312 W Hyman Ave_0014-2024-BRES_BuildingComment1_Markup Summary

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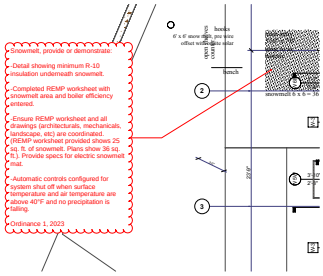

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See A101 Architectural Site Plan
* Plans show 6'x 6' = 36 sq. ft of snowmelt
* REMP will match
* Assembly F2 on Page A600 shows 2" Polyiso Rigid insul, R-13
* Spec calls for Warmup WSMM Snowmelting Mats at entry
* Spec calls for Melting Controller, sensor controled to activate the heating elements.

Snowmelt, provide or demonstrate:

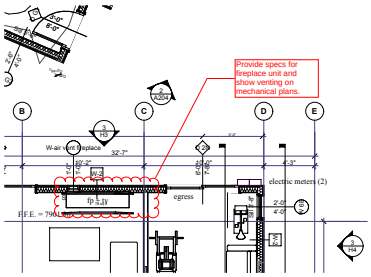
-Detail showing minimum R-10 insulation underneath snowmelt.

-Completed REMP worksheet with snowmelt area and boiler efficiency entered.

-Ensure REMP worksheet and all drawings (architecturals, mechanicals, landscape, etc) are coordinated. (REMP worksheet provided shows 25 sq. ft. of snowmelt. Plans show 36 sq. ft.). Provide specs for electric snowmelt mat.

-Automatic controls configured for system shut off when surface temperature and air temperature are above 40°F and no precipitation is falling.

Ordinance 1, 2023



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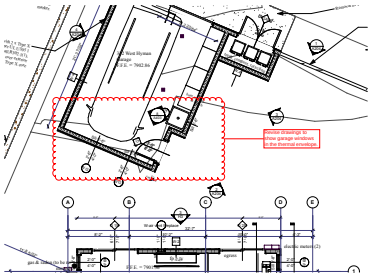
See A103 Main Level. This is an electric fireplace. Expedited review as per AHJ. Vent was a placeholder for HPC and has been removed as no makeup air is needed. All electric remodel.

Provide specs for fireplace unit and show venting on mechanical plans.



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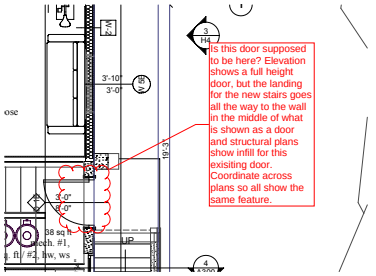
See A103 Main Level

Garage windows shown, above the cut plane, but show "symbolically"

Revise drawings to show garage windows in the thermal envelope.



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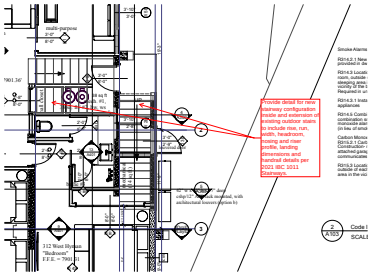
See A103 D1E. This residence was built in the 1950's. We have reversed the operation of the door. This is not the front door. This is no longer a city or private duplex. The main entry is on the West. This is a secondary access to mechanical. from the stair landing (interior), the door will not be visible from the interior stairs.

Is this door supposed to be here? Elevation shows a full height door, but the landing for the new stairs goes all the way to the wall in the middle of what is shown as a door and structural plans show infill for this exisiting door. Coordinate across plans so all show the same feature.



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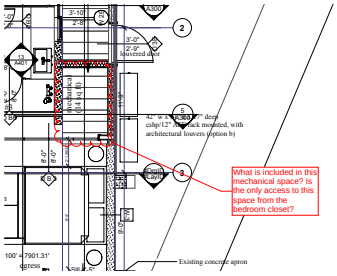
See A111 Exterior Stairs Enlarged. The exterior stairs were built by the City of Aspen. Jeff Pendarvis, Capital Assets. 0112.2012.AGGR. there is no chang e to the rise or run, only a move of the existing treads to the North . See new sheet documenting the stairs as per currently adopted I-codes. As per the City of Aspen Capital Assets and HPC/Historic Modern programme.

Provide detail for new stairway configuration inside and extension of existing outdoor stairs to include rise, run, width, headroom, nosing and riser profile, landing dimensions and handrail details per 2021 IBC 1011 Stairways.



