs	4,410	4,410	2,200		
◀ ▶	2 D2 V4	fpm	71 - 142			2.4	1.8
⊙	RVF 30	rpm	0 → 0.9			1.5	1.1
		CEI 38	IEC 38		kVA		
		480 V(+6% -10%) 60 Hz				14.4 kVA	

LWF 1

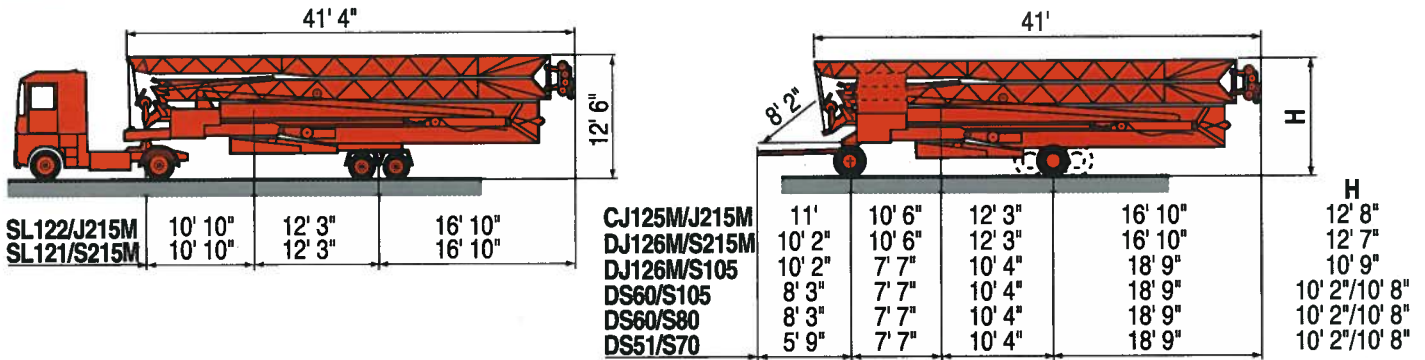
- ▲ Hoisting
- ◀▶ Trolleying
- ⊙ Slewing

Erection



LWF 1

Transport



SL122/J215M

SL121/S215M

CJ125M/J215M

DJ126M/S215M

DJ126M/S105

DS60/S105

DS60/S80 ○

DS51/S70 ○

LWF 1

○ Site

HD 25

Manitowoc Boom Trucks
 3000 South Austin Avenue
 P.O. Box 1609
 Georgetown, TX, USA 78627-1609
 Telephone 512-942-3000
 Facsimile 512-863-3776
 www.manitowocbt.com



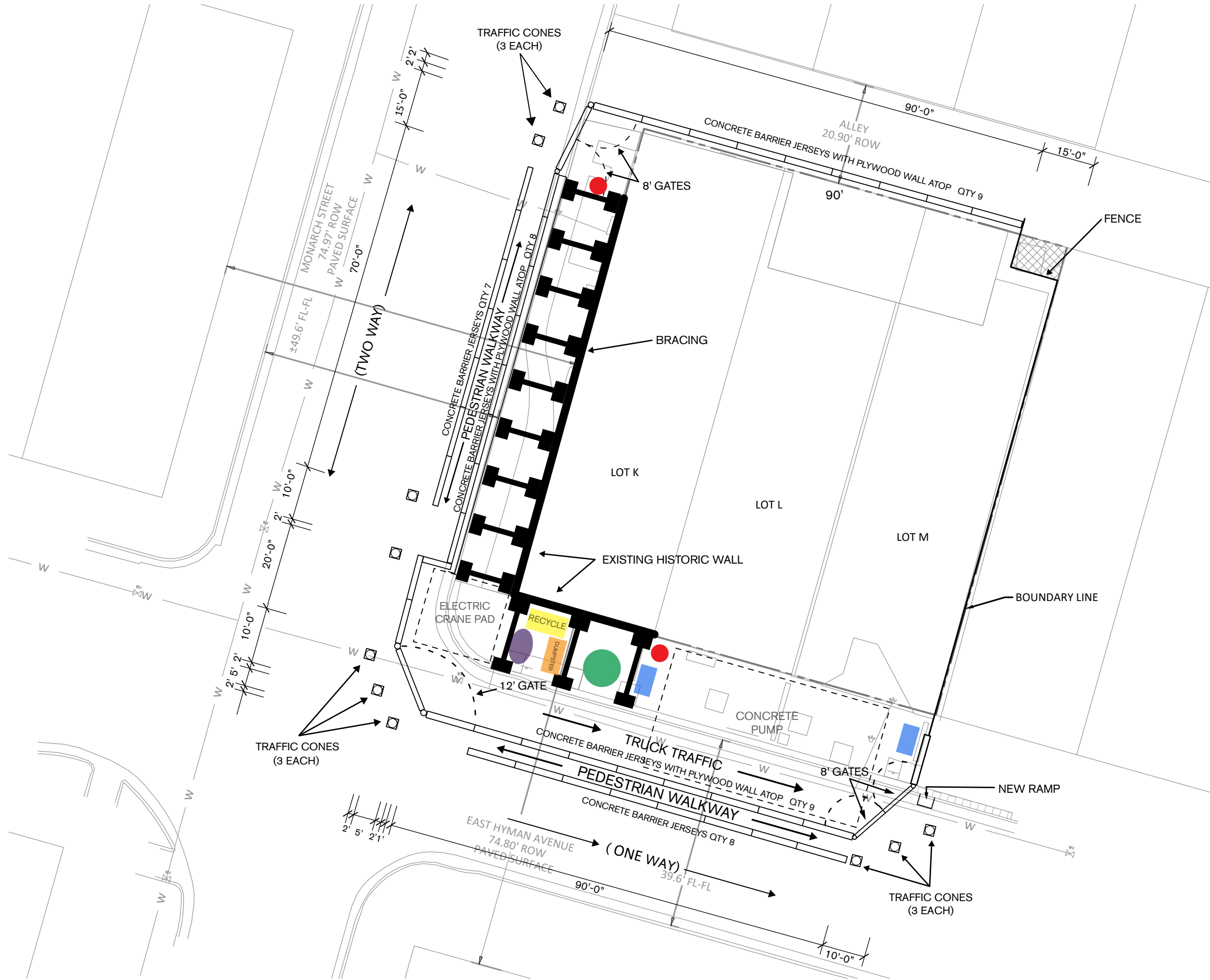
Manitowoc Crane Group

POTAIN

1101-HD25-BR-US-E-5000

© 2001 MANITOWOC CRANE

WASTE MANAGEMENT PLAN

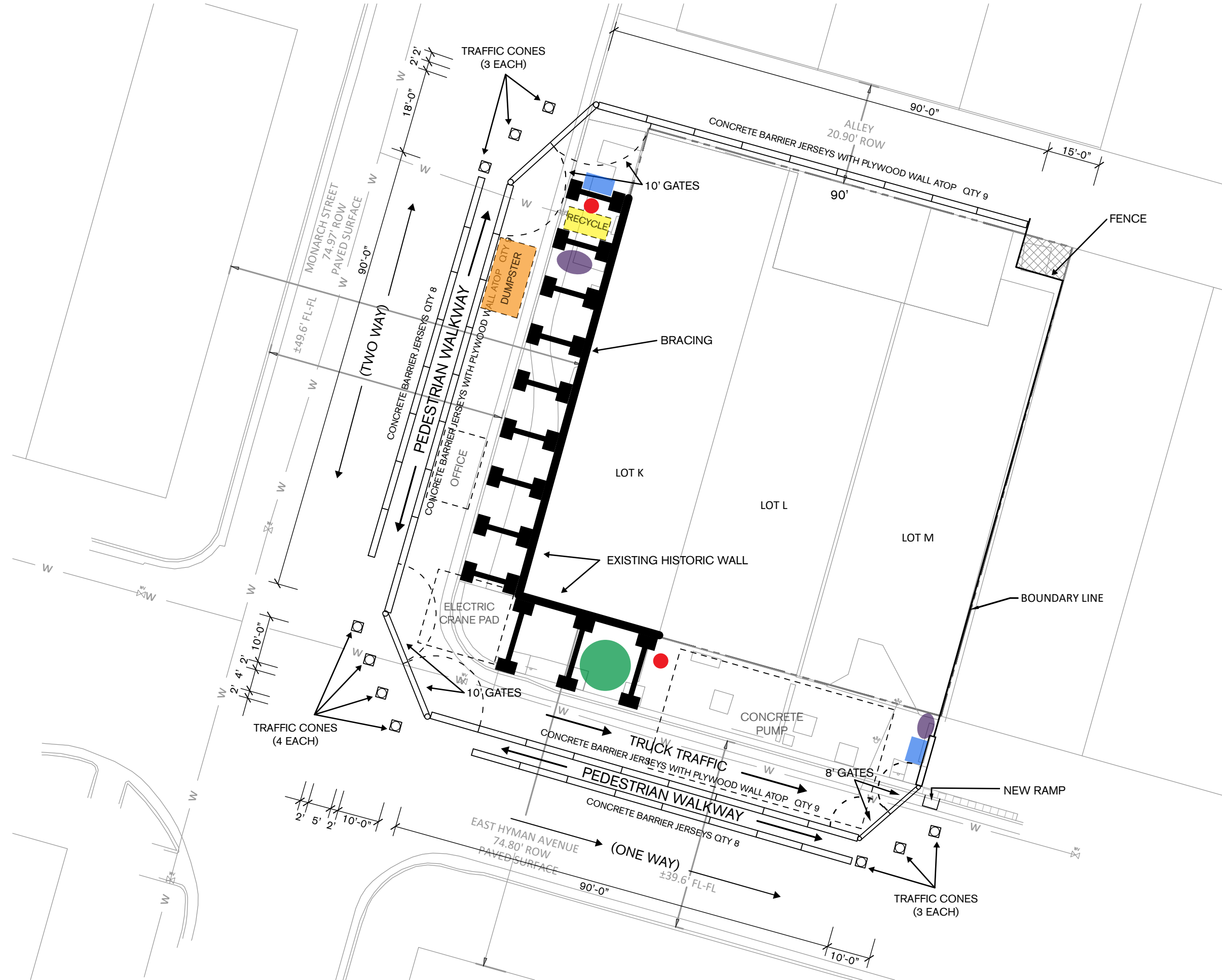


WASTE MANAGEMENT PLAN

- MOBILE RECYCLING
- DUMPSTER
- SPILL KIT
- CONCRETE WASHOUT
- PORTABLE RESTROOMS
- FOOD REFUSE (BEAR PROOF)

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

WASTE MANAGEMENT PLAN



WASTE MANAGEMENT PLAN

- MOBILE RECYCLING
- DUMPSTER
- SPILL KIT
- CONCRETE WASHOUT
- PORTABLE RESTROOMS
- FOOD REFUSE (BEAR PROOF)

GRAPHIC SCALE
 0 10 20 40
 (IN FEET)
 1 inch = 20 ft.

Construction Management Plan

PIG® Spill Kit in Large Mobile Container

#KIT259 - Absorbs up to 37 gal. • 8" Rubber Wheels • Not UN Rated



Geared for response on rough floors or pavement with extras including PIG Lite-Dri Loose Absorbent and smooth-rolling wheels.

- Lightweight, 100% polyethylene container resists chemicals and keeps contents clean and dry
- Heavy-duty 8" rubber wheels roll easily over nearly any surface
- Equipped with PIG Lite-Dri and PIG Dri Loose Absorbents along with PIG Blue Absorbent Socks, Mat and Pillows for spill response on rough surfaces
- Prepacked container provides easy access to contents
- Built-in handles allow easy steering through tight spots
- Large, color-coded label makes identification fast and accurate
- Hinged lid provides easy access
- Temporary disposal bags help make cleanup easier
- Tamperproof seal helps prevent pilfering of spill response supplies
- Note: Not for outdoor storage
- Only PIG Spill Kits feature PIG Absorbents proven for rapid response
- For information on custom spill kits, just call 1-800-HOT-HOGS (468-4647)

Always in stock. Ships within 24 hours.

Pricing (based on quantity)

1-2	3+
\$346.00	\$314.00



New Pig

By Phone:
1-800-HOT-HOGS

Online:
newpig.com

Email:
hothogs@newpig.com

One Pork Avenue • Tipton PA 16684-0304
© 2013 New Pig Corporation. All rights reserved.
PIG and the PIG logo are trademarks in the U.S. and other countries.

ITEM: KIT259 - Pg 1 of 3

Construction Management Plan

KIT259 Specifications

Fluids Absorbed:	Oils, Coolants, Solvents & Water
Absorbency:	Up to 37 gal.
Spill Volume:	30 - 49 gal.
Lift-out Basket:	No
Outdoor Storage:	No
UN Rated:	No
UV Resistant:	No
Wheels:	8" Rubber
Sold as:	1 each
Weight:	107 lbs.
# per Pallet:	2
Composition:	Container - High-Density Polyethylene Mats - Polypropylene Socks - Polypropylene & Magnesium Aluminosilicate Pillows - Polypropylene & Cellulosic Fibers Shop Dri® - Earthen Materials LITE-DRI® - Cellulose
Includes:	50 - PIG® Universal Mat Pads (MAT231) 4 - 48" PIG® BLUE Absorbent Socks (4048) 1 - 10' PIG® BLUE Absorbent Sock (PIG202) 2 - PIG® Pillows (PIL201) 2 - PIG® LITE-DRI® Absorbent (PLP201) 1 - PIG® DRI Loose Absorbent (PLP213-1) 6 - Tamperproof Labels (LBL100) 5 - Temporary Disposal Bags and Ties (BAG201-L) 1 - Instructions 1 - Container (CAN479)

Technical Information

Warnings & Restrictions:
There are no known warnings and restrictions for this product.

Regulations and Compliance:
40 CFR 122.26 - When applying for a National Pollutant Discharge Elimination System (NPDES) permit, facilities must have a plan in place that describes actions, procedures, control techniques, management practices and equipment available to prevent illegal discharge of pollutants into waterways.
40 CFR 112.7 - SPCC planning requirements state that facilities subject to these regulations must have written plans in place discussing the products, countermeasures and procedures that are in place, or will be taken by the facility to prevent discharge of oil into waters of the United States.

Technical Documents:
(Available at newpig.com)
Product Data Sheet (PDS)
Material Safety Data Sheet (MSDS)
Chemical Compatibility (CCG)



KIT259 Metric Equivalent

Absorbency:	Up to 140 L
Weight:	48.5 kg



New Pig

By Phone:
1-800-HOT-HOGS

Online:
newpig.com

Email:
hothogs@newpig.com

One Pork Avenue • Tipton PA 16684-0304
© 2013 New Pig Corporation. All rights reserved.
PIG and the PIG logo are trademarks in the U.S. and other countries.

ITEM: KIT259 - Pg 2 of 3

Construction Management Plan



Safety Data Sheet

LITE-DRI® Absorbent (MSD-006)

Page 1 of 2

1. Product And Company Identification

Product Identifier: LITE-DRI® Absorbent
General Use: LITE-DRI® Absorbent is a non-selective loose absorbent cellulose designed to absorb and contain oils and non-aggressive fluids. The "clay alternative".

Product Description: Soft organic particles that create an absorbent pellet product.

COMPANY PROFILE:
 New Pig Corporation
 One Pork Avenue
 Tipton, PA 16684-0304
 Information Number
 1-800-468-4647
 Website: www.newpig.com, Email: hothogs@newpig.com

EMERGENCY TELEPHONE:
 INFOTRAC
 200 North Palmetto Street
 Leesburg, FL 34748
 24 hrs, 7 days/week
 1-800-535-5053

2. Hazards Identification

POTENTIAL HEALTH EFFECTS:

Eye Contact: May cause irritation.

Ingestion: No effect, if a small quantity.

Inhalation: Breathing of dust may aggravate acute or chronic asthma and other pulmonary diseases.

Skin Contact: May cause irritation in people with existing skin lesions.

Chronic: Not applicable

3. Composition/Information on Ingredients

Components	wt. %	CAS Registry #
Cellulose Fiber	>99	9004-34-6
Mineral Oil	<1	8042-47-5

4. First Aid Measures

Eye Contact: Flush with water for 15 minutes.

Ingestion: Ingestion of small quantities is not considered harmful, however, if discomfort occurs, seek medical attention.

Inhalation: Remove to fresh air if breathing difficulties occur.

Skin Contact: Wash with soap and water.

5. Fire Fighting Measures

Extinguishing Media: Unused form: water. Used form: that which is compatible to liquid(s) absorbed.

Special Fire Fighting Procedures: Unused form: None required. Used form: refer to absorbed liquid(s) MSDS(s).

Hazardous Combustion Products: May include carbon monoxide and carbon dioxide

Unusual Hazards: This material can burn if strongly heated. Refer to absorbed liquid(s) MSDS(s). LITE-DRI® Absorbent does not render liquids nonflammable, neutral or less hazardous.

6. Accidental Release Measures

Spill or Leak Procedures: If material is unused, sweep up and place in suitable disposal container for disposal. If sweeping, dampen with water spray to avoid creating dust.

7. Handling and Storage

Handling Precautions: None. Normal procedures for storing paper.

Storage Precautions: Store at room temperature. **Shelf Life:** Indefinitely - as long as product is kept in a clean, dry place away from direct sunlight.

General: LITE-DRI® Absorbent does not render liquids nonflammable, neutral or less hazardous. The container can be hazardous when empty. Follow label cautions even after the container is empty. Do not re-use empty containers for food, clothing or products for human or animal consumption, or where skin contact can occur.

8. Exposure Controls/Personal Protection

Engineering Controls: Provide general and/or local exhaust ventilation to keep concentrations below PEL/TLV.

PERSONAL PROTECTION

Eyes: Safety glasses with side shields is a good industrial practice.

Respirator: Use NIOSH/MSHA approved dust respirator if material is used in unventilated area, or if dust concentrations exceed specified exposure limits.

Gloves: Should be worn by persons with existing skin lesions.

Other: None required

OSHA HAZARDOUS COMPONENTS (29 CFR 1910.1200):

	EXPOSURE LIMITS 8 hrs. TWVA (ppm)	
	OSHA PEL	ACGIH TLV
Cellulose - Total	15 mg/m ³	10 mg/m ³
Cellulose - Respirable	5 mg/m ³	

N.E. = Not established

Revised Date: 03/05/2012

Construction Management Plan



Safety Data Sheet

LITE-DRI® Absorbent (MSD-006)

Page 2 of 2

9. Physical and Chemical Properties

Appearance: Light grey cellulose pellets
Odor: None **Odor Threshold:** Not applicable
pH: 6-8
Melting Point/Freezing Point: Not applicable
Initial Boiling Point and Range: Not applicable
Flash Point: 370°F (188°C) minimum **Method:** Open cup
Evaporation Rate: Not applicable
Flammable Limits: Not established
Conditions of Flammability: Not established
Explosive Properties: Not established
Vapor Pressure: Approximately zero
Vapor Density: Not applicable
Relative Density (H₂O = 1): 0.86
Bulk Density: 13-20 lbs/ft³
Solubility in Water: <0.1%
Auto-ignition Temperature: Not established
Coefficient of Water/Oil Distribution: Not available
Moisture Range: 9-11%

10. Stability and Reactivity

General: This is a stable material.
Conditions of Reactivity: Elevated temperatures
Incompatible Materials: Acids, bases and strong oxidizers; e.g., hydrogen peroxide, bromide, chromic acid (no hazardous reactions are expected under normal industrial use).
Conditions to Avoid: Open flame. Mixing with incompatible materials.
Hazardous Decomposition: Nitrous oxides, ammonia, sulfur dioxide
Hazardous Polymerization: Will not occur

11. Toxicological Information

LD50: Not available
LC50: Not applicable
Carcinogenicity: IARC: Not established
 National Toxicology Program: Not established
 OSHA: Not established
 California Prop 65: No listed ingredient.
Reproduction Toxicity: Not available
Teratogenicity: Not available
Mutagenicity: Not available
Synergistic Products: Not available
Irritancy of Product: May cause eye and skin irritation.
Sensitization to Product: Not available

The following is in lieu of all warranties, expressed or implied: All information provided is based on testing and data believed to be accurate. PIG® is a registered trademark of New Pig Corporation. All New Pig Corporation trademarks are protected by U.S. and International law.

12. Ecological Information

No data available

13. Disposal Considerations

Waste Disposal Method: If unused, no special precautions are necessary. Dispose of in accordance with federal, state and local regulations. In certain types of cleanup applications the nature of the material recovered will classify the resulting spent material as a hazardous component. In such instances the material should be disposed of via an approved hazardous waste disposal service and the appropriate manifesting obtained.

14. Transport Information

DOT (Department of Transportation):
Proper Shipping Name: Not regulated
Hazard Class: Not regulated
Identification Number: Not applicable

15. Regulatory Information

CERCLA (Comprehensive Environmental Response Compensation and Liability Act): No Reportable Quantity
OSHA Hazard Communication Standard, 29 CFR 1910.1200: Cellulose
SARA Title III (Superfund Amendments and Reauthorization Act): No listed ingredient
TSCA (Toxic Substances Control Act): All ingredients are listed.

16. Other Information

HMIS Hazard Ratings: **Health- 1**
none → extreme **Fire - 1**
0 → 4 **Reactivity - 0**
 PPE - Not applicable

Reason for Issue: Reviewed, added new logo. Changes to Sections 3, 9, 10 and 16.

Prepared by: Dale Gatehouse, Entreprises Krenda Inc.

Approved by: Lisa Baxter, New Pig Corporation

Previous Date of Issue: 04/18/2011

Revised Date: 03/05/2012

MSDS Number: MSD-006

Revised Date: 03/05/2012

Construction Management Plan



SAFETY DATA SHEET

Shop Dri® Floor Sweep (MSD-013)

Page 1 of 2

1. Product And Company Identification

Product Identifier: Shop Dri® Floor Sweep
General Use: Shop Dri® Floor Sweep is designed to entrap liquid spills by forming "clumps" which are easily removed and allows unused material to be reclaimed.

