



RECORD COPY of ASI-023, included as
6 of 6 ASIs for reference with SPA-03

PROJECT NAME:	One River Run (Kindred) 75 Hunki Dori Ct. Keystone, CO 80435	ASI #:	023	<input checked="" type="checkbox"/> OWNER <input checked="" type="checkbox"/> ARCHITECT <input type="checkbox"/> CONSULTANT <input checked="" type="checkbox"/> CONTRACTOR <input type="checkbox"/> FIELD
PROJECT #:	117033	DATE OF ISSUANCE:	05/28/2024	
OWNER:	One River Run Acquisition Keystone Investments, LLC 132 West Main Street, Suite D Aspen, CO 81611	ARCHITECT:	OZ Architecture, Inc.	
		TO CONTRACTOR:	PCL Construction Services, Inc	
		CONTRACT FOR:	GMP/Building Permit Resubmittal	
		CONTRACT DATED:	September 23, 2021	

The work shall be carried out in accordance with the following supplemental instructions issued in accordance with the Contract Documents without change in Contract Sum or Contract Time. Proceeding with the Work in accordance with these instructions indicates your acknowledgement that there will be no change in the Contract Sum or Contract Time.

DESCRIPTION: This ASI provides an updated Civil drawing to confirm removal of an existing light pole in the vicinity of the detention basin serving the adjacent Red Hawk property in the SE corner of the project. This issue was initially addressed by the Design Team in response to RFI-01226 on 4/26/2024.

During processing of the RFI, the Lighting Consultant noted that the pole light in question was not included in the approved photometric calculations. This is supported by Sheet LT-001 (Overall Site Photometric Plan) which is attached for reference. Discussions with both the newly formed Town of Keystone Community Development Department and the KNC indicated support for its removal, so long as the adjacent sidewalk is fully snow melted. OZ can confirm that to be the case per the approved Site Plan on file. Further support for removal, rather than relocation of the light pole in question is based on the fact that it is not shown on the approved Photometric Plan. This is because, as noted by the Lighting Designer in the RFI response, it was not included in the photometric calculations which are the basis of previous AHJ approvals, thus compliant site lighting is provided for the entire project without it.

ATTACHMENTS:

One (1) full size, revised Civil Sheet; C-102.

One (1) full size Lighting Plan (previously approved) provided for reference only; LT-001.

ISSUED BY: Tim Ross, Senior Project Architect

OZ ARCHITECTURE INC.

REQUEST FOR INFORMATION

Project Name: KINDRED RESORT

RFI: RFI-01226 Revision: 0

Project #: 5002104

Light Pole Relocation

Kindred Resort @ Keystone
RFI-.1226 Revision 0
response issued_04/26/2024

RFI Date	Due Date	Status	Priority (days)	Subcontractor RFI #
4/16/2024	4/19/2024	Open	Urgent	

RFI Participants

Assigned to: Tim Ross OZ Architecture, Inc.
Initiated by: Ryan M Bell PCL Construction Services, Inc.
Coordinated by: Ryan M Bell PCL Construction Services, Inc.
Answered by: OZ Architecture, Inc.

Question

[Submitted: 4/16/2024 by Ryan M Bell, PCL Construction Services, Inc. Rev #0]
 Per RFI-132. the existing light pole on the East side of the property was noted as being relocated 5' East from its current location. At this time, PCL has begun staking and surveying the area to prep for site hardscapes and it was established that if the pole is to relocate 5' East that it would be installed within the boulder wall and right on the project's property line. Due to this issue, PCL proposes to either relocate the light pole roughly 8' North and 5' East from its current position or if acceptable, remove the light pole entirely.
 Please advise if it is acceptable to relocate the light pole 8' North and 5' East or remove the light pole in its entirety.
Reason: Location Conflict
Cost Impact: Additional conduit and cable to relocate light pole further away from intended conflict location.