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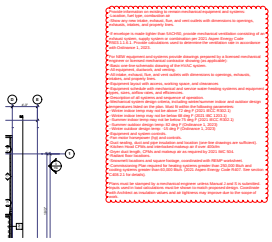
A103 Main Level Proposed. Yes.
This may be communications/networking.
This is an all electric remodel of a 1950's Historic Modern Chalet.
Double Type X 5/8" gyp is specified above all mechical closets
(providing accoustic and fire protection.

What is included in this mechanical space? Is the only access to this space from the bedroom closet?



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MEP.

Blower Door test and infrared images of envelope available. Completed Blower Door test (pre construction) February 20, 2022 “Energy Smart Colorado”. This is a leaky 1950’s home. the ACH is 1.05. The remodel, in accordance with the constriants of the aspen modern programme is aiming to address the cavity concerns, the penetrations (including abandoned penetrations) and new fenestration where permissable under the conditions of approval by the HPO and HPC.

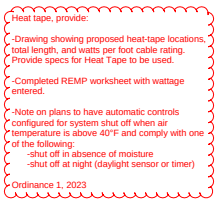
Blower Door test available, infrared photos available.

A blower door test will performed post construction.

Provide information on existing to remain mechanical equipment and systems:
-Location, fuel type, combustion air
-Show any new intake, exhaust, flue, and vent outlets with dimensions to openings, exhausts, intakes, and property lines.

-If envelope is made tighter than 5ACH50, provide mechanical ventilation consisting of an exhaust system, supply system or combination per 2021 Aspen Energy Code R503.1.1.6.1. Provide calculations used to determine the ventilation rate in accordance with Ordinance 1, 2023.

For NEW equipment and systems provide drawings prepared by a licensed mechanical engineer or licensed mechanical contractor showing (as applicable):
-Basic one-line schematic drawing of the HVAC system.
-All equipment, ductwork, and venting.
-All intake, exhaust, flue, and vent outlets with dimensions to openings, exhausts, intakes, and property lines.
-Equipment layout with access, working space, and clearances
-Equipment schedule with mechanical and service water-heating systems and equipment types, sizes, airflow rates, and efficiencies.
-Description of all systems and sequence of operation.
-Mechanical system design criteria, including winter/summer indoor and outdoor design temperatures listed on the plan. Must fit within the following parameters:
--Winter indoor temp may not be above 72 deg F (2021 IECC R302.1)
--Winter indoor temp may not be below 68 deg F (2021 IBC 1203.1)
--Summer indoor temp may not be below 75 deg F (2021 IECC R302.1)
--Summer outdoor design temp: 82 deg F (Ordinance 1, 2023)
--Winter outdoor design temp: -15 deg F (Ordinance 1, 2023)
-Equipment and system controls.
-Fan motor horsepower (hp) and controls.
-Duct sealing, duct and pipe insulation and location (one-line drawings are sufficient).
-Kitchen Hood CFMs and



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MEP
City of Aspen, Jeff Pendarvis, Capital Assets installed heat tape in all East gutters. East heat tapes is preexisting condition of the home.

Will provide calcs for West gutters as part of MEP.

See MEP cut sheets.

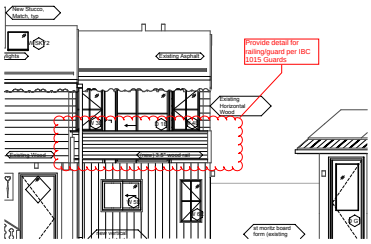
Heat tape, provide:

-Drawing showing proposed heat-tape locations, total length, and watts per foot cable rating. Provide specs for Heat Tape to be used.

-Completed REMP worksheet with wattage entered.

-Note on plans to have automatic controls configured for system shut off when air temperature is above 40°F and comply with one of the following:
-shut off in absence of moisture
-shut off at night (daylight sensor or timer)

Ordinance 1, 2023



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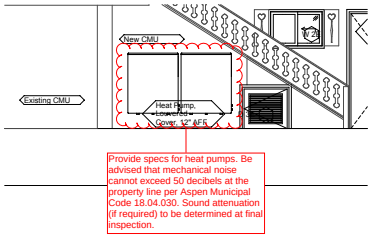
See assemblies on A600 and A111 new stairways and railings/guards enlarged as per elevation: 36" high t&g railing/ guard, as per 1015 Guards
1607.9.1.1 concentrated load of 200# as per struct
1607.9.1.2 guard and handrail and top rail designed to withstand 50# concentrated load.
36" to top of &g + 1"= for residence guard height exceeds 34" top- is wood to match t&g

Provide detail for railing/guard per IBC 1015 Guards



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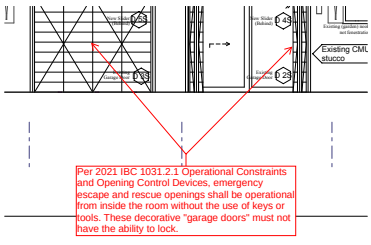
Cut sheets and manual J provided.