Product Description: Grey sand-like earthen material.
COMPANY PROFILE: **EMERGENCY TELEPHONE:**
 New Pig Corporation INFOTRAC
 One Pork Avenue 200 North Palmetto Street
 Tipton, PA 16684-0304 Leesburg, FL 34748
 Information Number 24 hrs, 7 days/week
 1-800-468-4647 1-800-535-5053
Website: www.newpig.com, **Email:** hothogs@newpig.com

2. Hazards Identification**POTENTIAL HEALTH EFFECTS:**

Eye Contact: Slight irritation to eyes.
Ingestion: No hazard in normal use of product
Inhalation: May cause respiratory discomfort in excessive concentrations.
Skin Contact: Non-irritant.
Chronic: Not established

3. Composition/Information on Ingredients

Components	wt. %	CAS Registry #
Volcanic ash	≥98	1332-09-8
Hydro treated middle distillate	≤ 2	64742-46-7 & 64742-48-9
Cellulosic anti-packing agent	≤ 2	65996-61-4

4. First Aid Measures

Eye Contact: Flush with water for 15 minutes.
Ingestion: Not applicable
Inhalation: If signs of distress occur, remove to fresh air.
Skin Contact: Not applicable

5. Fire Fighting Measures

Extinguishing Media: Unused form: Not applicable
Used form: that which is compatible to liquid(s) absorbed

5. Fire Fighting Measures (Cont'd)

Special Fire Fighting Procedures: Not applicable
Hazardous Combustion Products: Not established
Unusual Hazards: Refer to absorbed liquid(s) MSDS(s). The Shop Dri® Floor Sweep does not render liquids nonflammable, neutral or less hazardous.

6. Accidental Release Measures

Spill or Leak Procedures: Sweep, shovel or vacuum up spilled absorbent material for reclamation or disposal.

7. Handling and Storage

Handling Precautions: Keep dry before use for maximum effectiveness. Seal container when not in use.
Storage Precautions: None. Shelf Life: Unlimited when kept dry.
General: Refer to absorbed liquid(s) MSDS(s). The Shop Dri® Floor Sweep does not render liquids nonflammable, neutral or less hazardous. The container can be hazardous when empty. Follow label cautions even after the container is empty. Do not re-use empty containers for food, clothing or products for human or animal consumption, or where skin contact can occur.

8. Exposure Controls/Personal Protection

Engineering Controls: Provide general and/or local exhaust ventilation to keep concentrations below PEL/TLV.

PERSONAL PROTECTION

Eyes: Safety glasses with side shields is a good industrial practice
Respirator: Use NIOSH/MSHA approved dust respirator if material is used in unventilated area, or if dust concentrations exceed specified exposure limits.
Gloves: Not normally required. However, use of cloth, canvas or leather gloves is a good industrial practice.
Other: Normally not required, however special conditions could warrant additional protection.

OSHA HAZARDOUS COMPONENTS (29 CFR 1910.1200):

	EXPOSURE LIMITS 8 hrs. TWA (ppm)	
	OSHA PEL	ACGIH TLV
Volcanic ash	15 mg/m ³ (total)	10 mg/m ³
	5 mg/m ³ (respirable)	
Oil mist	5 mg/m ³	5 mg/m ³ (TWA) 10 mg/m ³ (STEL)

Revised Date: 08/17/2011

Construction Management Plan



SAFETY DATA SHEET

Shop Dri® Floor Sweep (MSD-013)

Page 2 of 2

9. Physical and Chemical Properties

Appearance: Light gray particulate
Odor: Trace hydrocarbon **Odor Threshold:** Not established
pH: 7.1 (10% slurry)
MELTING POINT/Freezing Point: 2025°F (1107°C)
Initial Boiling Point and Range: Not applicable
Flash Point: >200°F (>93°C) **Method:** Pensky-Martens
Evaporation Rate: Not applicable
Flammable Limits: Not applicable
Conditions of Flammability: Not established
Explosive Properties: Not applicable
Vapor Pressure: Not applicable
Vapor Density: Not applicable
Relative Density (H₂O = 1): 2.4 (bulk density 0.541 grams/ml)
Solubility in Water: Insoluble
Auto-ignition Temperature: Not established
Coefficient of Water/Oil Distribution: Not available

10. Stability and Reactivity

General: This is a stable material.
Conditions of Reactivity: Elevated temperatures >200°F (93°C).
Incompatible Materials: Hydrofluoric acid (HF)
Conditions to Avoid: Not applicable
Hazardous Decomposition: None known
Hazardous Polymerization: Will not occur

11. Toxicological Information

LD50: Not available
LC50: Not available
Carcinogenicity: IARC: Not established
 National Toxicology Program: Not established
 OSHA: Not established
 California Prop 65: No listed ingredient
Reproduction Toxicity: Not available
Teratogenicity: Not available
Mutagenicity: Not available
Synergistic Products: Not available
Irritancy of Product: See Section 2.
Sensitization to Product: Not available

12. Ecological Information

No data available

13. Disposal Considerations

Waste Disposal Method: If unused, dispose of in approved solid waste land fills, or incinerate in accordance with federal, state, and local regulations. In certain types of cleanup applications the nature of the material recovered will classify the resulting spent material as a hazardous component. In such instances the material should be disposed of via an approved hazardous waste disposal service and the appropriate manifesting obtained.

14. Transport Information

DOT (Department of Transportation):
Proper Shipping Name: Not regulated
Hazard Class: Non-hazardous
Identification Number: Not applicable

15. Regulatory Information

CERCLA (Comprehensive Environmental Response Compensation and Liability Act): No Reportable Quantity
OSHA Hazard Communication Standard, 29 CFR 1910.1200: Mineral dust
SARA Title III (Superfund Amendments and Reauthorization Act): No listed ingredient
TSCA (Toxic Substances Control Act): All ingredients are listed.
Other: Tested for the following pursuant to current EPA standards (test data available on request):
 (TCLP) Toxic Characteristic Leachate Procedure
 (LRT) Liquid Release Test (50 psi)
 (PFT) Paint Filter Test (gravity)
 Reactivity test for total cyanide and sulfide
 Bulk analysis for free silica or asbestos.
 (EPA/DOT) Classification: Non Hazardous

16. Other Information

NFPA Hazard Ratings: **Health - 2**
none → extreme **Fire - 1**
0 → 4 **Reactivity - 0**
Reason for Issue: Reviewed, added and moved information in multiple sections in preparation for the new GHS format. Changes to Sections 3, 8, 9, 10 and 16.
Prepared by: Dale Gatehouse, Entreprises Krenda Inc.
Approved by: Lisa Baxter, New Pig Corporation
Previous Date of Issue: 01/28/2010
Revised Date: 03/17/2011
MSDS Number: MSD-013

The following is in lieu of all warranties, expressed or implied: All information provided is based on testing and data believed to be accurate. PIG® is a registered trademark of New Pig Corporation. All New Pig Corporation trademarks are protected by U.S. and International law.

Revised Date: 08/17/2011

Construction Management Plan


Safety Data Sheet

Universal PIG® Absorbents (MSD-014)

Page 1 of 2

1. Product And Company Identification

Product Identifier: Universal PIG® Absorbents
General Use: Universal PIG® Absorbents are designed to confine and absorb leaks, drips, over-spray and spills of a broad range of chemicals, which include oil, water, coolants and solvents.

Specific Product Identifier: PIG®: Adhesive-Back Mat, Absorbent Mat, Wipes, Pads, Barrel Tops, Universal Mat, Valve Wrap, Rip-& Fit, 4-in-1, Poly-Back Mat, Dry Floor Mat, Elephant Mat, Pan, CHAT MAT®, Non-Biodegradable / Wringable Pillow & Sock, Polypro™ Wipers, BubbleZorb™ Anti-Fatigue Mat & Packing Material, FLAT Universal Sock, Leaktrapper™ Absorbent Pillow, Pads: Handy, Jumbo, Machine Bed, Mini & Slop.

Product Description: These grey and yellow absorbents come in a variety of shapes and sizes as mats, pads, rolls, wipes, socks, pillows and pulp. Pan & socks may contain a variety of colored absorbent material.

COMPANY PROFILE: New Pig Corporation
 One Pork Avenue
 Tipton, PA 16684-0304
 Information Number 1-800-468-4647
 Website: www.newpig.com, Email: hohtogs@newpig.com

EMERGENCY TELEPHONE: INFOTRAC
 200 North Palmetto Street
 Leesburg, FL 34748
 24 hrs, 7 days/week
 1-800-535-5053

2. Hazards Identification**POTENTIAL HEALTH EFFECTS:**

Eye Contact: May cause irritation
Ingestion: No hazard in normal use of product
Inhalation: No hazard in normal use of product
Skin Contact: Not applicable
Chronic: Not applicable

3. Composition/Information on Ingredients

Components	wt. %	CAS Registry #
Contains recycled material – Visit www.newpig.com for more information on recycled content.		
Polypropylene Mat	>97	9003-07-0
Grey or yellow pigment	<0.3	Not available
<u>May contain one or more of the following:</u>		
Double Faced Acrylic Adhesive Strip		
<i>Pan</i>		
High Density Polyethylene		9002-88-4
PVC		9002-86-2
Polypropylene Mesh or Film		9003-07-0
Polyester Yarn, Fleece or Mesh		25038-59-9
Polyethylene Film		9002-88-4
<i>Ink</i>		
Aqua Ammonia	1-1.5	1336-21-6
Dimethylethanolamine	1-1.5	108-01-0

4. First Aid Measures

Eye Contact: Flush with water for 15 minutes. Consult a physician.

Ingestion: Not applicable

Inhalation: Not applicable

Skin Contact: Not applicable

5. Fire Fighting Measures

Extinguishing Media: Unused form: Not applicable Used form: that which is compatible to liquid(s) absorbed.

Special Fire Fighting Procedures: Wear a self-contained breathing apparatus and refer to absorbed liquid(s) MSDS(s).

Hazardous Combustion Products: When heated above the melting point: carbon monoxide, carbon dioxide, acrolein, ketones, aldehydes and other unidentified organic compounds.

Unusual Hazards: Refer to absorbed liquid(s) MSDS(s). The Universal PIG® Absorbents do not render liquids nonflammable, neutral or less hazardous.

6. Accidental Release Measures

Spill or Leak Procedures: If material is unused, sweep or pick up and dispose of as a non-hazardous material.

7. Handling and Storage

Handling Precautions: None

Storage Precautions: Store in a cool, dry place. Shelf Life: Indefinitely - as long as product is kept in a clean, dry place away from direct sunlight.

General: Refer to absorbed liquid(s) MSDS(s). The Universal PIG® Absorbents do not render liquids nonflammable, neutral or less hazardous. The container can be hazardous when empty. Follow label cautions even after the container is empty. Do not re-use empty containers for food, clothing or products for human or animal consumption, or where skin contact can occur.

8. Exposure Controls/Personal Protection

Engineering Controls: None required

PERSONAL PROTECTION

Eyes: Safety glasses with side shields is a good industrial practice

Respirator: Not required.

Gloves: Not normally required. However, use of cloth, canvas or leather gloves is a good industrial practice.

Other: None required.

OSHA HAZARDOUS COMPONENTS (29 CFR 1910.1200):

EXPOSURE LIMITS 8 hrs. TWA (ppm)

OSHA PEL ACGIH TLV

None

Revised Date: 03/06/2012

Construction Management Plan



Safety Data Sheet

Universal PIG® Absorbents (MSD-014)

Page 2 of 2

9. Physical and Chemical Properties

Appearance: Solid, available in a variety of grey and yellow shapes, some inside a black pan. May contain a variety of colored absorbent material.

Odor: No odor **Odor Threshold:** Not applicable

pH: Not applicable

MELTING POINT/Freezing Point: >320° F (>160° C)

Initial Boiling Point and Range: Not applicable

Flash Point: Not applicable **Method:** Not applicable

Evaporation Rate: Not applicable

Flammable Limits: Not applicable

Conditions of Flammability: Not established

Explosive Properties: Not applicable

Vapor Pressure: Not applicable

Vapor Density: Not applicable

Relative Density (H₂O = 1): 0.9

Solubility in Water: Insoluble

Auto Ignition Temperature: >675° F (>357° C)

Coefficient of Water/Oil Distribution: Not available

10. Stability and Reactivity

General: This is a stable material.

Conditions of Reactivity: Not established

Incompatible Materials: Strong oxidizing agents may degrade product over an extended period of time.

Conditions to Avoid: Not applicable

Hazardous Decomposition: When heated, it may emit toxic fumes.

Hazardous Polymerization: Will not occur

11. Toxicological Information

LD50: Not available

LC50: Not available

Carcinogenicity: IARC: Not established

National Toxicology Program: Not established

OSHA: Not established

California Prop 65: No listed ingredient

Reproduction Toxicity: Not available

Teratogenicity: Not available

Mutagenicity: Not available

Synergistic Products: Not available

Irritancy of Product: See Section 2.

Sensitization to Product: Not available

12. Ecological Information

No data available

13. Disposal Considerations

Waste Disposal Method: If unused, no special precautions are necessary. Dispose of in accordance with federal, state and local regulations. In certain types of cleanup applications the nature of the material recovered will classify the resulting spent material as a hazardous component. In such instances the material should be disposed of via an approved hazardous waste disposal service and the appropriate manifesting obtained.

14. Transport Information

DOT (Department of Transportation):

Proper Shipping Name: Not regulated

Hazard Class: Not regulated

Identification Number: Not applicable

15. Regulatory Information

CERCLA (Comprehensive Environmental Response

Compensation and Liability Act): No Reportable Quantity

OSHA Hazard Communication Standard, 29 CFR 1910.1200:

No listed ingredient

SARA Title III (Superfund Amendments and Reauthorization

Act): No listed ingredient

TSCA (Toxic Substances Control Act): Ingredients of this product are on the Inventory list.

16. Other Information

NFPA Hazard Ratings: **Health - 0**
none → extreme **Fire - 1**
0 → 4 **Reactivity - 0**

Reason for Issue: Reviewed, added new logo. Changes to Sections 1, 9 and 16.

Prepared by: Dale Gatehouse, Entreprises Krenda Inc.

Approved by: Lisa Baxter, New Pig Corporation

Previous Date of Issue: 06/30/2011

Revised Date: 03/06/2012

MSDS Number: MSD-014

The following is in lieu of all warranties, expressed or implied: All information provided is based on testing and data believed to be accurate. PIG® is a registered trademark of New Pig Corporation. All New Pig Corporation trademarks are protected by U.S. and International law.

Revised Date: 03/06/2012

Construction Management Plan


Safety Data Sheet

BLUE PIG® Sock Absorbents (MSD-029)

Page 1 of 2

1. Product And Company Identification

Product Identifier: BLUE PIG® Sock Absorbents
General Use: BLUE PIG® Sock Absorbents are highly flexible absorbent socks, primarily designed for confining and absorbing leaks and spills around machinery, drums, etc. They will absorb both oil and water-based non-aggressive liquids.

Product Description: A flexible blue tubular sock filled with a non-biodegradable mineral.

Specific Product Identifiers: BLUE PIG® Sock, Rough Surface PIG® Absorbent Sock, PIG® Spill Control Sock.

COMPANY PROFILE: **EMERGENCY TELEPHONE:**
 New Pig Corporation INFOTRAC
 One Pork Avenue 200 North Palmetto Street
 Tipton, PA 16684-0304 Leesburg, FL 34748
 Information Number 24 hrs, 7 days/week
 1-800-468-4647 1-800-535-5053
Website: www.newpig.com, **Email:** hothogs@newpig.com

2. Hazards Identification**POTENTIAL HEALTH EFFECTS:**

Eye Contact: May cause minor physical or mechanical irritation.
Ingestion: Not considered harmful.

Inhalation: If outer material is punctured, breathing of excessive airborne dust may cause symptoms typical of nuisance dusts, i.e. coughing, sneezing or minor upper respiratory irritation.

Skin Contact: Not expected to cause any harmful effects.

Chronic: Not applicable

3. Composition/Information on Ingredients

Components	wt. %	CAS Registry #
<i>Outer Material</i>		
Polypropylene	>99	9003-07-0
Polyester stitching	<1	25038-59-9
Aluminum clips		
<i>Inner Material</i>		
Magnesium Alumino-silicate (vermiculite-asbestos free)	100	1318-00-9
<i>Ink</i>		
Aqua Ammonia	<1	1336-21-6
Dimethylethanolamine	<1	108-01-0

4. First Aid Measures

Eye Contact: Flush immediately with water for at least 15 minutes. If irritation, blinking or tearing occur and persist, consult a physician.

Ingestion: Not applicable

Inhalation: Remove to fresh air. If symptoms persist, consult a physician.

Skin Contact: Not applicable

5. Fire Fighting Measures

Extinguishing Media: Unused form: water, chemical foam, dry chemical or carbon dioxide. (NOTE: inner material is nonflammable.) Used form: that which is compatible to liquid(s) absorbed.

Special Fire Fighting Procedures: Unused form: Not applicable. Used form: refer to absorbed liquid(s) MSDS(s).

Hazardous Combustion Products: Not established.

Unusual Hazards: Refer to absorbed liquid(s) MSDS(s). The PIG® Absorbent Sock does not render liquids nonflammable, neutral or less hazardous.

6. Accidental Release Measures

Spill or Leak Procedures: If material is unused, sweep or vacuum product and dispose of as a non-hazardous material. If sweeping, dampen with water spray to avoid creating dust.

7. Handling and Storage

Handling Precautions: Avoid puncturing or tearing outer material. Avoid creating dust.

Storage Precautions: Do not subject product to excessive heat.

Shelf Life: Indefinitely - as long as product is kept in a clean, dry place away from direct sunlight.

General: Refer to absorbed liquid(s) MSDS(s). The PIG® Absorbent Sock does not render liquids nonflammable, neutral or less hazardous. The container can be hazardous when empty. Follow label cautions even after the container is empty. Do not re-use empty containers for food, clothing or products for human or animal consumption, or where skin contact can occur.

8. Exposure Controls/Personal Protection

Engineering Controls: Provide general and/or local exhaust ventilation to keep concentrations below PEL/TLV.

PERSONAL PROTECTION

Eyes: Safety goggles recommended

Respirator: Use NIOSH/MSHA approved dust respirator if material is used in unventilated area, or if dust concentrations exceed specified exposure limits.

Gloves: Not normally required. However, use of cloth, canvas or leather gloves is a good industrial practice

Other: None required

OSHA HAZARDOUS COMPONENTS (29 CFR 1910.1200):

Mineral nuisance dust:	EXPOSURE LIMITS 8 hrs. TWA (ppm)	
	OSHA PEL	ACGIH TLV
Total	15 mg/m ³	10 mg/m ³
Respirable	5 mg/m ³	3 mg/m ³

Revised Date: 03/06/2012

Construction Management Plan



Safety Data Sheet

BLUE PIG® Sock Absorbents (MSD-029)

Page 2 of 2

9. Physical and Chemical Properties

Appearance: Free-flowing particles, brown to grey in color, enclosed in a fabric sock.
Odor: Earthy odor **Odor Threshold:** Not available
pH: Not established
MELTING POINT/Freezing Point: 1830 - 2430° F (1000° - 1330° C) *Outer Material:* 302° - 338°F (150° - 170°C)
Initial Boiling Point and Range: Not applicable
Flash Point: Non-flammable **Method:** Not applicable
Evaporation Rate: Not applicable
Flammable Limits: Not applicable
Conditions of Flammability: Not established
Explosive Properties: Not established
Vapor Pressure: Not applicable
Vapor Density: Not applicable
Relative Density (H₂O = 1): 0.05 to 0.19
Solubility in Water: Negligible
Auto-ignition Temperature: Not applicable
Coefficient of Water/Oil Distribution: Not available

10. Stability and Reactivity

General: This is a stable material.
Conditions of Reactivity: Not available
Incompatible Materials: Product may be affected by acids, bases, and oxidizers.
Conditions to Avoid: None.
Hazardous Decomposition: Will not occur
Hazardous Polymerization: Will not occur

11. Toxicological Information

LD50: Not available
LC50: Not available
Carcinogenicity: IARC: Not established
 National Toxicology Program: Not established
 OSHA: Not established
 California Prop 65: No listed ingredient
Reproduction Toxicity: Not available
Teratogenicity: Not available
Mutagenicity: Not available
Synergistic Products: Not available
Irritancy of Product: See Section 2.
Sensitization to Product: Not available

12. Ecological Information

No data available

13. Disposal Considerations

Waste Disposal Method: If unused, no special precautions are necessary. Dispose of in accordance with federal, state and local regulations. In certain types of cleanup applications the nature of the material recovered will classify the resulting spent material as a hazardous component. In such instances the material should be disposed of via an approved hazardous waste disposal service and the appropriate manifesting obtained.

14. Transport Information

DOT (Department of Transportation):
Proper Shipping Name: Not regulated
Hazard Class: Not regulated
Identification Number: Not applicable

15. Regulatory Information

CERCLA (Comprehensive Environmental Response Compensation and Liability Act): No Reportable Quantity
OSHA Hazard Communication Standard, 29 CFR 1910.1200: Mineral nuisance dust
SARA Title III (Superfund Amendments and Reauthorization Act): No listed ingredient
TSCA (Toxic Substances Control Act): All ingredients are listed.

16. Other Information

NFPA Hazard Ratings: **Health - 1**
none → extreme **Fire - 0**
0 → 4 **Reactivity - 0**

HMS Hazard Ratings: **Health -1**
none → extreme **Fire - 0**
0 → 4 **Reactivity - 0**

Reason for Issue: Reviewed, added new logo. Change to Section 16.

Prepared by: Dale Gatehouse, Entreprises Krenda Inc.
Approved by: Lisa Baxter, New Pig Corporation
Previous Date of Issue: 02/09/2011
Revised Date: 03/06/2012
MSDS Number: MSD-029

The following is in lieu of all warranties, expressed or implied: All information provided is based on testing and data believed to be accurate. PIG® is a registered trademark of New Pig Corporation. All New Pig Corporation trademarks are protected by U.S. and International law.

Revised Date: 03/06/2012

Construction Management Plan



Safety Data Sheet

SUPER PIG® & PIG® Pillow Absorbents (MSD-041)

Page 1 of 2

1. Product And Company Identification

Product Identifier: SUPER PIG® & PIG® Pillow Absorbents
General Use: SUPER PIG® & PIG® Pillow Absorbents are designed to confine and absorb large amounts of oil and water-based non-aggressive leaks and spills. They absorb liquids such as oils, water, coolants and solvents around machinery, drums, etc.