Proposed Solution

Answer

Answered date:

Cost impact? Yes - TBD

Schedule impact? Yes - TBD

Related RFI: RFI-00132.0

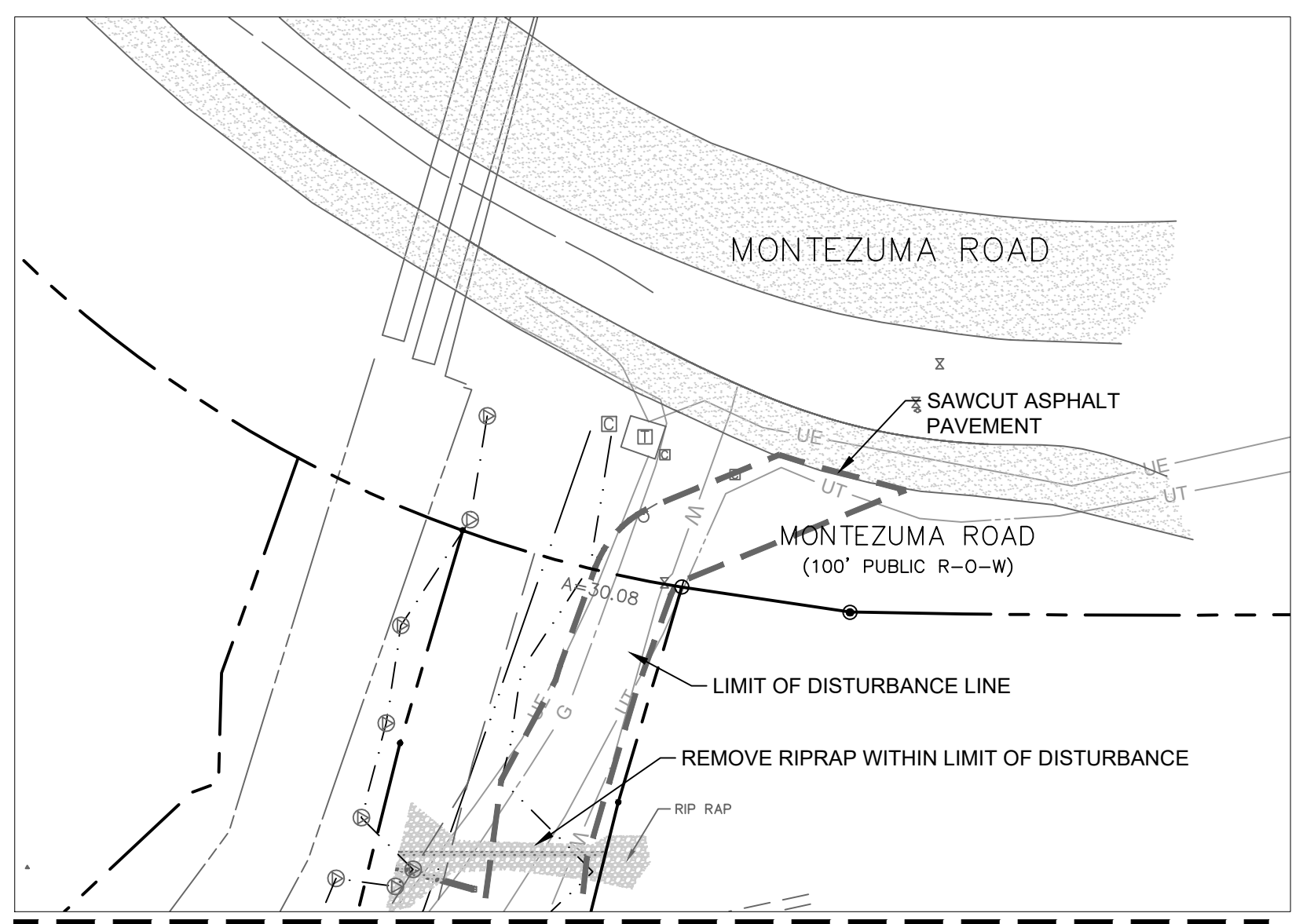
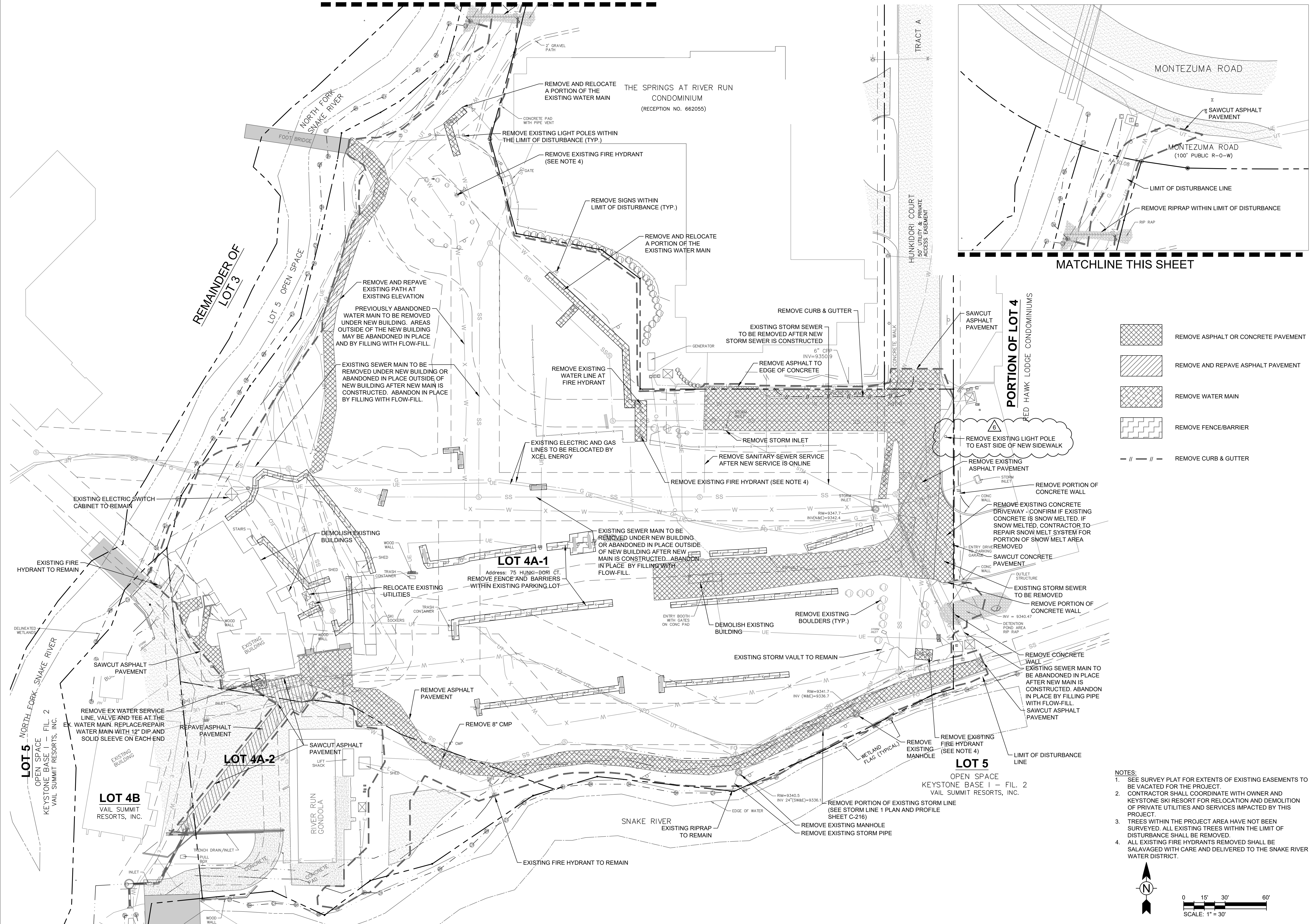
Attachments included:

Attachments included: Light Pole Relocation.pdf





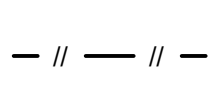
Lighting consultant has noted existing light poles is outside their scope and not included in the photometric calculations. OZ recommends to remove light in its entirety.

Ruth Dejene, OZ Architecture 04/26/2024

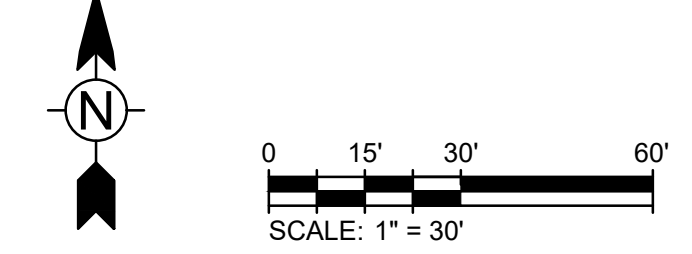
MATCHLINE THIS SHEET



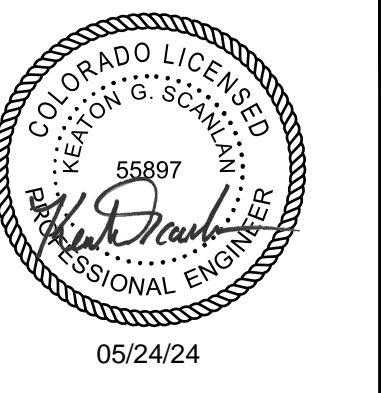
MATCHLINE THIS SHEET

-  REMOVE ASPHALT OR CONCRETE PAVEMENT
-  REMOVE AND REPAVE ASPHALT PAVEMENT
-  REMOVE WATER MAIN
-  REMOVE FENCE/BARRIER
-  REMOVE CURB & GUTTER

- NOTES:
- SEE SURVEY PLAT FOR EXTENTS OF EXISTING EASEMENTS TO BE VACATED FOR THE PROJECT.
 - CONTRACTOR SHALL COORDINATE WITH OWNER AND KEYSTONE SKI RESORT FOR RELOCATION AND DEMOLITION OF PRIVATE UTILITIES AND SERVICES IMPACTED BY THIS PROJECT.
 - TREES WITHIN THE PROJECT AREA HAVE NOT BEEN SURVEYED. ALL EXISTING TREES WITHIN THE LIMIT OF DISTURBANCE SHALL BE REMOVED.
 - ALL EXISTING FIRE HYDRANTS REMOVED SHALL BE SALVAGED WITH CARE AND DELIVERED TO THE SNAKE RIVER WATER DISTRICT.



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BRECKENRIDGE, COLORADO 80424
PHONE: (970)453-6394

ONE RIVER RUN
75 HUNKIDORI CT.
KEYSTONE, CO 80435

PROJ. NO. 23526-20001
DRAWN: KGS
CHECKED: CDD
APPROVED: CDD
DATE: 2021-12-17
05/24/24 - ASI - 023

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ONE RIVER RUN
ISSUED FOR:
GMP/BUILDING PERMIT
RESUBMITTAL

SHEET TITLE:
DEMOLITION PLAN

SCALE: 1" = 30"
SHEET NUMBER

C-102

5/24/2024 3:32:36 PM - O:\PROJECTS\BRECKENRIDGE\23526\2000-23526-20001\CAD\SHETS\FILES\C102 DEMOLITION PLAN.DWG - KONDO, ETHAN



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Superior, Colorado 80027
phone 720.441.4020
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ONE RIVER RUN
75 HUNKI DORIC CT.
KEYSTONE, CO 80435