Mitsubish units specified in 2021 when submitted to COA are at 45 dBA. Submitted and approved as part of three HPC reviews and resolutions. 42" w x 51" h x 17" deep cshp/12" AFF rack mounted, with architectural louvers. See A101 for City of Apen HPC approved location.

Provide specs for heat pumps. Be advised that mechanical noise cannot exceed 50 decibels at the property line per Aspen Municipal Code 18.04.030. Sound attenuation (if required) to be determined at final inspection.



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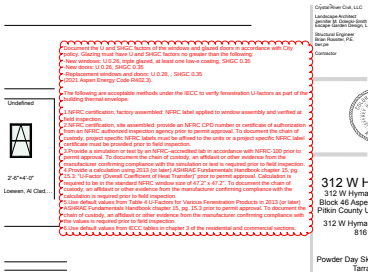
These are shutters as depicted. They do not lock. They are habitable spaces. The shutters are operable from the interior and exterior. The shutters are to be open when the habitable spaces are occupied.

The egress from the bedrooms includes two egress points 1) To the interior of the residence and 2) through the Loewen Glass/Aluminum doors (tempered as per schedule). Conforms with Section 1031. Egress to exterior, no locking HW in shutters.

The shutters do not lock, they are decorative shutters. As per contract with COA. In accordance with three HPC resolutions.

Per 2021 IBC 1031.2.1 Operational Constraints and Opening Control Devices, emergency escape and rescue openings shall be operational from inside the room without the use of keys or tools. These decorative "garage doors" must not have the ability to lock.



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Please see the door and windows schedule on A500 and A501. Please see AWD and Glass Guru proposals from contractor

We have no desire to continue with 1950's single pane. Existing does not meet read VT, SHGC, U-Value, etc.

Existing contributes to ACH of 1.05.

Replace existing single pane windows. With new double glazed IGU with dark spacer as per HPO staff and HPC resolutions.

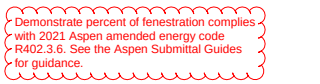
Please read approvals for new windows to be Low E, Loewen's typ.

Please see schedule.

Document the U and SHGC factors of the windows and glazed doors in accordance with City policy. Glazing must have U and SHGC factors no greater than the following:
-New windows: U 0.26, triple glazed, at least one low-e coating, SHGC 0.35
-New doors: U 0.26, SHGC 0.35
-Replacement windows and doors: U 0.28, , SHGC 0.35 (2021 Aspen Energy Code R402.3).

The following are acceptable methods under the IECC to verify fenestration U-factors as part of the building thermal envelope:

1.NFRC certification, factory assembled: NFRC label applied to window assembly and verified at field inspection.
2.NFRC certification, site assembled: provide an NFRC CPD number or certificate of authorization from an NFRC authorized inspection agency prior to permit approval. To document the chain of custody, project specific NFRC labels must be affixed to the units or a project specific NFRC label certificate must be provided prior to field inspection.
3.Provide a simulation or test by an NFRC–accredited lab in accordance with NFRC-100 prior to permit approval. To document the chain of custody, an affidavit or other evidence from the manufacturer confirming compliance with the simulation or test is required prior to field inspection.
4.Provide a calculation using 2013 (or later) ASHRAE Fundamentals Handbook chapter 15, pg. 15.3: "U-Factor (Overall Coefficient of Heat Transfer)" prior to permit approval. Calculation is required to be in the standard NFRC window size of 47.2" x 47.2". To document the chain of custody, an affidavit or other evidence from the manufacturer confirming compliance with the calculation is required prior to field inspection.
5.Use default values from Table 4 U-Factors for Various Fenestration Products in 2013 (or later) ASHRAE Fundamentals Handbook chapter 15, pg. 15.3 prior to permit approval. To document the chain of custody, an affidavit or other evidence from the



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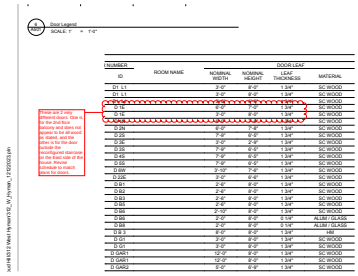
Please see the door and windows schedule on A500 and A501. Please see AWD and Glass Guru proposals from contractor

Demonstrate percent of fenestration complies with 2021 Aspen amended energy code R402.3.6. See the Aspen Submittal Guides for guidance.