Product Description: Gray tubular sock, rectangular/square pillow containing biodegradable cellulosic material.

Specific Product Identifiers: SUPER PIG® Pillow in a Pan, SUPER PIG® Pillow, SUPER PIG® Drum Sock, SUPER PIG® Absorbent Sock, PIG® Pillow in a Pan, PIG® Pillow, and Swillow.

COMPANY PROFILE:
 New Pig Corporation
 One Pork Avenue
 Tipton, PA 16684-0304
 Information Number
 1-800-468-4647
Website: www.newpig.com, **Email:** hothogs@newpig.com

EMERGENCY TELEPHONE:
 INFOTRAC
 200 North Palmetto Street
 Leesburg, FL 34748
 24 hrs, 7 days/week
 1-800-535-5053

2. Hazards Identification

POTENTIAL HEALTH EFFECTS:

Eye Contact: If outer material is punctured, direct eye contact may cause minor physical or mechanical irritation.

Ingestion: No hazard in normal use of product

Inhalation: If outer material is punctured, breathing of excessive airborne dust may cause symptoms typical of nuisance dusts such as coughing, sneezing or minor respiratory irritation.

Skin Contact: Irritation may occur at high concentrations. If outer material is punctured and skin is wet, may cause irritation.
Chronic: Not established

3. Composition/Information on Ingredients

Components	wt. %	CAS Registry #
<i>Outer Material:</i>		
Polypropylene	100	9003-07-0
Reinforced polyester stitching		25038-59-9
<i>Inner Material:</i>		
Cellulose Fiber	90-98	9004-34-6
Ammonium Polyphosphate	<4.0	68333-79-9
Ammonium Sulfate	<0.1	7783-20-2
<i>May contain:</i>		
<i>Pan:</i>		
High Density Polyethylene		9002-88-4
PVC		9002-86-2
Aluminum Clips		

4. First Aid Measures

Eye Contact: Flush with water for 15 minutes. If irritation persists, seek medical attention.

4. First Aid Measures (Cont'd)

Ingestion: Not considered harmful in small quantities. If discomfort occurs, seek medical attention.

Inhalation: Remove to fresh air if excessive amounts of dust inhaled.

Skin Contact: Wash with water to prevent irritation.

5. Fire Fighting Measures

Extinguishing Media: Unused form: standard ABC fire extinguisher. Used form: that which is compatible to liquid(s) absorbed.

Special Fire Fighting Procedures: A self-contained breathing apparatus should be worn. Refer to absorbed liquid(s) MSDS(s).

Hazardous Combustion Products: Incomplete burning can produce carbon monoxide and other harmful products. When heated, it may release ammonia gas (this material is a fire retardant).

Unusual Hazards: Refer to absorbed liquid(s) MSDS(s). May enhance flammability of petroleum based products in open flame.

6. Accidental Release Measures

Spill or Leak Procedures: Small Spill: If material is unused, sweep up and flush down drain, or use. Large: Reclaim material for use.

7. Handling and Storage

Handling Precautions: Avoid puncturing or tearing outer material. Avoid creating dust.

Storage Precautions: Store at room temperature. **Shelf Life:** Indefinitely - as long as product is kept in a clean, dry place away from direct sunlight.

General: Refer to absorbed liquid(s) MSDS(s). The SUPER PIG® & PIG® Pillow Absorbents do not render liquids non-flammable, neutral or less hazardous. The container can be hazardous when empty. Follow label cautions even after the container is empty. Do not re-use empty containers for food, clothing or products for human or animal consumption, or where skin contact can occur.

8. Exposure Controls/Personal Protection

Engineering Controls: Provide general and/or local exhaust ventilation to keep concentrations below PEL/TLV.

PERSONAL PROTECTION

Eyes: Safety glasses with side shields is a good industrial practice

Respirator: Use NIOSH/MSHA approved dust respirator if material is used in unventilated area, or if dust concentrations exceed specified exposure limits.

Gloves: Not normally required. However, when handling bulk, use of cloth, canvas or leather gloves is a good industrial practice

Other: None required

Revised Date: 04/16/2012

Construction Management Plan



Safety Data Sheet

SUPER PIG® & PIG® Pillow Absorbents (MSD-041)

Page 2 of 2

8. Exposure Controls/Personal Protection (Cont'd)

OSHA HAZARDOUS COMPONENTS (29 CFR 1910.1200):

EXPOSURE LIMITS 8 hrs. TWA (ppm)

	OSHA PEL	ACGIH TLV
Cellulose (Total)	15 mg/m ³	10 mg/m ³
Cellulose (Respirable)	5 mg/m ³	N.E.

Cellulose (Total)	15 mg/m ³	10 mg/m ³
Cellulose (Respirable)	5 mg/m ³	N.E.

In its present form, there is little or no dust to present an OSHA hazard

N.E. = Not Established

9. Physical and Chemical Properties

Appearance: Ground up gray cellulose in pillow or sock, some inside a black pan.

Odor: May have an ammonia-like or slight damp odor.

Odor Threshold: Not applicable

pH: Not applicable

MELTING POINT Freezing Point: *Outer Material:* 302° – 338° F (150° – 170° C)

Initial Boiling Point and Range: Not applicable

Flash Point: Not available **Method:** Not applicable

Evaporation Rate: Not applicable

Flammable Limits: Not established

Conditions of Flammability: Not established

Explosive Properties: Not applicable

Vapor Pressure: *Inner Material:* Negligible @ 68° F (20° C)

Vapor Density: Not applicable

Relative Density (H₂O = 1): 0.86

Solubility in Water: *Inner Material:* Cellulose fibers are not soluble. Fire retardant: Miscible

Auto-ignition Temperature: >450° F (>232° C)

Coefficient of Water/Oil Distribution: Not available

10. Stability and Reactivity

General: This is a stable material.

Conditions of Reactivity: Not available

Incompatible Materials: Strong oxidizing agents, acids and bases.

Conditions to Avoid: None.

Hazardous Decomposition: Ammonia. If heated above 500° F (260° C): sulfur dioxide

Hazardous Polymerization: Will not occur

11. Toxicological Information

LD50: Not available for mixture

LC50: Not available

Carcinogenicity: IARC: Not established

National Toxicology Program: Not established

OSHA: Not established

California Prop 65: No listed ingredient

Reproduction Toxicity: Not available

Teratogenicity: Not available

Mutagenicity: Not available

The following is in lieu of all warranties, expressed or implied: All information provided is based on testing and data believed to be accurate. PIG® is a registered trademark of New Pig Corporation. All New Pig Corporation trademarks are protected by U.S. and International law.

11. Toxicological Information (Cont'd)

Synergistic Products: Not available

Irritancy of Product: See Section 2.

Sensitization to Product: Not available

Ammonium polyphosphate:

Ingestion: The oral LD50 for rats is > 2000 mg/kg.

Ammonium sulfate:

Ingestion: The oral LD50 for rats is 2840 mg/kg.

12. Ecological Information

No data available.

13. Disposal Considerations

Waste Disposal Method: If unused, no special precautions are necessary. This product is not subject to the 40 CFR Part 268.30 land ban on the disposal of certain hazardous wastes. Dispose of in accordance with federal, state and local regulations. In certain types of cleanup applications the nature of the material recovered will classify the resulting spent material as a hazardous component. In such instances the material should be disposed of via an approved hazardous waste disposal service and the appropriate manifesting obtained.

14. Transport Information

DOT (Department of Transportation):

Proper Shipping Name: Not regulated

Hazard Class: Not regulated

Identification Number: Not applicable

15. Regulatory Information

CERCLA (Comprehensive Environmental Response Compensation and Liability Act): No Reportable Quantity
OSHA Hazard Communication Standard, 29 CFR 1910.1200: Cellulose

SARA Title III (Superfund Amendments and Reauthorization Act): No listed ingredient

TSCA (Toxic Substances Control Act): All ingredients are listed.

16. Other Information

NFPA Hazard Ratings:

Health - 0	Fire - 1
none → extreme	Reactivity - 0
0 → 4	

Reason for Issue: Reviewed, added new logo. Change to Section 16.

Prepared by: Dale Gatehouse, Entreprises Krenda Inc.

Approved by: Lisa Baxter, New Pig Corporation

Previous Date of Issue: 07/06/2011

Revised Date: 04/16/2012

MSDS Number: MSD-041

Revised Date: 04/16/2012

Construction Management Plan



Your partner for a clean and safe workplace.
1-800-HOT-HOGS® (468-4647)

Chemical Compatibility Guide for:
PIG® Universal Mat Pads, Pulp, Rolls and Tablets (Gray)
PIG® CHAT MAT® and Chat Sock® Absorbents
PIG® High-Visibility Pads and Rolls (Yellow)
PIG® TRAFFIC MAT® Pads and Rugs
PIG® Universal 4 IN 1® Mat (Gray)
PIG® Universal HAM-O® Pads, Pillows, Rolls, Socks and Tablets
PIG® Well Pad Liner

NOTICE:
 This report is offered as a guide and was developed from information which, to the best of New Pig Corporation's knowledge, was reliable and accurate. Due to variables and conditions of application beyond New Pig Corporation's control, none of the data shown in this guide is to be construed as a guarantee, expressed, or implied. New Pig Corporation assumes no responsibility, obligation, or liability in conjunction with the use or misuse of the information.

Note: HAM-O® Products, Chat Mat® and Chat Sock® Absorbents are not recommended for use with some solvents or corrosive liquids that may affect the printed pattern. If this is an issue, please test the absorbent prior to use.

ATTENTION: Independent testing indicates that PIG® Universal Mat products are compatible with and absorb many acids and bases. Due to variables and conditions beyond our control, New Pig cannot guarantee that this product will absorb to your satisfaction.

To ensure effectiveness and your safety, we recommend that you conduct compatibility and absorption testing of your chemicals with PIG® Universal Mat products prior to purchase. If you have any questions or need samples to test, please call us toll free at 1-800-HOT-HOGS®.

Chemical	Chemical Class	Swelling (0-2)	Visible Degradation (0-2)	Rating
Acetone	Ketones	0	0	Good
Acetonitrile	Nitriles	0	0	Good
Aluminum Salts	Aluminum Compounds Hydroxylic	0	0	Good
Ammonium Hydroxide	Inorganic Base	0	0	Good
Barium Salts	Barium Compounds	0	0	Good
Benzyl Alcohol	Hydroxyl Compounds	0	0	Good
Bleach Solution	Inorganic Bases	0	0	Good
Boric Acid	Inorganic Acids	0	0	Good
Butanol	Hydroxyl Compounds	0	0	Good
Calcium Chlorite	Calcium Compounds	0	0	Good
Carbon Disulfide	Sulfur Compounds	0	0	Good
Carbon Tetrachloride	Halogen Compounds	0	0	Good
Chloroform	Halogen Compounds	0	0	Good
Cupric Chloride	Copper Compounds	0	0	Good
Cyclohexanone	Ketones	0	0	Good
Dichloromethane	Halogen Compounds	0	0	Good
Diethylamine	Amines	0	0	Good
Dimethylformamide	Amides	0	0	Good
Ethyl Acetate	Carboxylic Esters	0	0	Good
Formaldehyde	Aldehydes	0	0	Good
Gasoline	Aromatic Hydrocarbons	0	0	Good
Glycol Ether	Ethers	0	0	Good
Hexane	Aliphatic Hydrocarbons	0	0	Good
Hydrochloric Acid (37%)	Inorganic Acids	0	0	Good *
Hydrogen Peroxide(30%)	Peroxides	0	0	Good

Still have questions? In North America contact us:



By Phone:
1-800-HOT-HOGS® (468-4647)

Online:
newpig.com

Email:
hothogs@newpig.com

One Pork Avenue • Tipton, PA 16684-0304

Construction Management Plan

Chemical	Chemical Class	Swelling (0-2)	Visible Degradation (0-2)	Rating
Hydrofluoric Acid (48%)	Inorganic Acids	0	0	Good *
Isopropanol	Hydroxylic Compounds	0	0	Good
Jet Fuel (JP-5)	Hydrocarbons	0	0	Good
Kerosene	Hydrocarbons	0	0	Good
Methanol	Hydroxylic Compounds	0	0	Good
Methyl Ethyl Ketone	Ketones	0	0	Good
Mineral Oil	Alicyclic Hydrocarbons	0	0	Good
Mineral Spirits	Hydrocarbon	0	0	Good
Naphtha	Hydrocarbons	0	0	Good
Nitric Acid (70%)	Inorganic Acids	0	0	Good *
Nitrobenzene	Nitro Compounds	0	0	Good
Perchloroethylene	Halogen Compounds	0	0	Good
Phenol	Hydroxylic Compounds (Phenols)	0	0	Good
Potassium Hydroxide 50%	Inorganic Bases	0	0	Good **
Propylene Glycol	Hydroxylic Compounds	0	0	Good
Sodium Hydroxide (20%)	Inorganic Bases	0	0	Good *
Sodium Hydroxide (30%)	Inorganic Bases	0	0	Good *
Sodium Hydroxide (40%)	Inorganic Bases	0	0	Good **
Sodium Hydroxide (50%)	Inorganic Bases	0	0	Good **
Styrene	Aromatic Organic	0	0	Good
Sulfuric Acid (50%)	Inorganic Acids	0	0	Good *
Sulfuric Acid (98%)	Inorganic Acids	0	0	Good **
Tetrachloroethylene	Halogen Compounds	0	0	Good
Tetrahydrofuran	Ethers	0	0	Good
Thionyl Chloride	Chloride Compounds	0	0	Good
Toluene	Aromatic Hydrocarbons	0	0	Good
1, 1, 1-Trichloroethane	Halogen Compounds	0	0	Good
Trichloroethylene	Halogen Compounds	0	0	Good
Triethylamine	Amines	0	0	Good
Turpentine	Hydrocarbons	0	0	Good
Water	Misc.	0	0	Good

KEY:

Swelling (Visually rated from 0-2): 0 = None, 1 = Slight, 2 = Significant

Degradation (Visually rated from 0-2): 0 = None, 1 = Slight, 2 = Significant

* Liquid may be slow to absorb

** Liquid may not absorb

RATINGS:

Good: No swelling, no degradation

Fair: Temperature increase and/or color change

NR (Not recommended): Significant degradation or swelling

For additional assistance, please contact New Pig Technical Services at 1-800-HOT-HOGS® (468-4647).

100% Money-Back Guarantee

If you're not happy with a product, for any reason, we'll refund every penny of your purchase price. That means we'll refund all sales taxes, shipping costs, and any other incidentals - without tacking on a restocking fee or an other surprise charges. You get ALL your money back. Period.

One Pork Avenue, Tipton, PA 16684-0304 • 1-800-HOT-HOGS® (468-4647) • Fax: 1-800-621-PIGS (7447)
Email: hothogs@newpig.com • Web: newpig.com

© New Pig Corporation. All rights reserved.

Construction Management Plan



LARGEST AND MOST TRUSTED PROVIDER OF
Animal Proof Garbage Cans & Enclosures

CUSTOMER REVIEWS
877-232-7422
 (7 Days / Wk)



LIVE HELP
We answer our phones



OUR GUARANTEE
We stand behind our products



PRICE PROMISE
We won't be beat, Guaranteed!




ACCREDITED BUSINESS
Click For Review

Animal Proof Cans
Dumpsters & Enclosures
Trash Can Storage
Best Sellers
Selection Guides
Other Products

BEARICUDA
STEALTH

You'll love them.



Bears?
Not so much.



Home > Catalog > critter-can > bear_proof_can.php

Bearicuda Basic

The Original Bearproof Garbage Can



BEAR PROOF CONTAINERS AND GARBAGE CANS:

BEARICUDA Bin™ Basic Bearproof Containers.

Our Bearicuda Bin™ Basic bear proof containers are made of heavy duty, blown molded high density polyethylene to meet our high bear resistant and proof container standards. Our bear proof containers are tested and approved by non-profit bear and wildlife testing facilities. The reinforced screw top lid provides a secure, air tight seal to reduce food odors that attract bears and other animals. Our 30 gallon bear proof and bear resistant containers have been a popular choice for several residential communities in New Jersey trying to cope with an ever growing bear problem.

Bearicuda Bins™, also known as the Original Critter Can is endorsed by the Bear Education and Resource Group in New Jersey as well as Living with Wildlife Foundation (LWWF), Montana Fish, Wildlife & Parks, and Interagency Grizzly Bear Committee Testing Program For Bear-Resistant Products. We have the largest selection of Bear Resistant Containers and Bear Proof Containers to select from in the industry. Please feel free to use our bear selection chart to choose the right bear proof container to meet your needs.



**Made Right Here In The USA,
By our People in our Country!**

BEARicuda Bin™ Basic Container

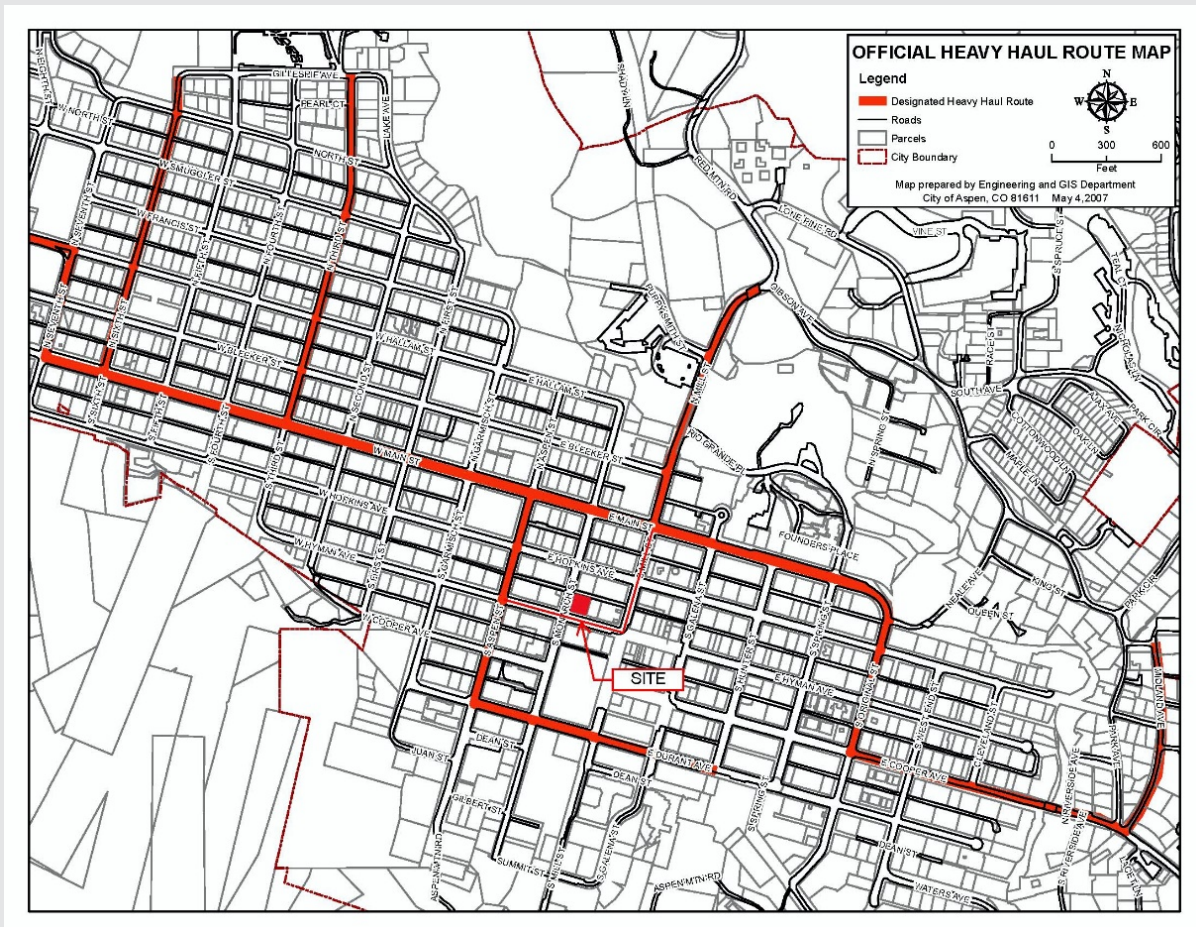
Construction Management Plan

6.1 Traffic Control

All traffic control operations will be managed by the designated Certified Traffic Control Supervisor.

6.2 Haul Routes

The Contractor will direct all hauling-related activities Monday thru Friday to the City of Aspen's designated project Haul Route throughout the City. The Site haul route is oriented to minimize traffic congestion and maximize pedestrian safety. Vehicle weight will not exceed 65,000 pounds. All deliveries will be coordinated with the Contractor's Superintendent in accordance with approved delivery times. Saturday hauling by City of Aspen Engineering approval only.