PROJ. NO. 117033.00
DRAWN: KNC
CHECKED: KNC
APPROVED: KNC
DATE: 2021-12-17
RFI 170 02/10/23 RFI 180

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ONE RIVER RUN

ISSUED FOR:
GMP / BUILDING PERMIT
RESUBMITTAL

SHEET TITLE:
PARKING GARAGE LEVEL SITE
PHOTOMETRIC PLAN - OVERALL

SCALE: 1/16" = 1'-0"
SHEET NUMBER

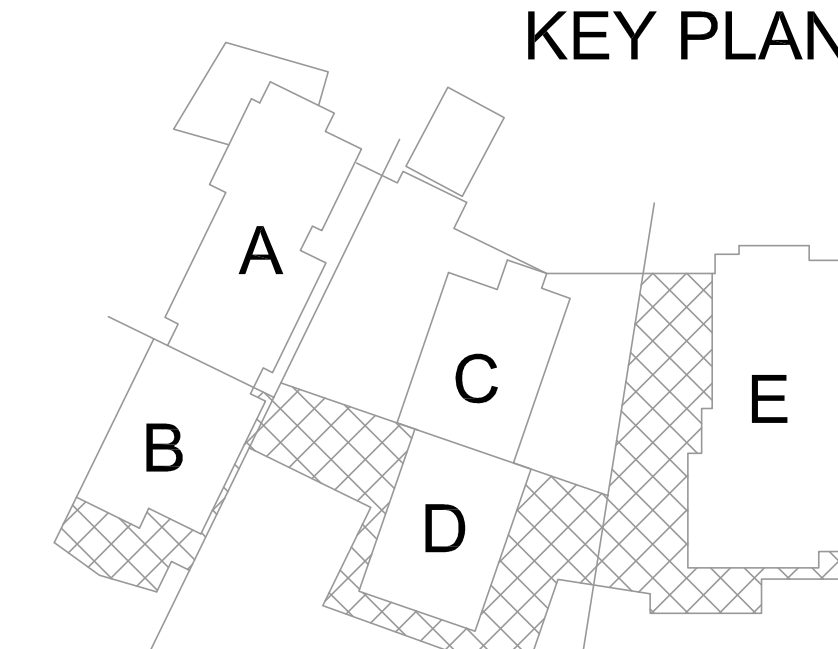
LT-001

Symbol	Qty	Tag	Manufacturer	Description	LLF	Lum. Watts	Lum. Lumens	Mounting Height AFF
⊙	4	E2	USAI LIGHTING	B4RAF-25-9G1-27KH-40-S	1.000	9	488 DELIVERED	REFER TO PLANS
⊙	11	E2W	USAI LIGHTING	B4RAF-25-16G1-27KH-40-S	1.000	16	779 DELIVERED	REFER TO PLANS
⊙	8	E1	LUMCA	CCP0406 36LED 05 60W L5S 30K 12	1.000	60	8861	12'-0"
⊙	10	E2	GARDCO	PBL-42-14L-100-WW-G2-3-UNV-*	1.000	6.1	492 DELIVERED	3'-6"
⊙	10	EM2	BK LIGHTING	MN-LED-e68-FL-12-B	1.000	7	467 DELIVERED	REFER TO PLANS
⊙	45	EST1	PIL	071419	1.000	7	250	REFER TO PLANS
⊙	35	EW1	MODERN FORMS	WS-W41912-BK	1.000	15	902 DELIVERED	REFER TO PLANS
⊙	12	EW2A	ILP	SWP-2L-U-30-IDA	1.000	20	2465	REFER TO PLANS
⊙	73 LAMPS	EX1	PRIMUM LIGHTING	DSW-36-120-PLD-G16-5F-2W-27K-DSC10	1.000	2	200	10'-0"

*CONTRACTOR TO REFER TO ARCHITECTURAL EXTERIOR ELEVATIONS FOR MOUNTING HEIGHTS FOR FACADE MOUNTED LUMINAIRES

Calculation Summary		Units	Avg	Max	Min	Avg/Min	Max/Min
LEVEL P1 SITE	Fc	1.82	13.3	0.0	N.A.	N.A.	N.A.
LEVEL P1 BEYOND PROPERLY LINE	Fc	0.02	1.4	0.0	N.A.	N.A.	N.A.

LIGHTING NOTE:
1) ANY PROPOSED LIGHTING FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC ROW, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S LIGHTING STANDARD FOR DISABILITY GLARE.
2) ALL PROPOSED LUMINAIRES ARE DARK SKY COMPLIANT AND LED SOURCES WITH NO BACKLIGHT AND UPLIGHT.
*EXCEPTION TO DARK SKY ARE STAKE MOUNTED TREE LIGHTING THAT WILL NOT AIM ABOVE 60 DEGREES NADIR NOR FUTURE HOLIDAY LIGHTING AT GFCI OUTLETS WITHIN LANDSCAPE.



1 PARKING GARAGE SITE PHOTOMETRIC PLAN - OVERALL
1/16" = 1'-0"