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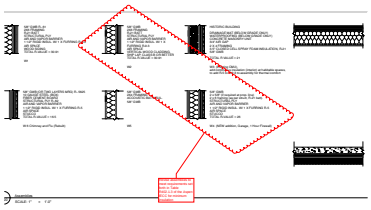
See A500 and A501. Schedule updated, plan and elevations updates. Material updated.
Two houses are modelled- existing and proposed for HPC approvals, hence dupslicates, resolved.

These are 2 very different doors. One is for the 2nd floor balcony and does not appear to be all wood as stated, and the other is for the door outside the reconfigured staircase on the East side of the house. Revise schedule to match plans for doors.



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Assemblies updated as per code updates post submittal

Revise assemblies to meet requirements set forth in Table R402.1.3 of the Aspen IECC for minimum insulation

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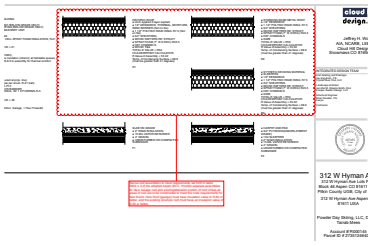

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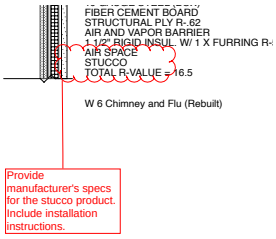
File Name: 90. Arch Sheets.pdf 0112.2012.AGGR.

See A600. Assemblies meet or exceed updated ICC code adoptions. We started the approvals with HPC/HPO prior to code updates. We will meet and exceed IECC 2021 assemblies and run a blower door test again at completion.

Revise roof assemblies to meet requirements set forth in table R402.1.3 of the adopted Aspen IECC. Provide separate assemblies for New Garage roof and existing/alteration portion of roof unless all areas of roof are to be constructed to meet the code requirements for New Roofs. New Roof (garage) must have insulation value of R-60 or better, and the existing structure roof must have an insulation value of R-49 or better.



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New stucco specifications and installation as per sub-contractor.

Provide manufacturer's specs for the stucco product. Include installation instructions.

Provide U-factor (min. .50 for alterations)and SGHC (.35 for all glazed fenestration) for skylight per table R402.1.2 & R402.1.3 in the adopted Aspen IECC.

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A601 and See Architectural Windows and Doors (AWD) and Glass Guru cut sheets as per window, door and skylight schedule

Provide U-factor (min. .50 for alterations)and SGHC (.35 for all glazed fenestration) for skylight per table R402.1.2 & R402.1.3 in the adopted Aspen IECC.

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90. Elec Sheets.pdf (1)

Provide Electrical plans per the Single Family Submittal Guide:

Provide location and size of all panel boards, electric service, service disconnect, and transformers with clearances

Panel board schedule

Receptacles, switches, circuits

Heat tape locations, heat tape rating (w/ft), length of heat tape, total wattage, controls

Grounding and bonding

Electrical load calculations per NEC

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Please see RCPs provided for SFR. A110 Main Level RCP
A111 Second Level RCP
A-E101 Architectural Loads

Existing COA 300 Amp service updated to a single family residence with 400 amp service. All electric.

See 0112.2012.AGGR. for existing heat tape and existing roof. heat tape planned for East downspouts as new gutters for health safety at East entry. city provided approximately 32 linear feet of downspouting heat on the east. we are adding one linear downspout of approximately 16' on the west.

Provide Electrical plans per the Single Family Submittal Guide:

Provide location and size of all panel boards, electric service, service disconnect, and transformers with clearances

Panel board schedule

Receptacles, switches, circuits

Heat tape locations, heat tape rating (w/ft), length of heat tape, total wattage, controls

Grounding and bonding

Electrical load calculations per NEC

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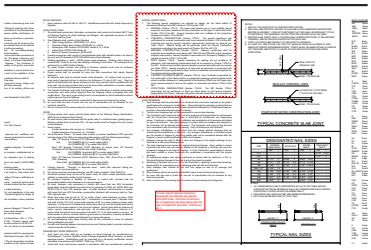

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Provided with submittal by contractor and PE.

Provide signed Special Inspection Agreement and identify the special (structural steel, concrete construcion, etc.) inspections required along with the type of inspection (periodic, continuous, etc.)