Construction Management Plan

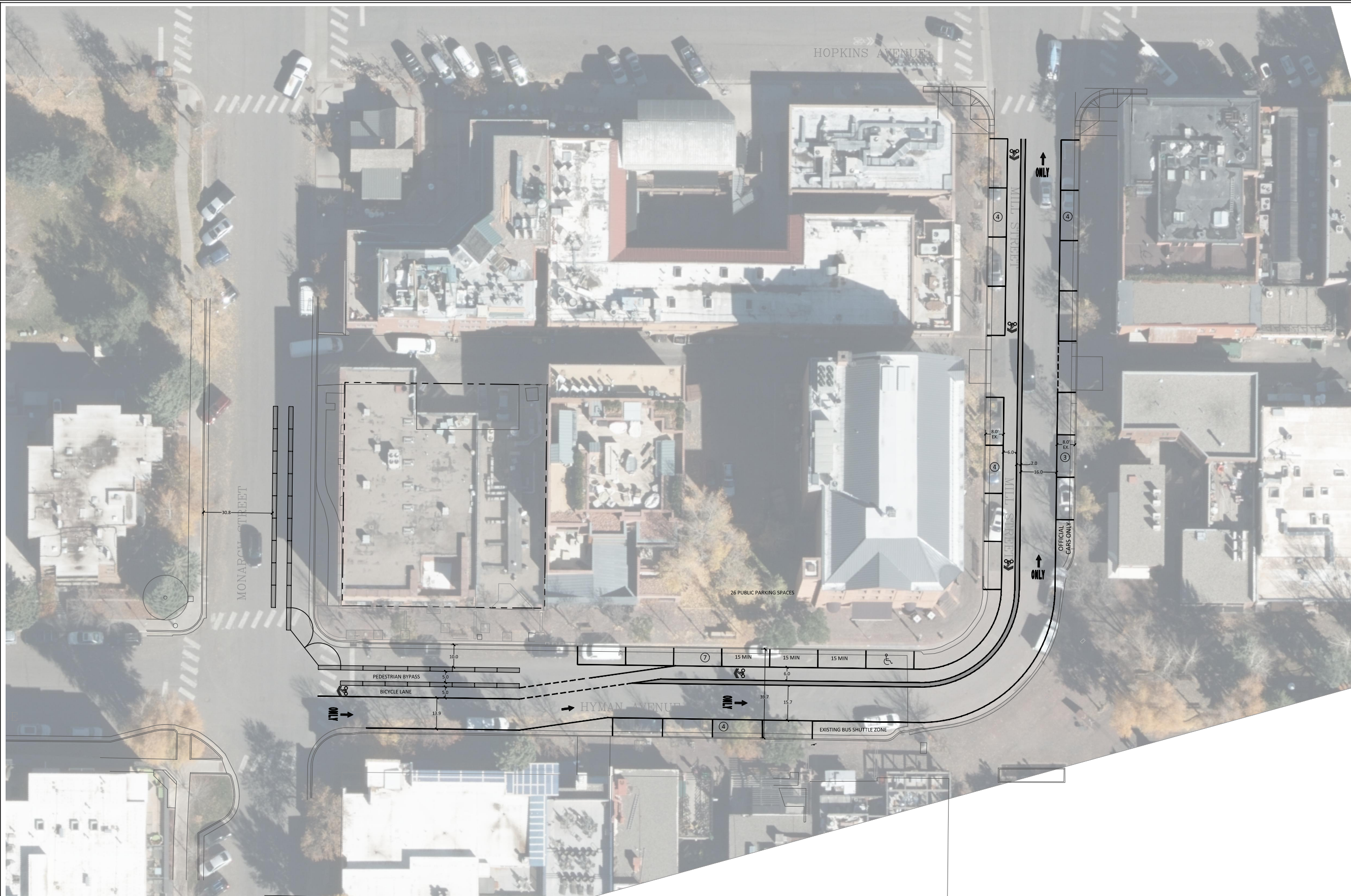
6.5 Traffic Control Plan

The primary delivery entrance and exit point will be along the E. Hyman Avenue side of the project. Vehicles will enter from the West gate and exit from the East gate: Reference the Site Logistics Plans in Section 5 and accompanying Traffic Plans for specific information and detailing.

Traffic control required for major deliveries will be coordinated with the City of Aspen Engineering and Parking Departments. All required traffic control personnel and signage will be in place prior to vehicle entrance.

The Contractor will be responsible for dispatching all offsite delivery vehicles to the onsite staging area and coordinate prompt offloading so as not to allow backup of vehicles in the public right-of-way. Delivery and Heavy-Duty Vehicles must have a visible sign on the vehicle that specifies the project contractors name and phone number.

Any partial road or right-of-way closures that may be required for utility work will be coordinated through the City of Aspen Engineering, Police, and Parking Departments. Public Notices will be posted a minimum of 48 hours prior to any temporary roadway closure. A minimum of a single traffic lane shall remain open at all times. Any open trenches will be covered with steel plates during non-working hours when practical to allow for overnight through traffic. Roads will not be closed under any circumstances, unless granted permission from the City of Aspen Engineering Department.



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

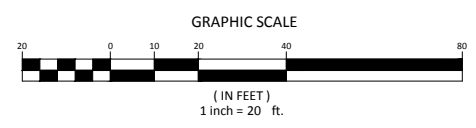
DESIGNED BY: NEK 9/14/18
 DRAWN BY: NEK 9/14/18
 CHECKED BY: YTN 9/14/18
 DATE: 9-14-18
 JOB NO. 16111.03

**300-312 E HYMAN AVENUE
 ASPEN, COLORADO**

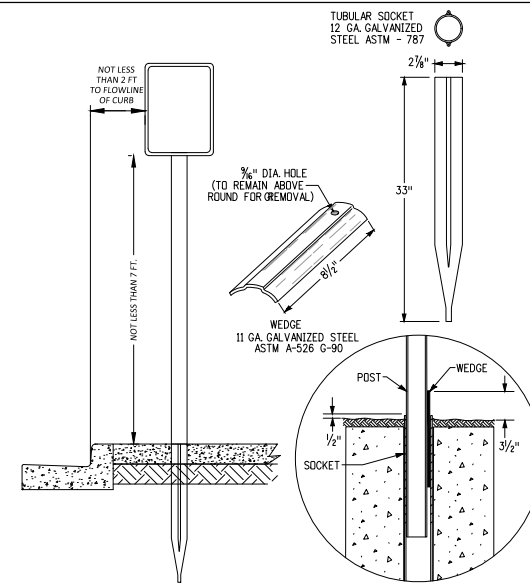
EXHIBIT

DATE	REVISION
00/00/00	XXX

TITLE
OPTION 1
 DRAWING NO.
EX-A1



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



ROADSIDE SIGN DETAIL

SCALE: N.T.S.

DESIGNED BY	NEK	3/4/19
DRAWN BY	NEK	3/4/19
CHECKED BY	YTN	3/4/19
DATE:	3-12-19	
JOB NO.	16111.03	

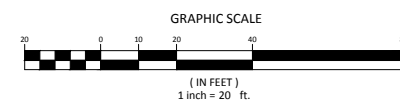
300-312 E HYMAN AVENUE
 ASPEN, COLORADO

EXHIBIT

DATE	REVISION
00/00/00	XXX

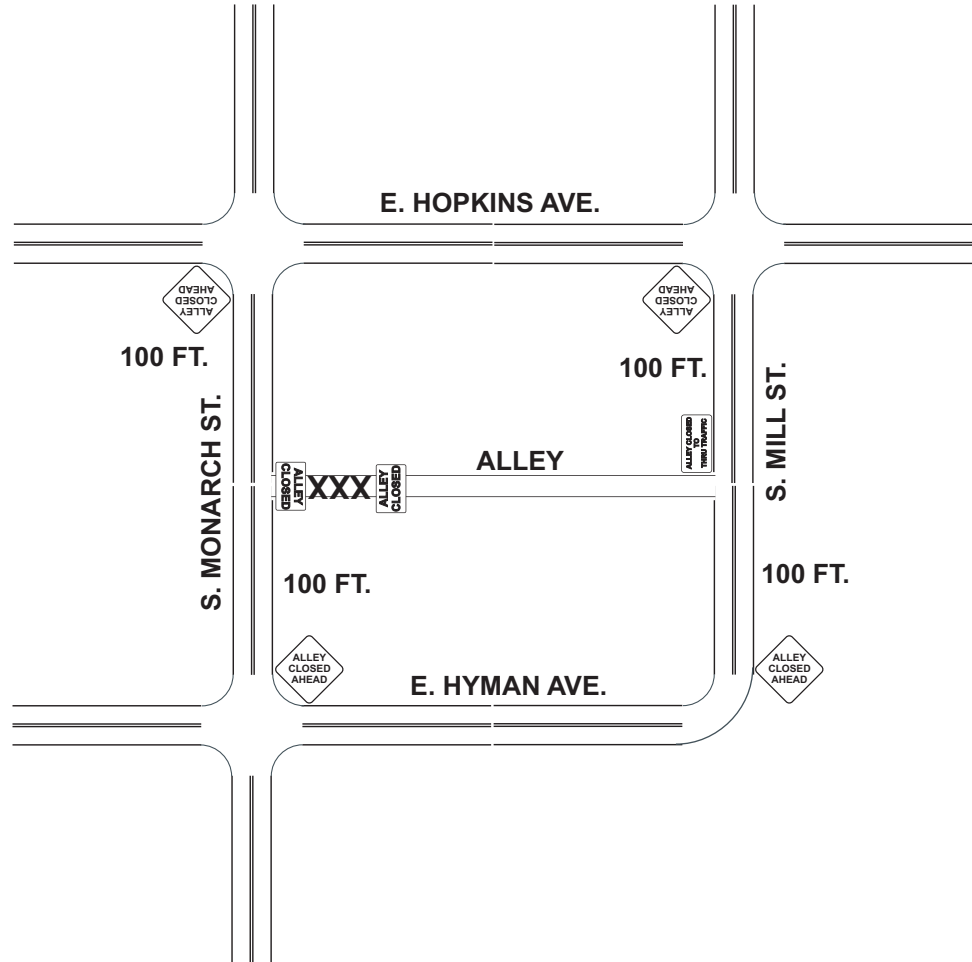
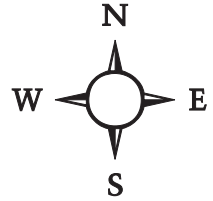
TITLE
 SIGNAGE & STRIPING PLAN

DRAWING NO.
 C.1.03.1



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.

CENTAUR CO. UTILITY WORK ALLEY CLOSURE 312 E. HYMAN AVE. ASPEN, CO. MUTCD TA-20 1-16-19



******NOTE****
XX-WORK AREA
NOT TO SCALE
SIGN SPACING
MEASUREMENTS
ARE AT SET MINIMUM
STANDARDS**

PREPARED BY
TRAFFIC CONTROL SUPERVISOR;

Cesar R. Jaquez 1-16-19

APPROVED BY _____ DATE _____
CONTRACTOR;

APPROVED BY _____ DATE _____
CITY/TOWN OF;

DATE

**SIGN LIST;
4-36" ALLEY CLOSED AHEAD
1-TYPE I (saw) ALLEY CLOSED TO THRU TRAFFIC
2-TYPE I (saw) ALLEY CLOSED
10-36" TRAFFIC CONES**

A-1 TRAFFIC CONTROL & BARRICADE INC.
32599 HWY 6 & 24
SILT, CO 81652
(970)876-0738 office
(970)876-0307 fax
cesarj@a1trafficcontrol.com
HIGHWAY SAFETY SINCE 1981

BBB.
ACCREDITED
BUSINESS
bbb.org

WESTERN COLORADO CONTRACTORS ASSOCIATION
WCCA

Colorado Contractors Association
TCS Certification Board
This Card Certifies that
CESAR JAQUEZ
is qualified as a **WORK SITE TRAFFIC SUPERVISOR**
Issue Date: July 2018 **Expiration Date: July 2021**

CENTAUR CO.

SITE WORK

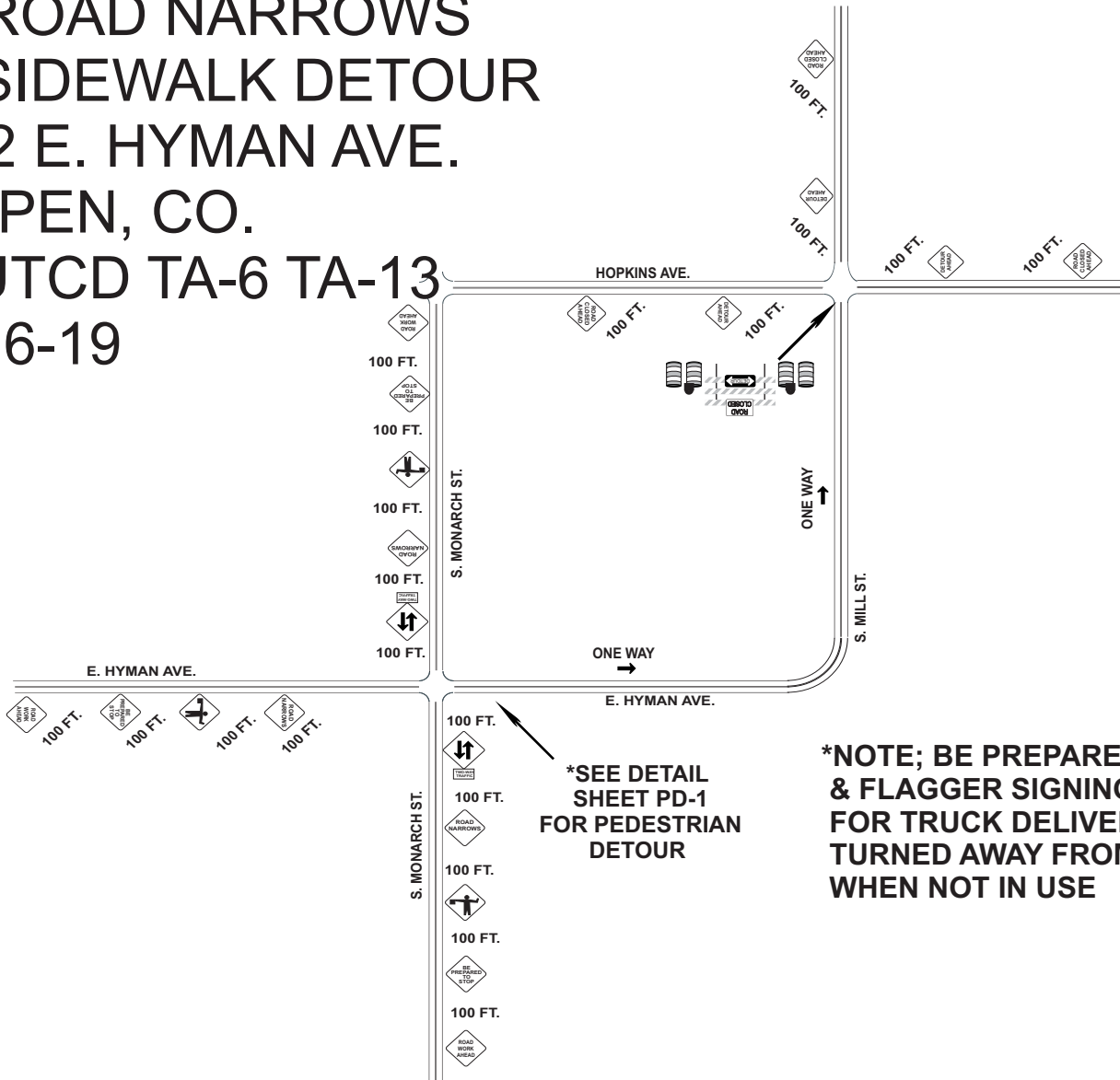
w/ROAD NARROWS & SIDEWALK DETOUR

312 E. HYMAN AVE.

ASPEN, CO.

MUTCD TA-6 TA-13

1-16-19



***SEE DETAIL SHEET PD-1 FOR PEDESTRIAN DETOUR**

***NOTE; BE PREPARED TO STOP & FLAGGER SIGNING TO BE USED FOR TRUCK DELIVERIES, THEN TURNED AWAY FROM TRAFFIC WHEN NOT IN USE**

PREPARED BY
TRAFFIC CONTROL SUPERVISOR;

Cesar R. Jaquez 1-16-19

APPROVED BY _____ DATE _____
CONTRACTOR;

APPROVED BY _____ DATE _____
CITY/TOWN OF;

DATE

SIGN LIST;

- 3-36" ROAD WORK AHEAD
- 3-36" FLAGGER (symbol)
- 3-36" BE PREPARED TO STOP
- 3-36" ROAD NARROWS
- 3-36" TWO WAY TRAFFIC (symbol)
- 3-36" ROAD CLOSED AHEAD
- 3-36" DETOUR AHEAD
- 4-42" DIVERTER CONES
- 6-42" DIVERTER CONES w/LIGHTS (flashing)

A-1 TRAFFIC CONTROL & BARRICADE INC.
32597 HWY 6 & 24
SILT, CO 81652
(970)876-0738 office
(970)876-0307 fax
calw@a1trafficcontrol.com
HIGHWAY SAFETY SINCE 1981

BBB.
ACCREDITED BUSINESS
bbb.org

WESTERN COLORADO CONTRACTORS ASSOCIATION
WCCA

******NOTE ******
XX-WORK AREA
NOT TO SCALE
SIGN SPACING
MEASUREMENTS
ARE AT SET MINIMUM
STANDARDS

Colorado Contractors Association
TCS Certification Board
This Card Certifies that
CESAR JAQUEZ
is qualified as a **WORK SITE TRAFFIC SUPERVISOR**
Issue Date: July 2018 Expiration Date: July 2021

CENTAUR CO.

SITE WORK

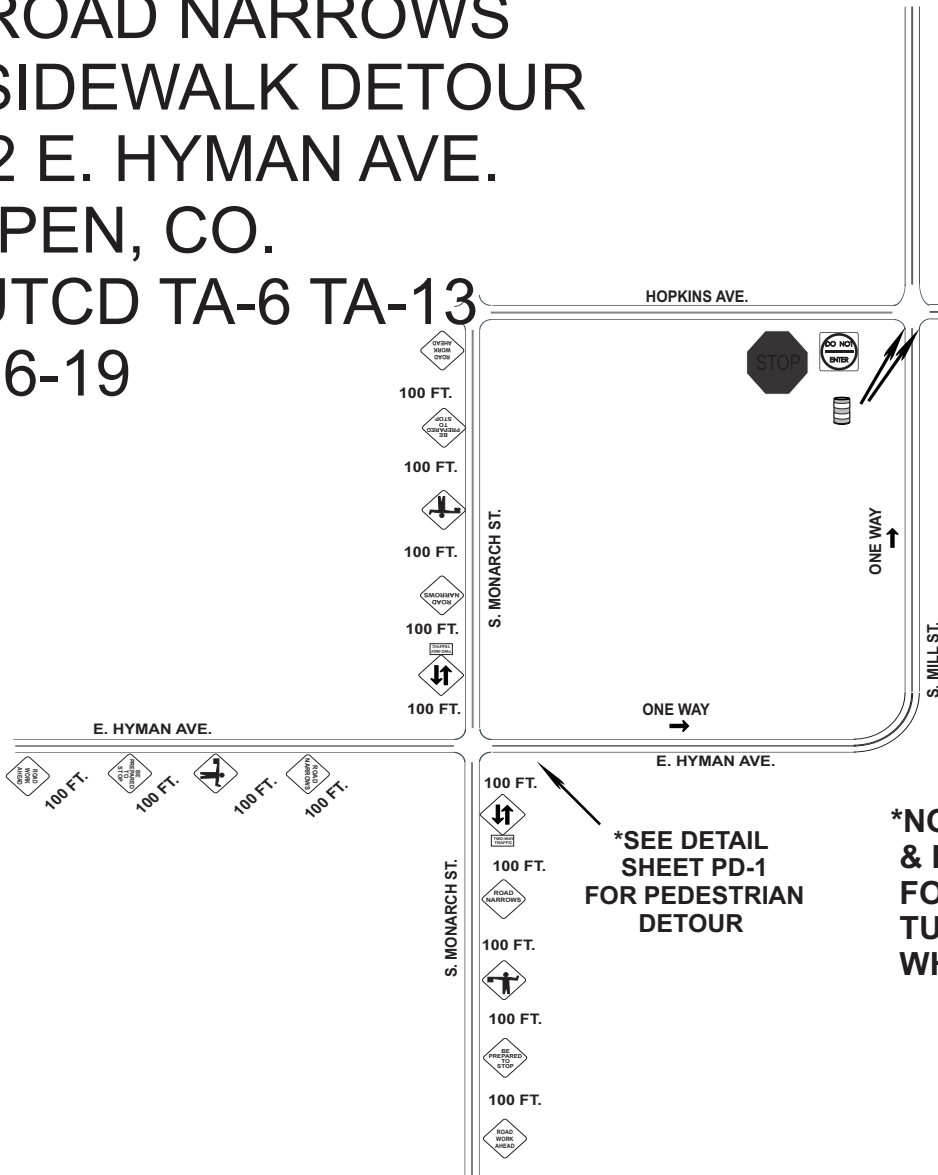
w/ROAD NARROWS & SIDEWALK DETOUR

312 E. HYMAN AVE.

ASPEN, CO.

MUTCD TA-6 TA-13

1-16-19



***NOTE; BE PREPARED TO STOP & FLAGGER SIGNING TO BE USED FOR TRUCK DELIVERIES, THEN TURNED AWAY FROM TRAFFIC WHEN NOT IN USE**

***SEE DETAIL SHEET PD-1 FOR PEDESTRIAN DETOUR**

PREPARED BY
TRAFFIC CONTROL SUPERVISOR;

Cesar R. Jaquez 1-16-19

APPROVED BY _____ DATE _____
CONTRACTOR;

APPROVED BY _____ DATE _____
CITY/TOWN OF;

DATE

SIGN LIST;

- 3-36" ROAD WORK AHEAD
- 3-36" FLAGGER (symbol)
- 3-36" BE PREPARED TO STOP
- 3-36" ROAD NARROWS
- 3-36" TWO WAY TRAFFIC (symbol)
- 2-36" STOP SIGN
- 2- DO NOT ENTER
- 4-42" DIVERTER CONES
- 6-42" DIVERTER CONES w/LIGHTS (flashing)

A-1 TRAFFIC CONTROL & BARRICADE INC.
32599 HWY 6 & 24
SILT, CO 81652
(970)876-0738 office
(970)876-0307 fax
cesarj@a1trafficcontrol.com
HIGHWAY SAFETY SINCE 1981

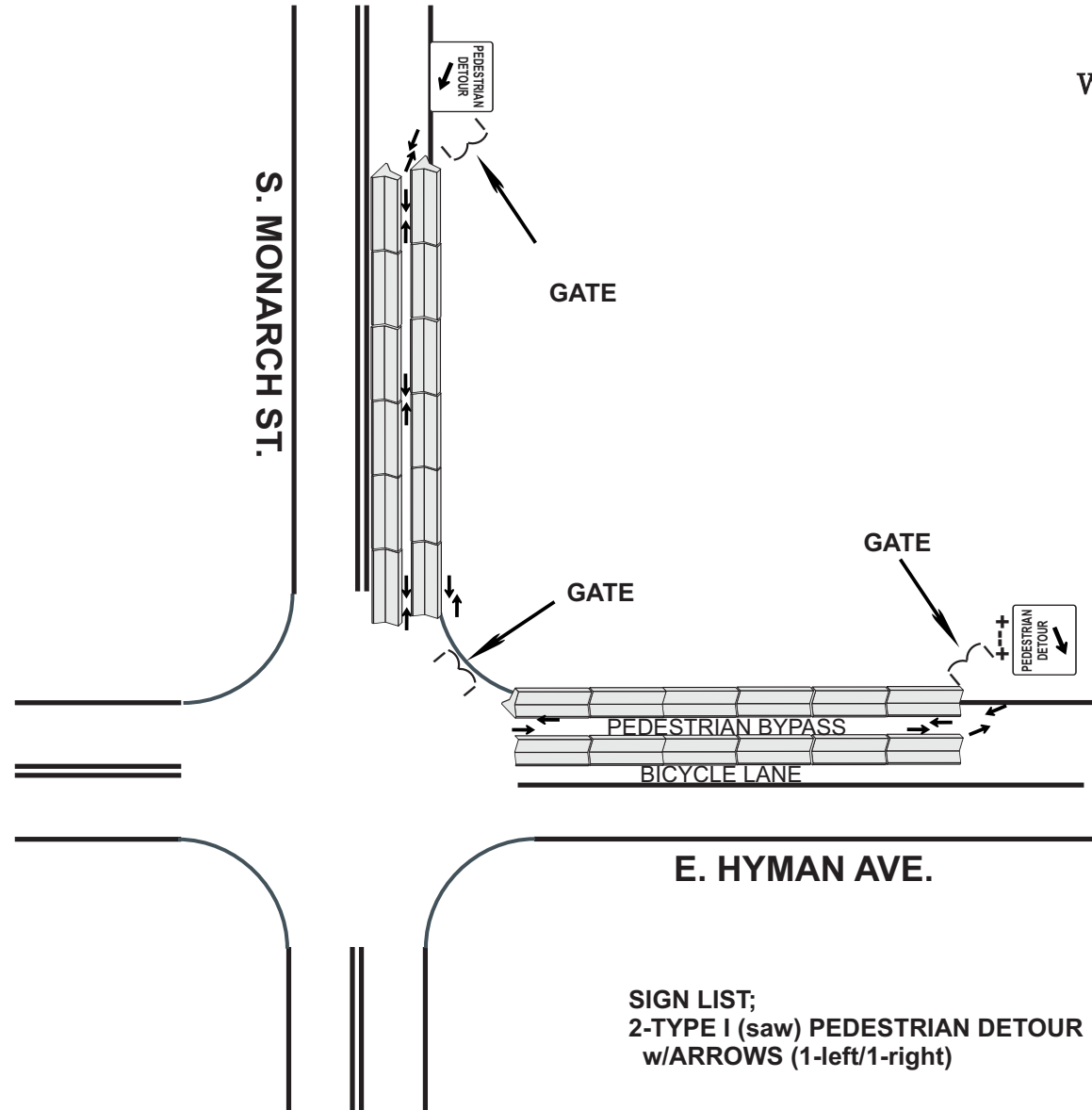
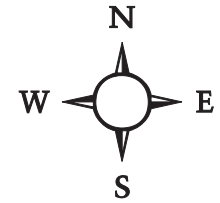
BBB.
ACCREDITED
BUSINESS
bbb.org

COLORADO CONTRACTORS ASSOCIATION

******NOTE ******
XX-WORK AREA
NOT TO SCALE
SIGN SPACING
MEASUREMENTS
ARE AT SET MINIMUM
STANDARDS

Colorado Contractors Association
TCS Certification Board
This Card Certifies that
CESAR JAQUEZ
is qualified as a WORK SITE TRAFFIC SUPERVISOR
Issue Date: July 2018 Expiration Date: July 2021

CENTAUR CO.
SHEET PD-1
 SITE WORK
 SIDEWALK DETOUR
 312 E. HYMAN AVE.
 ASPEN, CO.
 MUTCD TA-1
 1-16-19



PREPARED BY
 TRAFFIC CONTROL SUPERVISOR;

Cesar R. Jaquez 1-16-19

APPROVED BY _____ DATE _____
 CONTRACTOR;

APPROVED BY _____ DATE _____
 CITY/TOWN OF;

DATE

SIGN LIST;
 2-TYPE I (saw) PEDESTRIAN DETOUR
 w/ARROWS (1-left/1-right)

A-1 TRAFFIC CONTROL & BARRICADE INC.
 32599 HWY 6 & 24
 SILT, CO 81652
 (970)876-0738 office
 (970)876-0307 fax
 cesarj@a1trafficcontrol.com
HIGHWAY SAFETY SINCE 1981

BBB.
 ACCREDITED BUSINESS
 bbb.org

BBB.
 ACCREDITED BUSINESS
 bbb.org



******NOTE ******
 WORK AREA
 TO SCALE*
 SPACING
 UREMENTS
 SET MINIMUM
 STANDARDS

Colorado Contractors Association
 TCS Certification Board
This Card Certifies that
CESAR JAQUEZ
 is qualified as a **WORK SITE TRAFFIC SUPERVISOR**
 Issue Date: July 2018 Expiration Date: July 2021

Construction Management Plan

7.0 Pedestrian Protection

The plan is developed in compliance with pedestrian safety per City of Aspen code 21.04.060, MUTCD Chapter 6D, the Americans with Disability Act, and IBC Chapter 33.

Pedestrians are routed around the project site via the alternate pedestrian walkway route that is delineated by the jersey barriers for a convenient, safe, and accessible path around the construction impact containment zone. Ramps from existing sidewalks to street asphalt will be incorporated for continuity of accessible paths for pedestrians. The walkways will not extend beyond the back of the existing parking spaces and pedestrian flow and construction traffic will only interact at barrier extents which will be closely monitored by traffic control personnel and proper signage. No crane loads will be maneuvered over walkways when in use. The pedestrian walkways will be temporarily closed, and pedestrians routed across the street during major deliveries, utility crossings, and/or any other activity that may endanger the public. The Contractor will be responsible for snow removal directly adjacent to the pedestrian walkways.

Reference the Site Logistics Plan in section 5 and renderings on the following pages for specific information and detailing.



ASPEN COMMISSION COMPANY
GENERAL COMMISSION MERCHANT

STRAITON & STORM'S
OWL
CIGARETTES
CTS



ASPEN COMMISSION COMPANY
GENERAL COMMISSION MERCHANT

STRAITON & STORM'S
OWL
CIGARETTES
CTS

THE MOTHER LODGE





ON SEASON



ON SEASON

STAGE 2 CONSTRUCTION BARRIERS



ON SEASON

STAGE 2 CONSTRUCTION BARRIERS



ON SEASON

STAGE 2 CONSTRUCTION BARRIERS



ON SEASON

STAGE 1 CONSTRUCTION BARRIERS



ON SEASON

STAGE 1 CONSTRUCTION BARRIERS



ON SEASON

STAGE 1 CONSTRUCTION BARRIERS



OFF SEASON



OFF SEASON

STAGE 2 CONSTRUCTION BARRIERS



OFF SEASON

STAGE 2 CONSTRUCTION BARRIERS



OFF SEASON

STAGE 2 CONSTRUCTION BARRIERS



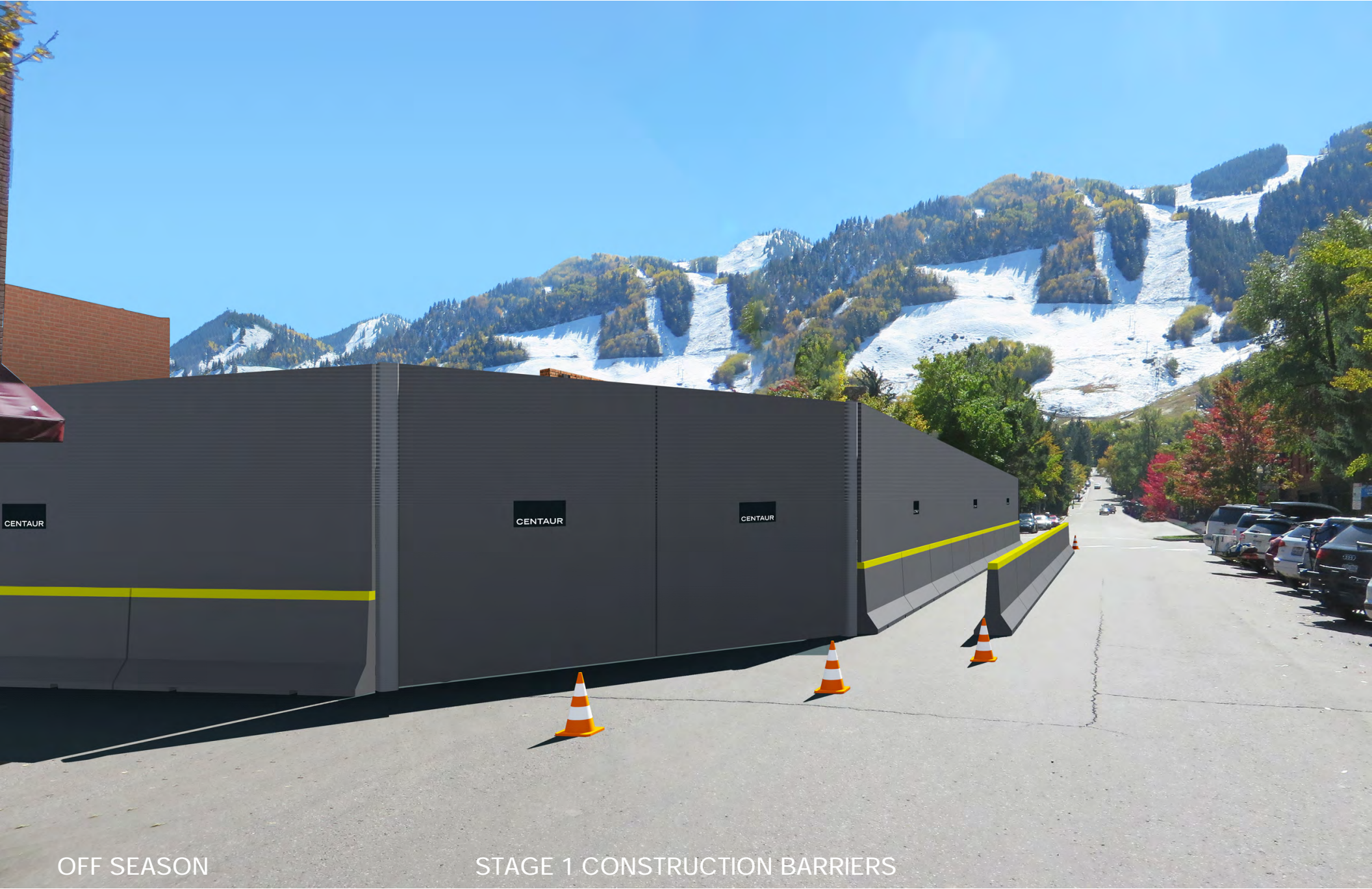
OFF SEASON

STAGE 1 CONSTRUCTION BARRIERS



OFF SEASON

STAGE 1 CONSTRUCTION BARRIERS



CENTAUR

CENTAUR

CENTAUR

OFF SEASON

STAGE 1 CONSTRUCTION BARRIERS

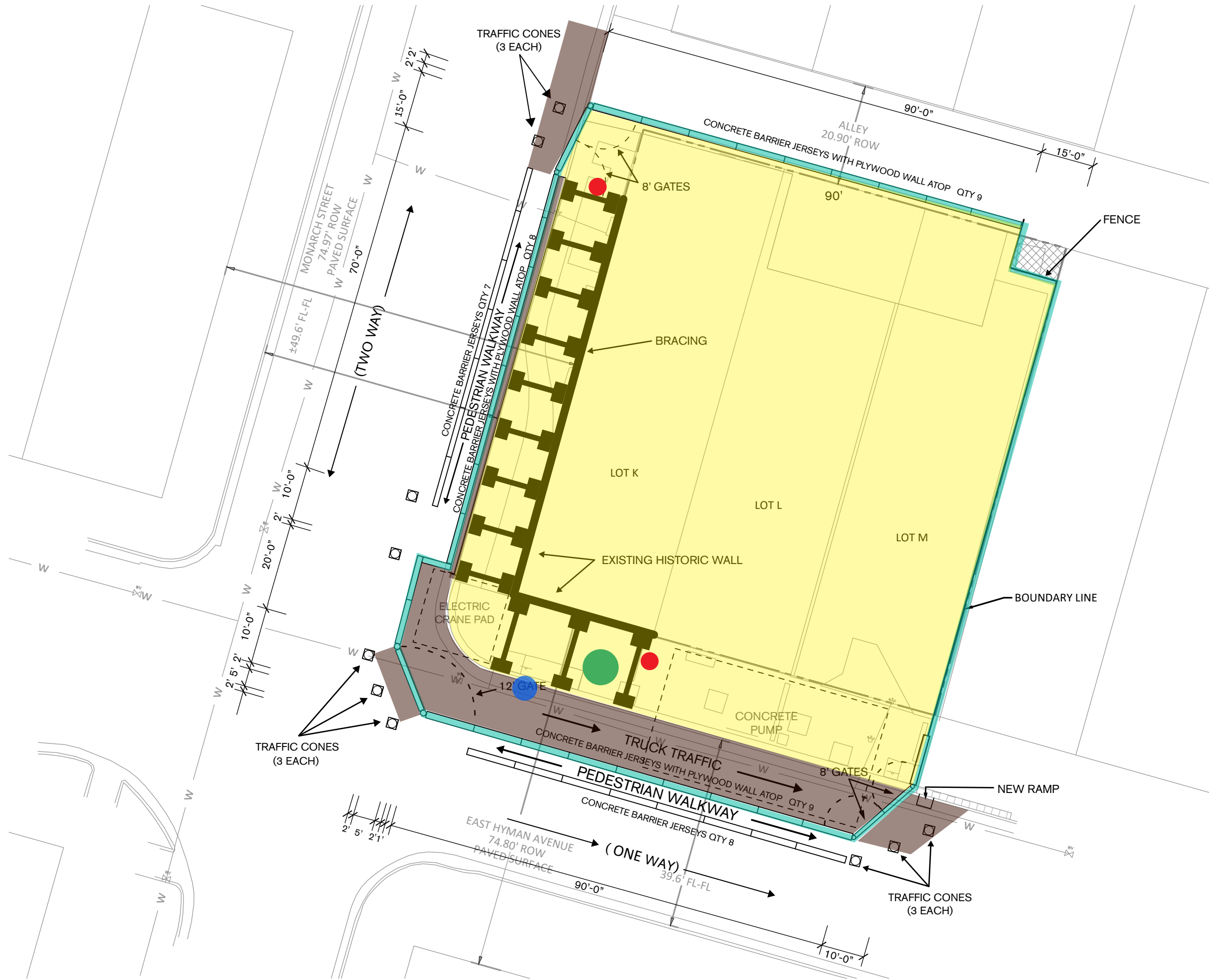
Construction Management Plan

8.0 Sediment and Erosion Control

A Storm Water Pollution Prevention Plan has been attached. The Contractor has designated a Certified Erosion Control Supervisor to oversee all activities relating to Storm Water Management.

- No on-site stockpiles are anticipated.
- Mud tracking ramps will not apply to this project. It is anticipated that vehicles will remain on paved surfaces. Paved areas shall be left in a broom clean condition and vehicle wheels shall be cleaned off prior to exiting the site. Heavy vehicle traffic shall be discouraged on muddy days.
- On site concrete washout shall be discouraged. In the event that this cannot be complied with, then an on-site washout station shall be installed to contain any on-site washout.
- Contractor will maintain an on-site hazardous material spill cleanup kit that contains at a minimum a 25-pound bag of Floor-Dri or equal absorbent pads and their spill kit materials.
- City inlets, gutters, swales and irrigation ditches will be protected with erosion control devices and such protection maintained until final stabilization has been achieved. This plan shall be actively communicated to the workforce and consistently updated. On-site internal inspections shall occur at the minimum frequency of once every ten (10) calendar days and as soon as practical after every storm water event.
- Reference the attached Storm Water Management Plan on the following page for specific information and detailing.

STORMWATER MANAGEMENT PLAN



STORMWATER MANAGEMENT PLAN

- DISTURBANCE AREA
(Outside perimeter to be contained by a combination of concrete curb, straw wattles, and/or slit fencing)
- BROOM SWEEP ASPHALT
- SPILL KIT
- CONCRETE WASHOUT CONTAINER
- SEDIMENT FILTER BAG
- PERIMETER BARRICADE/ FENCE

- BROOM SWEEP VALLEY CURBS

- MAINTAIN UNINTERRUPTED FLOW AT ALL VALLEY CURBS

GRAPHIC SCALE

0 10 20 40

(IN FEET)

1 inch = 20 ft.

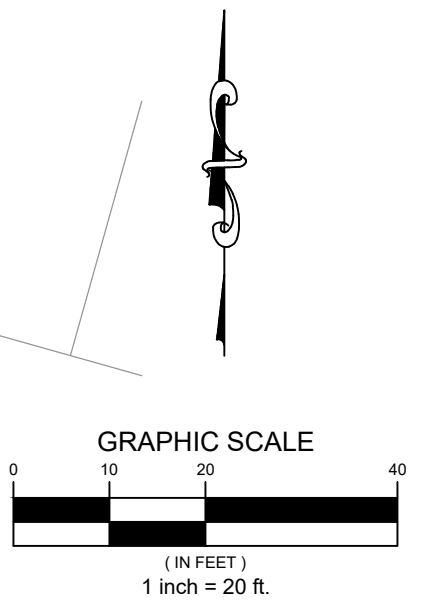
STORMWATER MANAGEMENT PLAN



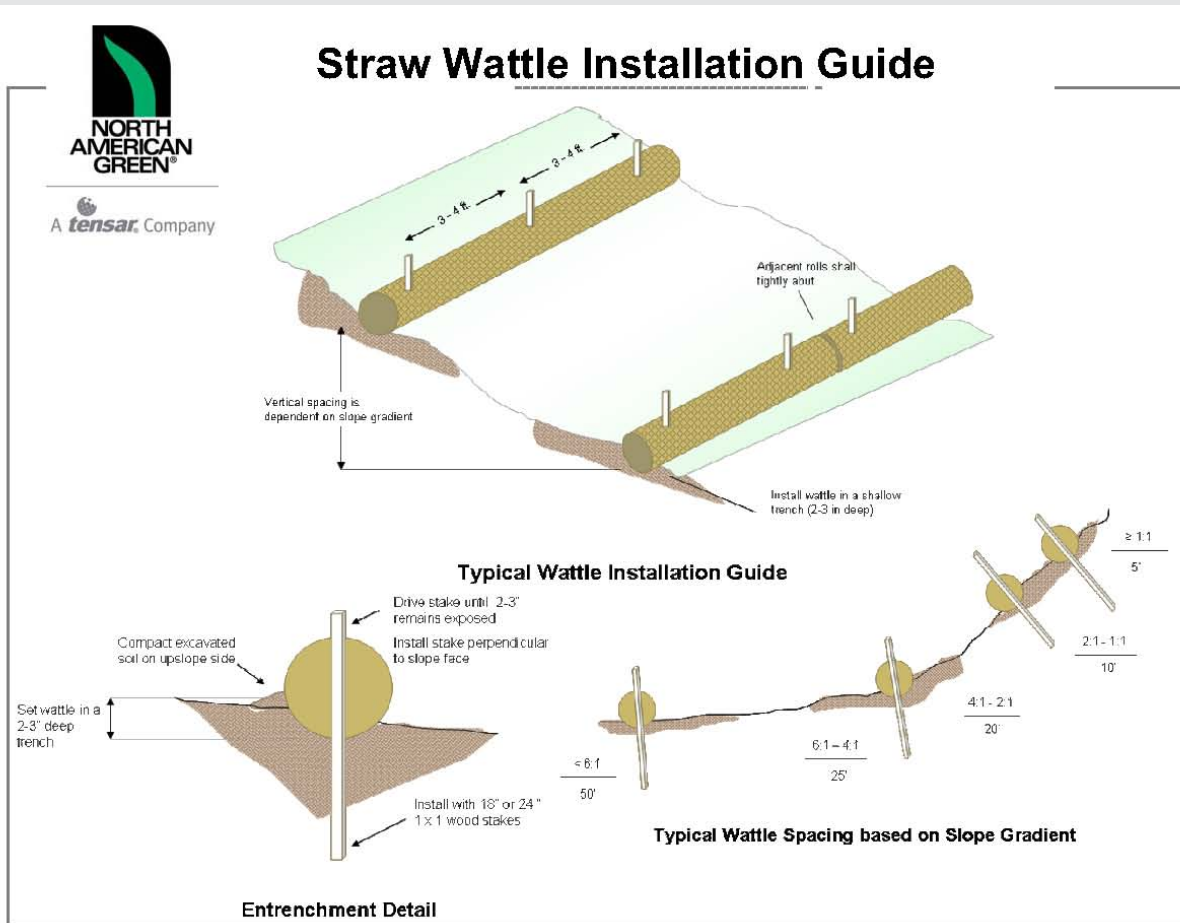
STORMWATER MANAGEMENT PLAN

- DISTURBANCE AREA
(Outside perimeter to be contained by a combination of concrete curb, straw wattles, and/or slit fencing)
- BROOM SWEEP ASPHALT
- SPILL KIT
- CONCRETE WASHOUT CONTAINER
- SEDIMENT FILTER BAG
- PERIMETER BARRICADE/ FENCE

- BROOM SWEEP VALLEY CURBS
- MAINTAIN UNINTERRUPTED FLOW AT ALL VALLEY CURBS



Construction Management Plan



1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2-3" (5-7.5 CM) DEEP X 9" (22.9 CM) WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHOULD BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 18-24" (45.7-61 CM) STAKES EVERY 3-4' (0.9 - 1.2 M) AND WITH A STAKE ON EACH END. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2-3" (5-7.5 CM) OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHOULD BE DRIVEN PERPENDICULAR TO SLOPE FACE.

North American Green Straw Wattles are a Best Management Practice (BMP) that offers an effective and economical alternative to silt fence and straw bales for sediment control and storm water runoff.

Guidelines are provided to assist in design, installation, and structure spacing. The guidelines may require modification due to variation in soil type, rainfall intensity or duration, and amount of runoff affecting the application site.

To maximize sediment containment with the Straw Wattle, place the initial structure at the top/crest of the slope if significant runoff is expected from above. If no runoff from above is expected, the initial Straw Wattle can be installed at the appropriate distance downhill from the top/crest of the slope. The final structure should be installed at or just beyond the bottom/toe of the slope. Wattles should be installed perpendicular to the primary direction of overland flow.

Straw Wattles are a temporary sediment control device and are not intended to replace rolled erosion control products (RECPs) or hydraulic erosion control products (HECPs). If vegetation is desired for permanent erosion control, North American Green recommends that RECPs or HECPs be used to provide effective immediate erosion control until vegetation is established. Straw Wattles may be used in conjunction with blankets, mats, and mulches as supplemental sediment and runoff control for these applications. Like all sediment control devices, the effectiveness of the Straw Wattle is dependent on storage capacity.

Construction Management Plan

GutterGuard Curb Style Inlet Guard

FLT561 Curb-Style Drain Guard & Filter, For Debris; Sediment, For Curb Opening up to 10'

Block sediment and other debris from curb inlets and storm drains.

- To install, just place in front of curb inlet, with no weights or hardware required
- Keeps silt and debris out of curb-style storm drains
- During heavy rain, overflow ports prevent ponding in front of drain
- Reusable design can be cleaned and stored for less waste, expense and maintenance than other drain protection methods
- Useful as a best management practice in stormwater pollution prevention plans
- Ideal for construction sites, municipal streets, parking lots, etc

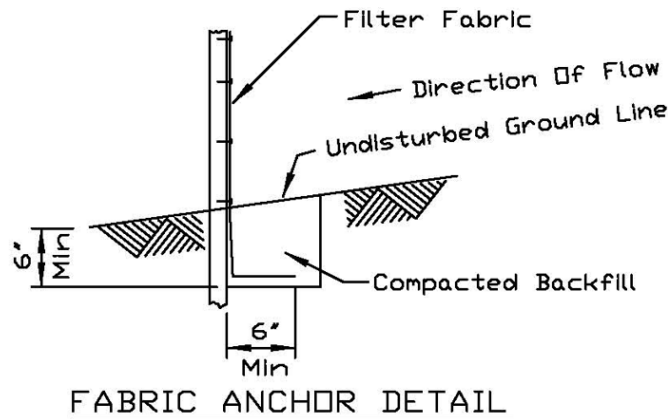
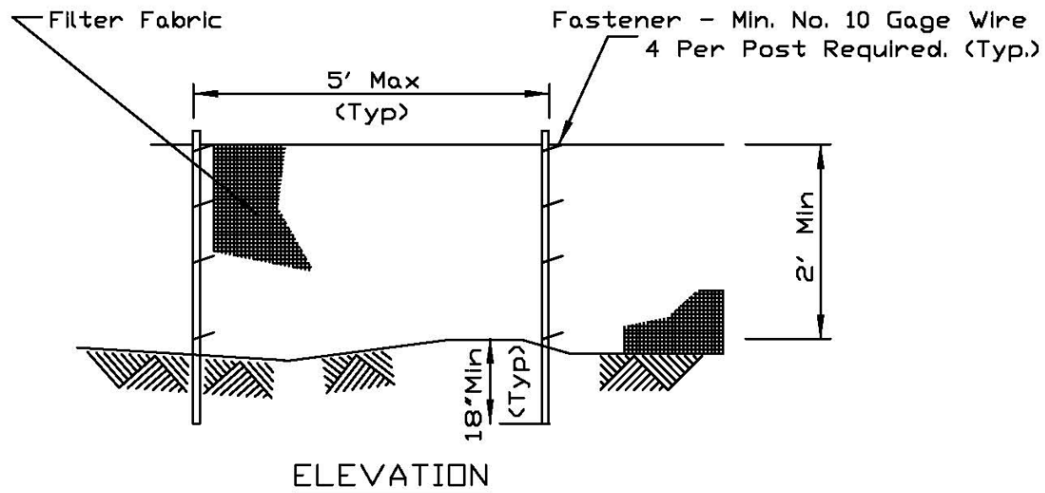


Specifications

Style	Drain Filters
Use With	Curb Opening up to 10'
Color	Gray/Yellow
Dimensions	ext. dia. 9" x 12' L
Recycled Content	100% Post-Consumer Recycled Polypropylene Fibers
Drain Filter Type	Curb-Style Drain Guard & Filter
Installation	On Grate
Substance Filtered	Debris; Sediment
Sold as	1 each
Weight	28 lbs.
# per Pallet	10
Composition	Filter Skin - HDPE Mesh Rolled Media - Synthetic Fiber
Opening Dimensions	3" Dia.

Construction Management Plan

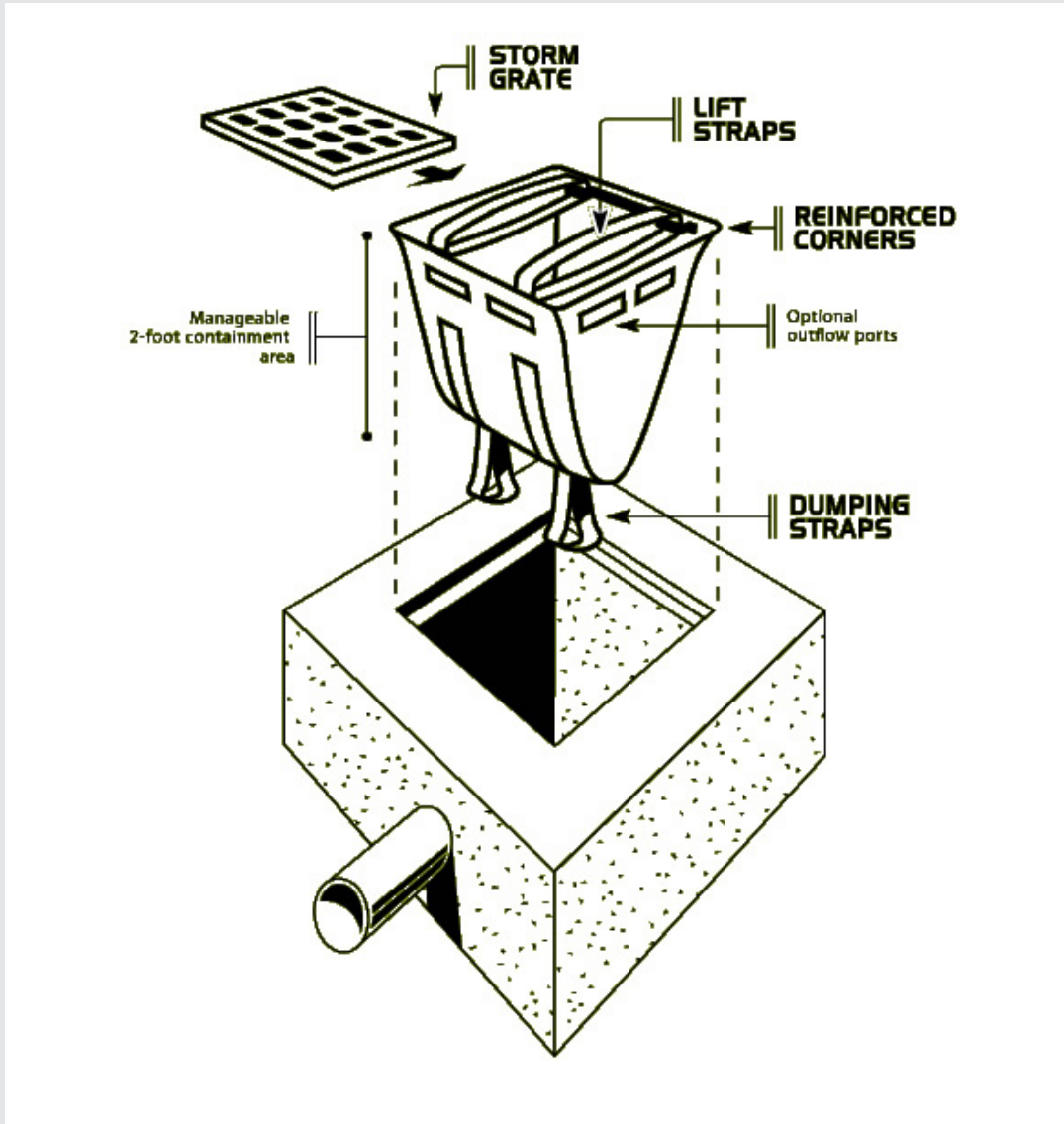
SILT FENCE PLAN



NOTES:

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 50 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

Construction Management Plan



Construction Management Plan

9.0 Fugitive Dust Control

The Contractor has included the Pitkin County Fugitive Dust Control Plan to the Pitkin County Environmental Health and Natural Resources Department for approval. In addition, the following methods and procedures will be implemented:

- **Dust Control:** Dust Control is considered an integral part of the work. Control will be provided from the start of construction until the work is complete.
- **Watering:** For all construction within the site, the Contractor will have water available for dust control. Wetting will be done as required until final wearing courses and landscape are completed. For utility construction dust control may be accomplished from an on-site water source.
- **Vehicle Speed Control:** Construction vehicles will not exceed 15 mph within the property.
- **Vehicle Tracking Control:** Contractor will provide for the cleaning of truck tires exiting onto the street and sweeping of any sediment that tracks onto the public street as required.
- **Re-vegetation:** None required. Hardscape shall be replaced as soon as feasible.
- **Contractor's Contact (24 Hour)**
Centaur Construction Company, Inc.
Brad Hribar
Project Manager
1200 West Lake Street, Suite 200
Chicago, IL 60607
Cell: (312) 714-8519

PITKIN COUNTY FUGITIVE DUST CONTROL PLAN

Property Owner(s): 312 E Hyman Avenue, LLC
Property Address: 300-312 E Hyman Avenue Zip Code: 81611
Aspen, CO
Parcel ID: 2737-073-38-009
Contact Person: Brad Hribar Phone Number: 312-714-8519
Email Address: bhribar@centaurco.com Fax Number: 312-644-4472

Describe the development activity:

Demolition of existing two-story structure and construction of new three-story structure on same lot.

Total area of land in project: .33 Acres
Date earthmoving will commence: 04/01/2019 Stop: 09/15/2019
Total area subject to earthmoving: .33 Acres
Total disturbed area at any one time: .25 Acres
Area to be paved (roads, parking lots): .11 Acres
Date paving will be completed: 09/20/2020
Estimated time to complete entire project (includes buildings): 04/15/2021
List any known or suspected contaminants in the soil:
N/A

Check the dust control measures which you propose to implement:

I. Control of Unpaved Roads on Site

- Watering
 - Frequent (Watering frequency of 2 or more times per day)
 - As needed
- Application of Chemical Stabilizer
- Vehicle Speed Control
 - Speeds limited to 15 MPH maximum. Speed limit signs must be posted. (Generally 30 mph is maximum approvable speed on site.)
- Gravelling

II. Control of Disturbed Surface Areas on Site

- Watering
 - Frequent (Watering frequency of 2 or more times per day)
 - As needed
- Application of Chemical Stabilizer
- Covering Large Mounds of Soil Exposed for >24 Hrs
- Vehicle Speed Control
 - Speeds limited to _____ MPH maximum. Speed limit signs must be posted.
- Revegetation
 - Seeding with mulch
 - Seeding without mulch
- Furrows at Right Angle to Prevailing Wind
 - Depth of furrows _____ Inches (must be greater than 6")

- Compaction of Disturbed Soil on a Daily Basis to Within 90 % of Maximum Compaction (As determined by a Proctor Test).
 - Foundation areas only
 - All disturbed soil.
- Wind Breaks
 - Type: Site Barricade (E.g., snow fence, silt fence)
- Synthetic Or Natural Cover For Steep Slopes.
 - Type: _____ (E.g., netting, mulching)

III. Prevention of Mud and Dirt Carried Out Onto Paved Surfaces.

- Prevention
 - Gravel Entryways
 - Washing Vehicle Wheels
 - Other: _____
- Cleanup of Paved Areas Frequency: _____ Times Per Day
 - Street Sweeper
 - Hose With Water
 - Other: _____

List Any Other Control Methods:

I agree to institute and maintain these fugitive dust controls at all times during development. I further acknowledge and agree that I may be required to supplement or modify the controls specified above during the course of my project if conditions warrant (e.g., more frequent watering during periods of prolonged drought).

BRAD HRIBAR

01/08/2019

Signature of Person Responsible for Implementing Plan:

Date

Brad Hribar

Project Manager

Name (please print)

Title

Submit this form to: Pitkin County Environmental Health & Natural Resources
 0405 Castle Creek Rd., Suite 10
 Aspen, CO 81611
 Phone: 970.920.5070
 Fax: 970.920.5077
www.aspenpitkin.com/ehnr

FOR COUNTY USE ONLY:

Approved _____ **Denied** _____

By: _____ **Date:** _____, 20 _____

Construction Management Plan

10.0 Emissions

All equipment used on-site will be properly maintained so that the engines will function within manufacturer's standards or parameters.

Emission 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 to exceed 10 seconds (exception being drill rigs). All trucks and equipment will have emissions permits up to date before starting the project.

Construction Management Plan

11.0 Noise Management

The noise limit for construction is 80 decibels measured at the property line of the construction site except during the “On Season” Summer Time Frame: June 1st thru Sept. 5th Labor Day for which 70 decibels will be observed. All construction equipment will be adequately muffled and maintained to suppress noise. The installation of noise barriers is the minimum technique to suppress noise, especially when jack hammering of concrete occurs. Noise monitoring (using professional equipment) will be performed and recorded for the City’s Construction Mitigation officer to monitor and review online.

All activities that generate noise in excess of 80 decibels will comply with the noise suppression plan and are restricted to operating between the hours of 9am and 5pm Monday through Friday. Prior approval from the City of Aspen will be required in the instances where it may be necessary to work outside of these hours with equipment that exceeds the noise standards. Neighbors within three hundred (300) feet of the project shall be notified in writing a minimum of seven (7) days prior to the start of the project for any activities anticipated to exceed 80 decibels. Efforts shall be made to maintain open communications with the adjacent stakeholders.

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.

Notices will be posted to inform workers, including sub-contractors, about the basic noise requirements, as well as specific noise restrictions, to the project.

Noise barriers will be utilized around all equipment/activities specified in Table 1. 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.

Portable loud equipment including generators, compressors and cement mixers will be strategically located to reduce impacts on individual neighbors.

The use of hand radios on-site prior to 8am is not permitted.

11.2 Noise Suppression Plan and Model

Construction Management Plan

City of Aspen Construction Noise Suppression Plan

As the General Contractor for this construction project, I Brad Hribar hereby agree to the following restrictions and will provide the necessary noise suppression (outlined below), such that it will lessen the impact to the properties within 300 feet of the project located at 300-312 E Hyman. 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.

BRAD HRIBAR
Signature

Brad Hribar
Print name

On-site Contact Phone # (312) 714-8519

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 all construction projects 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
7:30 am to 5:30 pm

Saturday
9:00am to 5:00 pm

Sunday
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 5:00pm

Work that is over 80 decibels which by law requires a noise suppression plan will not be allowed for Saturday work 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.

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.**

Acoustic Analysis Report

CONSTRUCTION PHASE

300-312 E Hyman Avenue, Aspen, CO



CREATED BY:



PREPARED FOR:





&





Project Title	300-312 East Hyman Avenue, Aspen, CO
Client	Centaur Construction
Report Title	Acoustic Analysis Report - Construction
Report Number	DAS-10077-01 Rev A
Report Date	22 nd September 2017

Prepared by	 Engineering Manager
Approved by	 President

This document is for the use of the intended recipient only and may contain confidential and/or privileged information protected by law. Any unauthorized review, use, disclosure, reproduction, or distribution of this information is prohibited.

1. Introduction

This acoustic analysis report of the construction phase is intended to fulfil all regulatory requirements, in regard to noise for the proposed commercial property at 300-312 East Hyman Avenue, Aspen, Colorado.

It will assess the predicted sound levels at the property boundary line whilst the construction phase is taking place. Specifically, it has been identified that the earth retention works will be the main source of noise during this phase. Thus, this report focuses on the noise levels when only the tieback drilling rig and associated compressor are in operation.

All noise mitigation measures that are to be incorporated into the site will be detailed within this report.

2. Regulatory Requirements

The City of Aspen's Engineering Department has clearly defined the acceptability criteria for all construction works. These criteria are given in Section 11 of the *Construction Management Plan Requirements Manual*, April 2016.

The manual defines that all measurements will be taken at the boundary of the site. The noise level limitations are dependent upon what time of the year the construction works are taking place. These criteria are reproduced below:

- Projects are limited to 70 decibels (dB) at the property line during the summer on season.
- In addition to the decibel limit listed above, projects located on the Mall will be limited to 70 decibels (dB) at the property line during the winter on season.
- All other times projects will be limited to 80 decibels (80dB) at the property line.

On Season Summer Time Frame: June 1st thru Labor Day

On Season Winter Time Frame: November 15th thru March 31st.

Allowances of an additional 10 dB from the limits above will be made for short durations. However, under no circumstance can the decibel limit exceed 80 dB at the property line.

The compliance of the proposed construction at 300-312 East Hyman Avenue will be assessed based on these criteria.

The proposed building has an expected schedule of works which may require the construction phase to take place during the "*On Season Summer Time Frame*"; hence the acceptability criterion that the predicted results will be assessed against is an overall A-weighted sound pressure level of 70dBA at the construction site's boundary.

However, there is the possibility that the construction drilling phase will occur in Spring (the off-season), as such a secondary design criterion which complies with 80dBA, will also be assessed against.

3. Analysis

The acoustic analysis was undertaken modelling the 2 main noise sources during the earthen works stage of the construction phase; the tieback drilling rig engine and the associated compressor. To accurately model these noise sources, sound pressure level measurements were taken of appropriate equipment currently in operation at a construction site in Washington D.C. These real-world measurements were converted into sound power levels.

This sound power level data was used in a 3D computer generated noise model to predict the sound pressure level at 8 discrete locations around the perimeter of the site. See Figure 1 for details of these locations.

Since the drilling rig will move around the perimeter of the site, multiple analyses must be undertaken to ensure a fair and accurate prediction is conducted. Hence 8 representative drilling locations were modelled to gain an understanding of how the noise level changes as the drilling rig operates at different location. See Figure 2 for details of these locations.

3.1 - Brief Description of Modelled Conditions

The 3D noise model was created using the commercially available SoundPlan v7.4 software. This software utilizes internationally accepted standards and formula for the propagation of environmental noise sources. Buildings in the direct vicinity of the proposed construction site were modelled.

The drilling rig engine is modelled as a dimensionally accurate, simplified cuboid radiating representative noise levels from each side and the “roof”. Each “panel” of the cuboid radiates uniformly. Similarly, the associated compressor is modelled as a dimensionally accurate, simplified cuboid radiating representative noise levels from each side and the “roof”. Each “panel” of the cuboid radiates uniformly.

All measurements positions are modelled as 4 feet above the existing terrain and 3 feet from the site perimeter fence (to avoid erroneous results due to near-field reflections from nearby objects)

3.2 - Representative Drilling Locations and Measurement Positions

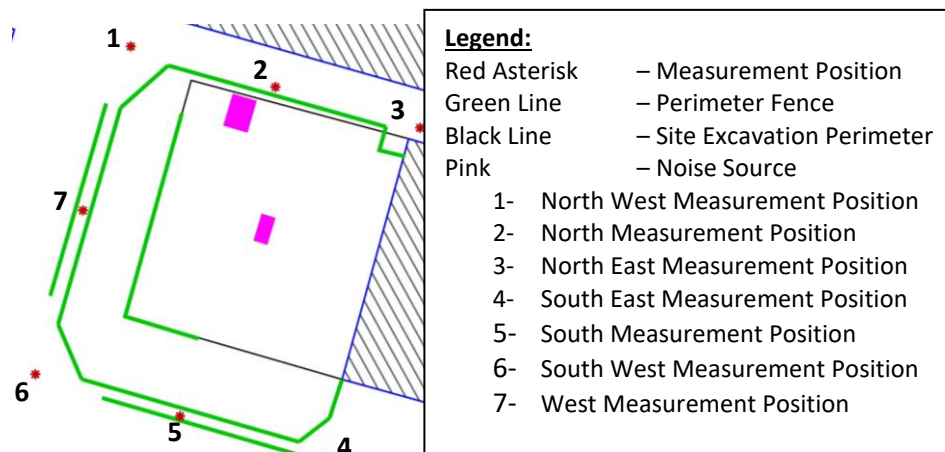


Figure 1 – Measurement Positions (See Legend for additional Information)

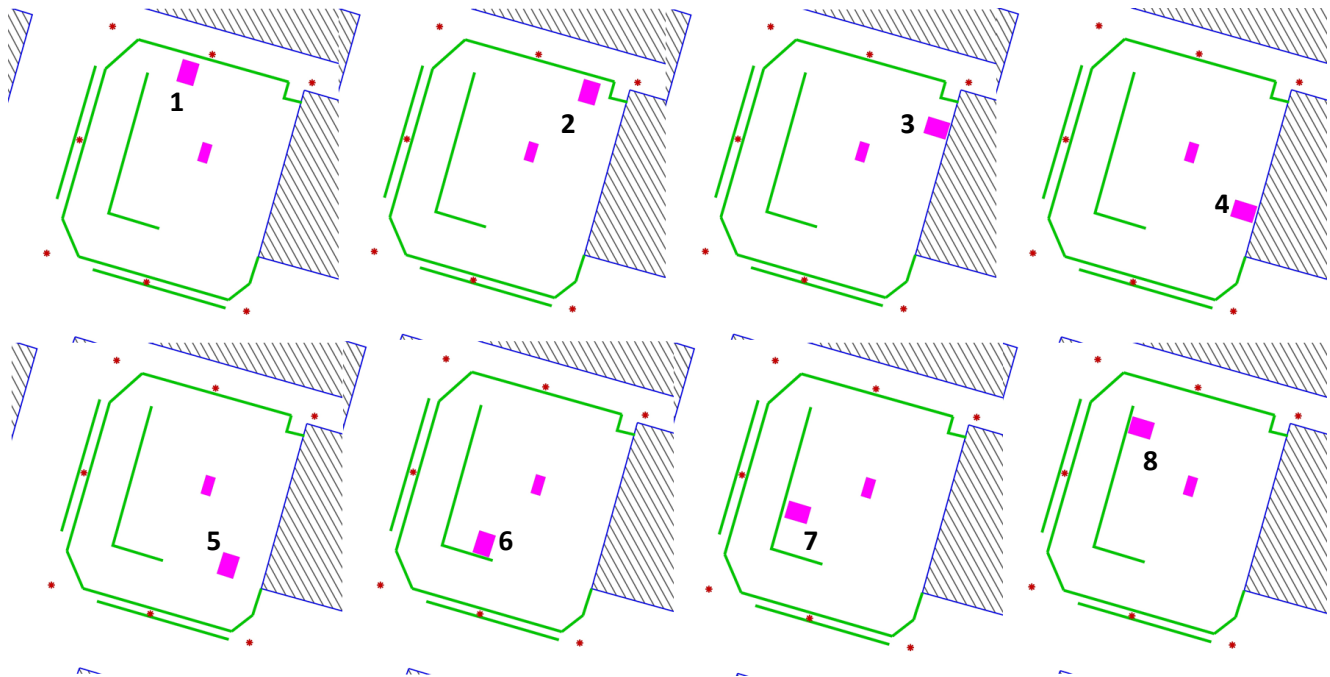


Figure 2 – Representative Drilling Locations Modelled in Analyses

3.3 - Cases Analyzed

The purpose of this analysis was not to just assess compliance of an established noise abatement plan but assess what noise mitigation measures are required to achieve compliance. Hence several variants were analyzed before the conclusions of this report were drawn.

The optimization of each case will not be discussed but overall final definition of each case analyzed are as follows:

1. “Standard” Construction Barrier for Site Perimeter Fence Plus Additional Interior Absorption
 - 8ft overall height
 - 3ft of “concrete Jersey barrier” for base
 - 5ft of ½” plywood fence mounted upon base
 - Interior of 5ft Plywood fence treated with ABBC13-EXT Sound Blankets (excludes gates)
 - All entrance gates 8ft height, constructed of plywood, no interior treatment
2. “Enhanced” Construction Barrier for Site Perimeter Fence (includes interior absorption)
 - 12ft overall height
 - 3ft of “concrete Jersey barrier” for base
 - 9ft of ½” plywood fence mounted upon base
 - Interior 9ft of Plywood fence treated with ABBC13-EXT Sound Blankets (excludes gates)
 - All entrance gates 10ft height, constructed of plywood, no interior treatment

3.4- Results

If 70dBA is taken as the design criterion (On-Season) then the finalized noise mitigation measures in Case 2 is close to compliance with the legislative requirements.

If 80dBA is taken as the design criterion (Off-Season) then the finalized noise mitigation measures in Case 1 & 2 are in full compliance with the legislative requirements.

If the noise mitigation measures as described for in Section 5 (Case 1) are implemented, the following sound pressure levels are predicted at each measurement position:

Measurement Position	Sound Pressure Level (dBA) at Drilling Position							
	1	2	3	4	5	6	7	8
North-West	74	71	70	68	66	66	65	67
North	79	77	75	72	71	71	70	73
North-East	72	77	74	69	70	70	69	70
South-East	66	67	67	70	73	68	67	67
South	66	68	68	70	70	66	66	66
South-West	65	63	63	66	67	63	64	63
West	67	66	66	64	64	65	65	65

Table 1 – Overall A-Weighted Noise Level at the Proposed Construction Site Boundary Line – Standard Walls

If the noise mitigation measures as described for in Section 5 (Case 2) are implemented, the following sound pressure levels are predicted at each measurement position:

Measurement Position	Sound Pressure Level (dBA) at Drilling Position							
	1	2	3	4	5	6	7	8
North-West	70	67	67	66	64	64	63	65
North	73	71	70	68	67	67	66	69
North-East	66	71	68	65	65	65	64	65
South-East	62	62	62	65	67	63	63	62
South	62	64	64	66	66	63	63	63
South-West	62	60	59	63	64	60	60	60
West	63	62	62	61	61	62	63	63

Table 2 – Overall A-Weighted Noise Level at the Proposed Construction Site Boundary Line – Enhanced Walls

For Case 2, almost all measurement positions during tieback drilling activity at all representative drilling location are in compliance with the 70dBA noise limit as given in the regulatory requirements.

The real-world measurements, upon which the data used to predict these levels are based, were of machinery that was “well-worn”. As such it is possible that these levels may reduce further since the equipment used during this construction may be in better repair; thus, radiate lower noise levels.

These situations have also been mapped to allow visual inspection of the propagation of construction noise into the surrounding area. The results of these maps can be found on the following pages.

4. Technical Conclusions

A 3D noise model was created using the SoundPlan v7.4 software, to calculate the resultant noise level at the boundary of the proposed construction site at 300-312 East Hyman Avenue, Aspen, Colorado when the earthen works are occurring and Tieback drilling is taking place.

Several different noise abatement treatments were trialed and optimized to find the correct combination of noise mitigation measures which would reduce the level of noise at the boundary of the construction site, to the meet the noise limit sets by the local authorities.

It has been found that with the noise mitigation measures laid out within this report, the acceptance criteria can be achieved at all representative measurement positions, when the drilling rig is operating at all representative drilling locations.

5. Noise Abatement Provisions

It has been stated previously that the “standard” construction perimeter fence will achieve the levels of noise reduction required to meet the 80dBA regulatory requirements.

However, the noise abatement selected, which almost meets the 70dBA is the “Enhanced” version (Case 2) of the perimeter fence. The details of the requirements for each part of the perimeter fence are given in Figure 3.

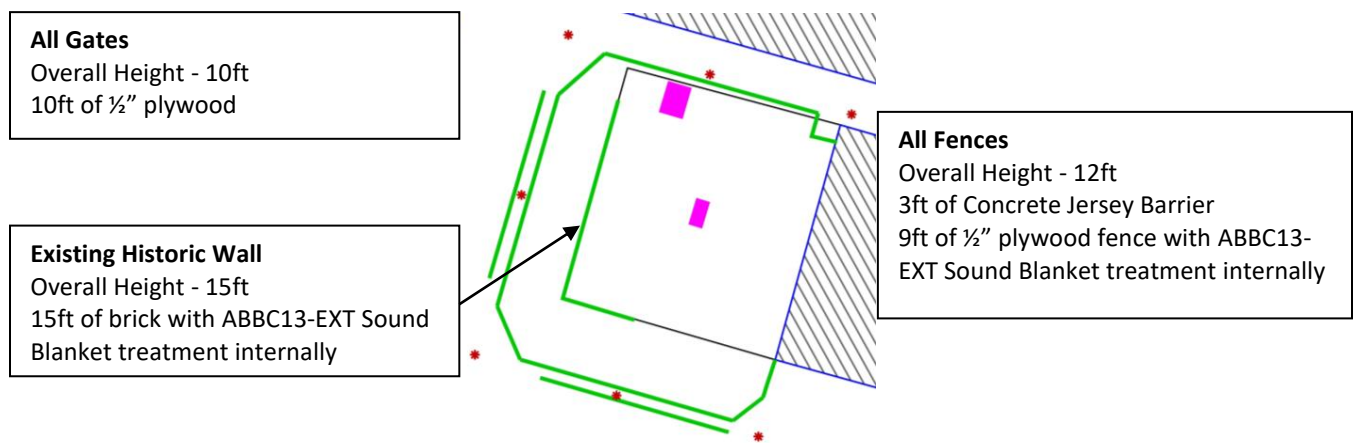


Figure 3 – Details of Perimeter Fence Construction to Achieve Regulatory Requirements

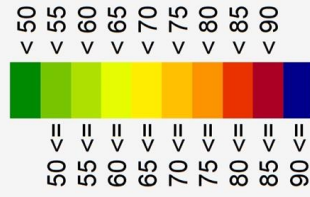
6. Noise Monitoring Position

As required by the regulations this construction site will require noise monitoring during the construction phase. Hence a position must be selected for the measurement equipment which will be suitable for long-term monitoring of the noise emanating from the construction site.

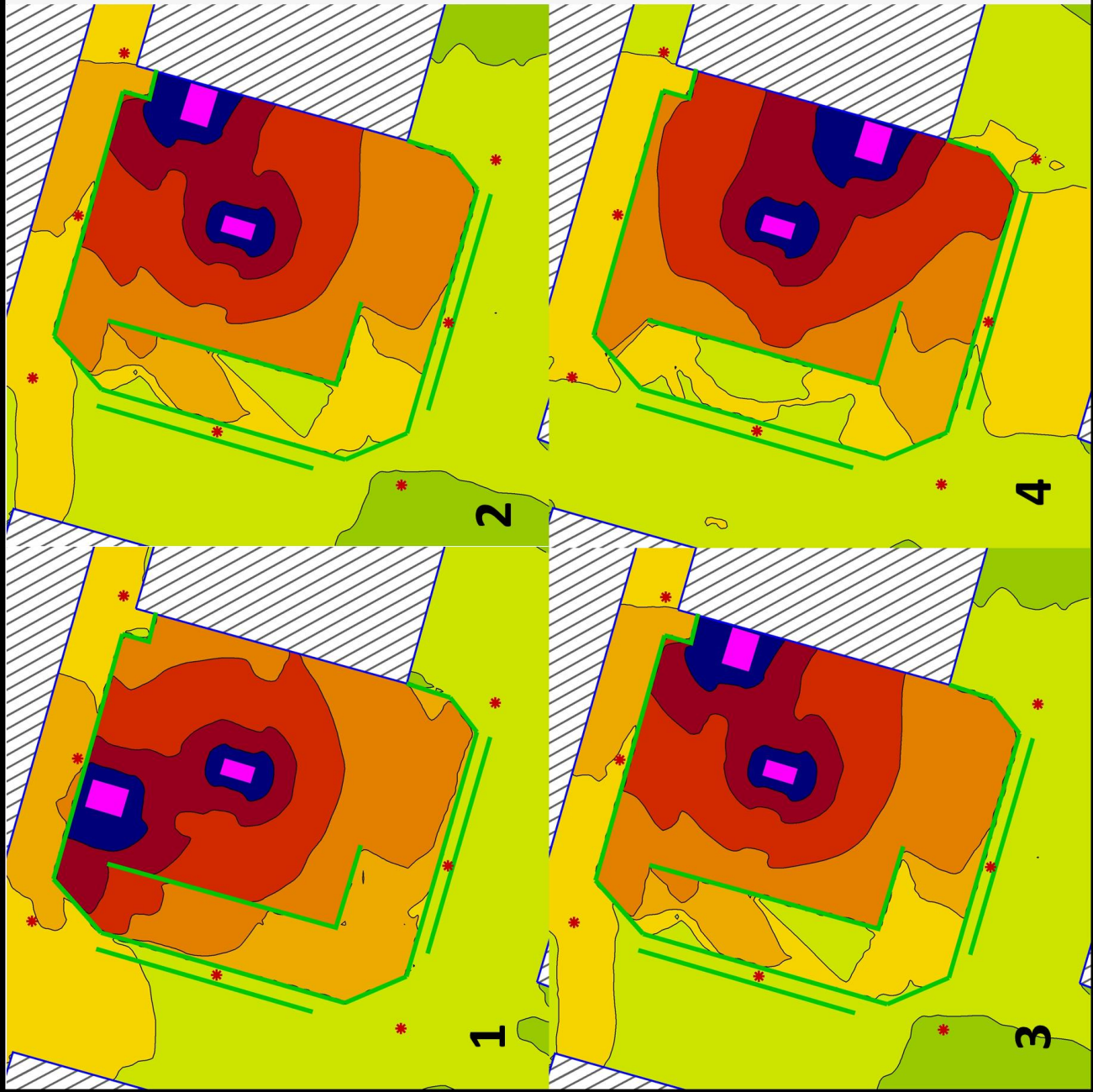
It is recommended that the North-West measurement position is used. All noise measurement locations are close to transient noise sources (roadways, pedestrians' roadways, sports fields). Hence, a pragmatic approach has been taken, whereby a measurement position that represents the closest neighbor has been selected.

Community Sound Maps
Drilling Positions 1-4

Noise levels
in dB(A)

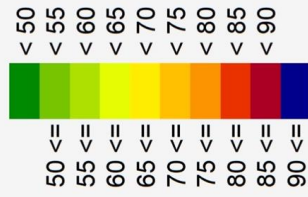


Signs and symbols

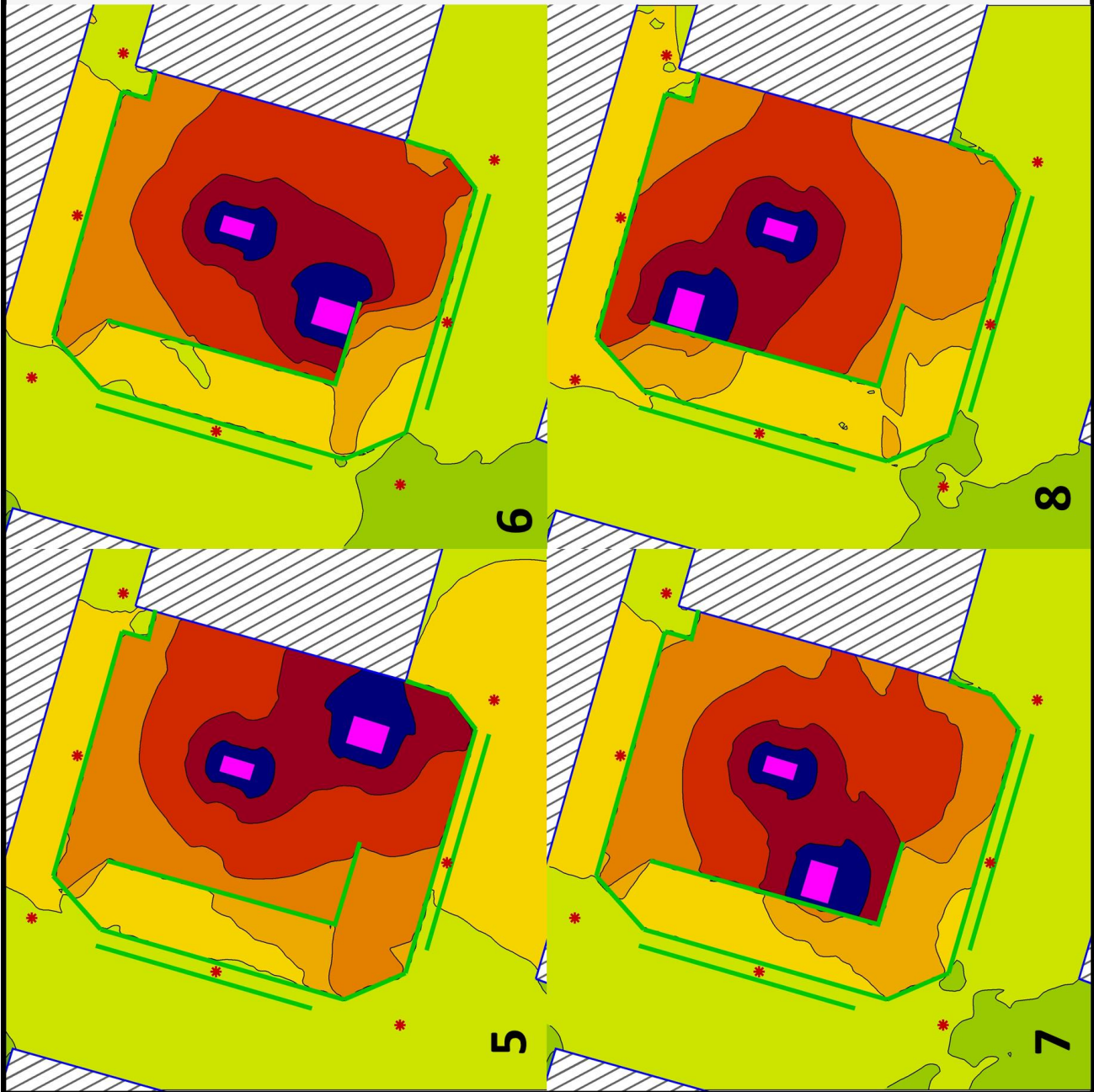
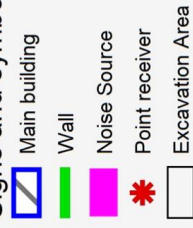


Community Sound Maps
Drilling Positions 5-8

Noise levels
in dB(A)



Signs and symbols



Construction Management Plan

11.3 Noise Limits and Suppression Requirements

- Projects are limited to 70 decibels (dB) at the property line during the summer on season.
- In addition to the decibel limit listed above, projects located on the Mall will be limited to 70 decibels (dB) at the property line during the winter on season.
- All other times projects will be limited to 80 decibels (80dB) at the property line.

On Season Summer Time Frame: June 1st thru Labor Day

On Season Winter Time Frame: November 15th thru March 31st.

Allowances of an additional 10 dB from the limits above will be made for short durations. However under no circumstance can the decibel limit exceed 80 dB at the property line.

Allowance for an excess noise exception from the above limits will be reviewed by the City Engineer. Criteria for the exemption include:

- Where it is in the interest of public safety
- Public infrastructure work within the Right of Way
- Other activities within the Right of Way where there is no other reasonable alternative
- Short duration residential roofing repair projects

Work associated with any allowances described above will not be permitted to start before 9am on weekdays and will not be permitted on Saturdays.

Sites will be required to 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

Construction Management Plan

TABLE 1: NOISE CONSTRUCTION EQUIPMENT AND NOISE SUPPRESSION PLANS

Equipment Category	Typical Noise Controls
Pile Driver	Enclosure, muffler
Stone saw cutting	Noise control pad with water
Handheld impact drills	Reduction of reflected sound
Circular saw blades	15° 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
Dropping From Height (re-roofing)	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.
Generators	Acoustical enclosures and barriers surrounding equipment
Generators 25 KVA:	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.
Hand Tools	Sound absorbing material and vibration isolation systems on hand tools
Dismantling Formwork	use rubber mallets to erect and dismantle formwork
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

Construction Management Plan

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.

Noise Blocking Methods

Contractors will 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

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.

Construction Management Plan

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
- Shields, shrouds, or intake and exhaust mufflers.
- Noise-deadening material to line hoppers, conveyor transfer points, storage bins, or chutes.
- Noise barriers using materials consistent with the Temporary Noise Barrier Materials Section.
- Noise curtains
- 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.
- Portable three sided enclosures made out of plywood to move with the activity such as jack hammering.
- Internal combustion engines are to be fitted with a suitable muffler in good repair.

Construction Management Plan

Chapter 6.36

NOISE ABATEMENT

Sections:

6.36.010	Declaration of policy.
6.36.020	Definitions and standards.
6.36.030	Noises prohibited.
6.36.040	Use district noise levels--Maximum permissible sound levels.
6.36.050	Sound level measurement.
6.36.060	Exemptions.
6.36.070	Permits.
6.36.080	Appeals for permit denial.
6.36.090	Motor vehicle noise.
6.36.100	Enforcement responsibility.
6.36.110	Violations--Penalties.
6.36.120	Court ordered abatement.

6.36.010 Declaration of policy.

The board of county commissioners finds and declares that noise is a significant source of environmental pollution that represents a present and increasing threat to the public peace and to the health, safety and welfare of the residents of Pitkin County and its visitors. Noise has an adverse effect on the psychological and physiological well being of persons, thus constituting a present danger to the public health, economic and aesthetic well being of the county. Accordingly, it is the policy of the board to provide standards for permissible noise levels in various areas and manners and at various times and to prohibit noise in excess of those levels. Further, it is the policy of the county to permit only that development which will not generate noise which would adversely impact land uses or occupants thereof. (Ord. 99-38 § 1: Ord. 92-6 § 1)

6.36.020 Definitions and standards.

All terminology used in this chapter and not defined below shall be in conformance with applicable American National Standards Institute publications SI.4-1971 or its successor publications. For the purposes of this chapter, certain words and phrases used are defined as follows:

"A" weighted sound pressure level" means the sound pressure level, as measured with a sound level meter using the A-weighting network. The standard notation is dB(A) or dBA.

"Ambient sound pressure level" means the sound pressure level or the all-encompassing noise associated with a given environment usually a composite of sounds from many sources. It is also the A-weighted sound pressure level exceeded ninety (90) percent of the time based on a measurement period which shall not be less than ten (10) minutes.

"Business district" means an area zoned as defined in the Pitkin County Land Use Code, including but not limited to areas designated B-1, B-2, PUB, VC and as such designations may be amended.

Construction Management Plan

"Construction activities" means any and all activity incidental to the erection, demolition, assembling, altering, installing or equipping of buildings, structures, roads or appurtenances thereto, including land clearing, grading, excavating and filling.

Construction District. A "floating district," for the purposes of this chapter, is defined as a site of ongoing construction activity. This designation will be in effect only for the duration of said activity or for the dates of any applicable building permit at a designated site, whichever is shorter. This designation may occur in any of the zone districts as defined in the Pitkin County Land Use Code.

"Continuous noise" means any sound which exists, essentially without interruption, for a period of ten (10) minutes or more.

"Cyclically varying noise" means any sound which varies in sound level such that approximately the same level is obtained repetitively at reasonably uniform intervals of time.

"Decibel" means logarithmic and dimensionless unit of measure often used in describing amplitude of sound. Decibel is symbolized by the letters "dB."

"Department" means the Aspen/Pitkin environmental health department.

"Device" means any mechanism which is intended to produce, or which actually produces, noise when operated or handled.

"Emergency vehicle" means a motor vehicle authorized to have sound warning devices such as sirens and/or bells and/or air horns which may lawfully be used when responding to an emergency or during a police activity.

"Emergency work" means work made necessary to restore property to a safe condition following an unusual event, or work required to protect persons or property from exposure to danger. This includes, but is not limited to, snow, ice, mud and debris removal from public rights-of-way.

"Grounds maintenance equipment" means that equipment necessary to maintain yards, parks and lots which includes but is not limited to lawn mowers, edgers, trimmers, tillers and chain saws.

"Impulsive noise" means a noise containing excursions usually less than one second measured with the sound level meter set in the "fast" meter mode.

"Industrial district" means an area zoned as defined in the Pitkin County Land Use Code under the subheading of "I."

"Motor vehicle" means any vehicle which is propelled by mechanical power, including, but not limited to, passenger cars, trucks, truck-trailers, campers, motorcycles, mini bikes, mopeds, semi-trailers, go-carts, snowmobiles and racing vehicles.

"Muffler" means an apparatus consisting of a series of chambers or baffle plates designed for the purpose of transmitting gases while reducing sound emanating from such apparatus.

"Noise" means a sound which is measured as the sound pressure level in decibels (dB) which is unwanted or which causes or tends to cause an adverse psychological or physiological effect on human beings.

"Nuisance" means the doing of or the failure to do something which allows or permits noise to be emitted from any source(s) in excess of the standards of this chapter. Percentile Sound Pressure Level.

Construction Management Plan

1. "Tenth percentile noise level" means the "A" weighted sound pressure level that is exceeded ten (10) percent of the time in any measurement period (such as the level that is exceeded for one minute in a ten (10) minute period) and is denoted "L 10."

2. "Ninetieth percentile noise level" means the "A" weighted sound pressure level that is exceeded ninety (90) percent of the time in any measurement period (such as the level that is exceeded for nine minutes in a ten (10) minute period) and is denoted "L 90."

"Person" means any human being, firm, association, organization, partnership, business, trust, corporation, company, contractor, supplier, installer, user, owner or operator, including any municipal corporation, state or federal government agency, district, and any officer or employee thereof.

"Plainly audible noise" means any noise for which the information content of the noise is unambiguously transferred to the listener, such as, but not limited to, understanding of spoken speech, comprehension of whether a voice is raised or normal, or comprehension of musical rhythms.

"Premise" means any building, structure, land, utility or portion thereof, including all appurtenances, and shall include yards, lots, courts, inner yards and real properties without buildings or improvements, owned or controlled by a person.

"Property boundary" means an imaginary line exterior to any enclosed structure, at the ground surface, and its vertical extension, which separates the real property owned by one person from that owned by another person and separates real property from the public premise, or in multiple dwelling units from adjoining units.

"Public right-of-way" means any street, avenue, boulevard, highway, alley, sidewalk, mall or similar place which is owned or controlled by a public governmental entity.

"Repetitive impulse noise" means any noise which is composed of impulsive noises that are repeated at sufficiently slow rates such that a sound level meter set at "fast" meter characteristics will show changes in sound pressure levels greater than ten (10) dB(A).

"Residential district" means an area zoned as defined in the Pitkin County Land Use Code, including, but not limited to, areas designated R-6, R-15, R-15A, R-30, MHP, AH, AHZ/PUD, AH3/PUD, AHO/PUD, AFR-1, AFR-2, AFR-10, AF-SKI, RS-20 PUD, RS-30 PUD, RS-160 PUD, AR-1, AR-2, T, SR, VR, RR, U and as such designations may be amended.

"Sound" means a temporal and spatial oscillation in pressure, or other physical quantity, in a medium with interval forces that causes compression and rarefaction of that medium, and which propagates at finite speed to distance points.

"Sound level meter" means an instrument, including a microphone, amplifier, RMS detector and integrator, time averager, output meter and/or visual display and weighing networks, that is sensitive to pressure fluctuations. The instrument reads sound pressure level when properly calibrated and is of Type 2 or better as specified in American National Standards Institute Publication S1.4-1971 or its successor publications.

"Sound pressure" means an instantaneous difference between the actual pressure and the average or barometric pressure at a given point in space due to sound.

Construction Management Plan

"Sound pressure level" means twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure of a sound to the reference pressure of twenty (20) microneutons per square meter (20×106 newtons/meter²), and is expressed in decibels.

Special Review. For a land use allowed under the special review designation, the allowable noise level will be governed by the predominate use of that zone as it exists prior to special review use being allowed to function.

"Steady noise" means a sound pressure level which remains essentially constant during the period of observation, i.e., does not vary more than six dB(A) when measured with the "slow" meter characteristic of a sound level meter.

"Use district" means those districts established by the Pitkin County zoning ordinance and those established by this chapter. (Ord. 99-38 § 2; Ord. 92-6 § 2)

6.36.030 Noises prohibited.

A. General Prohibitions. In addition to the specific prohibitions outlined in subsection B of this section, and Sections 6.36.040 and 6.36.080, it is unlawful for any person to make, continue, or cause to be made or continued any noise as defined in Section 6.36.020, within the unincorporated areas of Pitkin County.

B. Specific Prohibitions. The following acts are declared to be in violation of this chapter.

1. Horns and Signaling Devices. Sounding of any horn or signaling device on any truck, automobile, motorcycle, emergency vehicle or other vehicle on any street or public place within unincorporated areas of Pitkin County, except as a danger warning signal, or the sounding of any such signaling device for an unnecessary and unreasonable period of time, which period is deemed herein to be any time after which the danger being warned against is clearly passed.

2. Radios, Television Sets, Musical Instruments, Tape Players, Record Players and Similar Devices.

a. Using, operating or permitting the use or operation of any radio receiving set, musical instrument, television, tape player, compact disc player or other machine or device for the production or reproduction of sound, except as provided for in subsection (B)(3) of this section, in such a manner to violate Section 6.36.040;

b. The operating of any such device in such a manner as to be plainly audible at twenty-five (25) feet from such device when operated within a vehicle parked or moving on a public right-of-way.

3. Public Loud Speakers.

a. Using or operating a loudspeaker or sound amplifying equipment in a fixed or movable position, or mounted upon any vehicle; located in or upon private property or upon any street, alley, sidewalk, mall, park, place or any public property for the purpose of entertainment, commercial advertising, giving instructions, directions, talks, addresses, lectures or transmitting music to any persons or assemblages or persons in such a manner as to violate Section 6.36.040 unless a permit as provided in Section 6.36.070 is first obtained.

b. This subsection does not apply to any person who is participating in a parade for which a parade permit has been issued by the county.

4. Animals. Owning, keeping, possessing or harboring any animal or animals, including birds, which by frequent or habitual noise making, violate(s) Section

Construction Management Plan

6.36.040. The provisions of this section shall apply to all public and private facilities, including any animal pounds, which hold or treat animals.

5. Construction Work. Operating, or causing to be used or operated, any equipment, mechanical or nonmechanical, self-propelled or manually manipulated used in construction, repair, alteration or demolition work on buildings, structures, streets, alleys or appurtenances, as follows:

- a. In residential districts between the hours of seven p.m. and seven a.m.;
- b. In residential zones on Sundays and federally recognized holidays;
- c. In all other districts except residential zones on Sundays and federally recognized holidays between the hours of seven p.m. and nine a.m.;
- d. In any defined districts where such operation exceeds the sound level limits for a floating construction district as set forth in Section 6.36.040;
- e. This section shall not apply to emergency work as defined in Section 6.36.020, but such work shall be exempted only for the minimum period of time necessary to conclude the emergency repair(s) and restore property to a safe condition.

6. Racing Event. Permitting any motor vehicle endurance or racing event in any use district in such a manner as to violate Section 6.36.040.

7. Defect in Vehicle. Operating or permitting to be operated or used any truck, automobile, motorcycle, or other motor vehicle which, by virtue of disrepair, lack of maintenance or fact or manner or operation, violates Section 6.36.080.

8. Refuse Compacting Vehicles. The operating or causing or permitting to be operated or used any refuse compacting vehicle which creates a sound pressure level in excess of seventy-five (75) dB(A), at twenty-five (25) feet from the vehicle during loading, unloading and compaction cycles.

9. Bells, Alarms and Fixed Sirens. Sounding, operating or permitting to be sounded, or operating an electronically amplified signal from any burglar alarm, vehicle alarm, bell, chime or clock, horn or siren which exceeds the standards set forth in Section 6.36.040 for more than ten (10) aggregated minutes in any one hour.

10. Recreational Vehicles. Operating a recreational vehicle such as, but not limited to, a dirt bike or snowmobile in a manner which violates Section 6.36.080.

11. Mufflers Required.

a. It is unlawful for any person to operate a motor vehicle which shall not at all times be equipped with a muffler upon the exhaust thereof in good working order.

b. It is unlawful for any person operating a motor vehicle to use a cut-out, by-pass or similar muffler elimination device.

12. Motor or Motor Vehicle Repairs or Testing.

a. The commercial, nonconstruction or private repairing, building, rebuilding or testing of any truck, automobile, motorcycle or other motor or motor vehicle including grounds maintenance equipment within the unin-corporated areas of the county shall be subject to the maximum permissible sound pressure level for the district in which the sound is located.

b. The floating construction district maximum permissible levels may not be applied to this use.

13. Fireworks. The discharge of fireworks or other similar explosive devices at any time or in any manner except as expressly allowed under a permit issued pursuant to Section 6.36.070. (Ord. 99-38 § 3; Ord. 92-6 § 3)

Construction Management Plan

6.36.040 Use district noise levels--Maximum permissible sound levels.

It shall be a violation of this chapter for any person to operate or permit to be operated any stationary source of sound in such a manner as to create a ninetyeth-percentile sound pressure level (L90) of any measurement period (which shall not be less than ten (10) minutes unless otherwise provided in this chapter) which exceeds the limits set forth for the following receiving land use districts when measured at the property boundary or at any point within the property affected by the noise:

Use District	Night 7p.m. - 7a.m.	Day 7a.m. - 7p.m.
Residential	50 dB(A)	55 dB(A)
Business	55 dB(A)	65 dB(A)
Industrial	55 dB(A)	65 dB(A)
Construction	70 dB(A)	80 dB(A)

* For restricted days and times in residential zones see Section 6.36.030(B)(5)(b) and (c).

When a noise source can be identified and its noise measured in more than one land use category, the limits of the most restrictive use shall apply at the boundaries between the different land use categories. This provision shall not apply when the least restrictive use is a floating construction district, in which case the limits applicable to the construction district shall apply, notwithstanding the boundaries of the more restrictive uses, because of the temporary nature of the construction use. (Ord. 99-38 § 4: Ord. 92-6 § 4)

6.36.050 Sound level measurement.

Sound level measurements shall be made with a sound level meter using the "A" weighing scale, in accordance with standards promulgated by the American National Standards Institute or other reasonable standards tested and adopted by the Aspen/Pitkin environmental health department. (Ord. 99-38 § 5: Ord. 92-6 § 5)

6.36.060 Exemptions.

The following uses and activities shall be exempt from noise level regulations:

- A. Noise of safety signals, warning devices and emergency pressure relief valves, except as provided for in Section 6.36.030(B)(1);
- B. Noise resulting from any authorized emergency vehicle when responding to an emergency call or acting in time of emergency;
- C. Noise resulting from emergency work, as further provided for in Section 6.36.030(B)(5)(d);
- D. Noise resulting from activities of a temporary duration for which a permit has been approved by the director of the Aspen/Pitkin environmental health department in accordance with Section 6.36.070. (Ord. 99-38 § 6: Ord. 92-6 § 6)

Construction Management Plan

6.36.070 Permits.

Applications for a permit for relief from noise restrictions in this chapter on the basis of undue hardship or special circumstances may be made to the Aspen/Pitkin environmental health department. Any permit granted by the director of the Aspen/Pitkin environmental health department or an authorized representative shall contain all conditions upon which the permit has been granted, including, but not limited to, the effective dates, any time(s) of day, location, sound pressure level, or equipment limitation. The permit may be granted upon good and sufficient showing:

- A. That additional time is necessary for the applicant to alter or modify his or her activity or operation to comply with this chapter; or
- B. That the activity, operation or noise source will be of temporary duration and cannot be done in a manner that would comply with this chapter; or
- C. That no reasonable alternative is available to the applicant.

The director of environmental health may prescribe any reasonable conditions or requirements deemed necessary to minimize adverse effects upon the community or the surrounding neighborhood. (Ord. 99-38 § 7; Ord. 92-6 § 7)

6.36.080 Appeals for permit denial.

If an application for a permit for relief from noise restrictions in this chapter is denied by the director of the Aspen/Pitkin environmental health department or an authorized representative, the applicant may appeal to the board of county commissioners. (Ord. 99-38 § 8; Ord. 92-6 § 8)

Construction Management Plan

6.36.090 Motor vehicle noise.

A. No person shall drive, operate or emit knowingly permit to be driven or moved, a motor vehicle or combination of vehicles at any time in such a manner as to exceed the following noise limits for the category of motor vehicle shown below. Noise shall be measured at a distance of at least fifty (50) feet or more from the center of the lane of travel or fifty (50) feet or more from a vehicle designed for off highway use with the sound level meter at least four feet above the immediate surrounding surface.

	Sound Pressure Level dB(A)	
	Speed Limit	
	<35	>35
	mph	mph
Motor vehicles with a manufacturer's gross vehicle weight rating (GVWR) or gross combination weight rating (GCWR) 10,000 pounds or more or by any combination of vehicles towed by such motor vehicle.	86	90
Any other motor vehicle or any combination of vehicles towed by any motor vehicle.	82	86

B. This section shall apply to the total noise from a vehicle or combination of vehicles and should not be construed as limiting or precluding enforcement of any other provisions of this chapter relating to motor vehicle mufflers for noise control. (Ord. 99-38 § 9; Ord. 92-6 § 9)

6.36.100 Enforcement responsibility.

A. The director of the Aspen/Pitkin environmental health department is created noise ordinance enforcement officer for Pitkin County. The department shall have primary, but not exclusive, enforcement responsibility for this chapter. The director may appoint deputy noise enforcement responsibility for this chapter. The director may appoint deputy noise enforcement officers from among members of the department, members of the Pitkin County sheriff's department or other county departments as

Construction Management Plan

appropriate. The director shall be responsible for creating and administering a program of enforcement certification for the deputies covering the terms of this chapter and the operation of the instruments used in enforcement activities.

B. For purposes of this chapter, measurements with sound level meters shall be when the wind velocity is less than twenty (20) miles per hour.

C. In all sound level measurements, consideration shall be given to the effect of the ambient noise level created by the encompassing noise from all sources at the time and place of such sound level measurement.

D. This chapter is not intended to apply to the operation of aircraft or to other activities which are subject to federal law with respect to noise abatement. (Ord. 99-38 § 10; Ord. 92-6 § 10)

6.36.110 Violations--Penalties.

Any person violating any provision of this chapter may be punished by a fine of not more than six hundred dollars (\$600.00), and/or by imprisonment for a period of not more than ten (10) days. Such fine and imprisonment is at the discretion of the court. Each day this chapter is violated shall constitute a separate offense. (Ord. 99-38 § 11; Ord. 92-6 § 11)

6.36.120 Court ordered abatement.

Violations of Sections 6.36.030 through 6.36.080 are deemed and declared to be a nuisance, and as such may be subject to summary abatement by means of a restraining order or injunction issued by a court of competent jurisdiction. (Ord. 99-38 § 12; Ord. 92-6 § 12)

Construction Management Plan

11.4 Noise Level Measurements and Monitoring

Noise level measurements shall be made with a sound level meter using the “A” weighting scale set on “slow” response.

Measurements shall be taken at the property line of the site. The meters shall be used according to manufacturer specifications.

Background noise levels may be taken for comparison with a given source for accuracy of a measurement. Extraneous or momentary spikes in the background noise readings shall not be used to compare with the source noise readings.

Enforcement actions will be taken if the source of the noise is greater than the permissible levels.

Major construction sites that require reinforced earth stabilization will be required to perform continued noise monitoring. Additionally, sites that receive two correction notices or one red tag for noise violations will be required to provide continued noise monitoring. This monitoring must be recorded and be made available remotely through online access to the City’s Construction Mitigation Officer.

Reference the attached information for the noise monitoring device on the following page.



NoiseTutor - Permanent

Pole or wall mounted noise monitor with real time alerts and web publishing

Highlights

- Complete noise monitoring system
- Wireless remote monitoring (optional)
- Designed for permanent outdoor use
- Includes website template for use on your own website
- Mount to tilt-down pole (TRP019), temporary pole (TRP020), wall, or wooden pole
- Easy to maintain and service
- US and international configurations available

Applications

- City noise
- Construction noise
- Airport noise
- Nuisance noise monitoring
- Noise ordinance compliance



For permanent and semi-permanent outdoor noise monitoring where remote access is required, the NMS043 is an excellent choice. When you need online access to noise data for monitoring construction noise, nuisance noises, transportation noise or other unwanted noises, the NMS043 will reliably do the job.

The base system provides a class 1 noise monitor with an embedded PC to manage remote communication and data. The NMS043 is also available with an optional industrial grade 4G gateway (modem) that enables high speed wireless communication with the noise monitor. The NMS043 enclosure is designed with shelves to easily accommodate a variety of components so it can be configured to meet unique requirements.

To make a complete noise monitoring system using the NMS043 add AC power, Internet or a SIM card for the optional gateway (modem), a mounting structure for the case and microphone.

Available configurations:

Configuration	Gateway (modem)	Mounts to
NMS043		TRP019 or TRP020
NMS043-MDM-U/E	Included	TRP019 or TRP020
NMS043-OPT1		Wall or wooden pole
NMS043-OPT1-MDM-U/E	Included	Wall or wooden pole



NoiseTutor Model NMS043

Specifications

Physical

Height	20 in (51 cm)
Width	18 in (46 cm)
Depth	10.5 in (27 cm)

Weight (including batteries)

NMS043	62 lbs. (28 kg)
NMS043-OPT1	67 lbs. (30 kg)
NMS043-MDM-U/E	64 lbs. (29 kg)
NMS043-MDM-OPT1-U/E	69 lbs. (31 kg)
Batteries only	27 lbs. (12 kg)

Environmental

Operating Temperature	- 40 °F to 140 °F (- 40 °C to 60 °C)
Operating Humidity	0 to 99% relative humidity, non-condensing

Power

Internal Batteries	2 x 12 V, 21 Ah, SLA batteries
Battery Runtime	>24 hours continuous operation with modem
AC Input Voltage	90 to 240 V, 50-60 Hz

Industrial PC

CPU Speed	1.6 GHz Intel Atom
Memory (RAM)	2 GB
Storage	80 GB solid state disk
Operating System	Microsoft Windows 7 Professional

EPS043-OPT1 Option

Mount	4 ea. of 5/16 x 3.5 inch lag bolts + frame
-------	--

NMS043 Included Items

831	Model 831 Sound Level Meter
831-ELA	Exceedance logging option for Model 831
831-LOG	Logging option (20 ms to 24 hr.) for Model 831
831-OB3	1/1 & 1/3 Octave analysis for Model 831
EPS043	NEMA4X fiberglass enclosure with surge suppressor
EPS2116	Outdoor protection for microphone & preamplifier
ADP100	Adapter to mount EPS2116 on TRP019/20
FITPC-NT	Industrial grade PC with Windows 7, includes SWWW-DNA-NT NoiseTutor software
PRM2103-FF	Outdoor preamplifier and free field microphone
CBL203-20	Cable from PRM2103-FF to 831, 20 ft (6 m)
BAT011	2 x 21 Ah batteries
1125.0016	Small, wireless keypad
1980.0001	LCD display, 7 inch
PSA032	Battery charger for 12 V batteries
	Surge suppressor
Cables	CBL1138, CBL166, CBL219, CBL221, 0616.0096, 0621.0107, S0616.0001
User supplied	Web server for hosting website

NMS043-OPT1 Included Items

NMS043	Base NMS043 system
EPS043-OPT1	Option to mount EPS043 to wooden pole or wall

NMS043-MDM-U/E Included Items

NMS043	Base NMS043 system
COM-RV50-DC-U/E	4G Sierra Wireless modem
COM-ANT-HG	2 x high gain antennas
621.0109	CAT5 network cable, 1.5 ft (46 cm)
User supplied	SIM card with data and messaging plan

NMS043-OPT1-MDM-U/E Included Items

NMS043-MDM-U/E	Base NMS043 system with modem
EPS043-OPT1	Option to mount EPS043 to wooden pole or wall

Optional Accessories

EPS043-BAND	Stainless steel security band for EPS043
426A12-NPT	Connecting pipe for 426A12 to TRP019/20 (1½"x27" ISO 228-1 to NPT thread adapter)
SWW-DNA-NT-CS	NoiseTutor option to add continuous sound recording
SWW-DNA-NT-EV	NoiseTutor option to add event processing. Requires SWW-DNA-NT-CS for event sound recording

Related Products

TRP019	Aluminum tilt-down pole, 17 ft (5.2 m)
TRP020-10	Portable, heavy duty tripod, 10 ft (3 m)
TRP020-15	Portable, heavy duty tripod, 15 ft (4.6 m)
TRP020-20	Portable, heavy duty tripod, 20 ft (6 m)

Compliance

IEC 61672-1 (2002) Class 1 and ANSI S1.4-2014
IEC 61010-1 (2001) Safety
CE

Part number -U configured for US cellular service and -E for Europe and rest of world.



3425 Walden Avenue, Depew, NY 14043-2495 USA

Phone 716-926-8243

Toll-Free in USA 888-258-3222

Fax 716-926-8215 E-mail sales@larsondavis.com

Web Site www.larsondavis.com

ISO 9001 CERTIFIED

© 2016 PCB Group, Inc. In the interest of constant product improvement, specifications are subject to change without notice. PCB, and ICP are registered trademarks of PCB Group Inc., SoundTrack LXT, Spark and Blaze are registered trademarks of PCB Piezotronics, Inc. HV Manager is a trademark of PCB Piezotronics, Inc. All other trademarks are property of their respective owners.

LD-NMS043-0616

Printed in U.S.A.

For environmental noise monitoring and building acoustics, **Larson Davis** offers a full line of instruments, accessories and software. For personal noise and vibration exposure monitoring, Larson Davis complements this with sound level meters, personal noise dosimeters, human vibration meters, audiometric calibration systems and hearing conservation programs.

Visit www.larsondavis.com to locate your nearest sales office

Construction Management Plan

12.0 Enforcement

A City Construction Manager will be assigned to the project. The City Construction Manager will conduct random site visits to determine if the project is following the approved CMP and the City requirements. The officer is not intended to take the place of the City of Aspen Building Inspector.

The City of Aspen will enforce construction mitigation as follows:

1. The first corrective action is a verbal warning and explanation of the violation with time frame for correction
2. The second corrective action is a written warning or correction notice with time frame for compliance
3. The 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 maximum penalty of up to a year in jail and/or a fine of up to \$2,650 for each violation. Each day a violation continues is a separate offense determined by the municipal court.

The Construction Mitigation Officer will complete construction inspection reports. All reports are public and will be kept in the City Engineering Asset Management Department.