

*Subject :* Crystal City Square Block  
Meeting with Arlington County Building Official

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*Date :* January 15, 2019

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*Time:* 2:00 PM

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Minutes prepared by: Morgan J. Hurley, P.E., FSFPE

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## 1.0 Attendees

The following persons were present:

Mr. Shahriar Amiri, Chief Building Official, Arlington County  
Ms. Elizabeth Wells, Arlington County  
Ms. Carolyn Majowka, Arlington County (via teleconference)  
Mr. Brian Gafney, Gensler  
Mr. Andrew Van Horn, JBG Smith  
Mr. Clyde McGraw, JBG Smith  
Mr. Taylor Lawch, JBG Smith  
Ms. Amy Navabi, JBG Smith  
Mr. Morgan Hurley, Jensen Hughes

## 2.0 Discussion

The primary purpose of the meeting was to discuss Arlington County's comments on the Crystal Square Block redevelopment (permit #B1802993 CADD 6607; copy of comments are attached).

### 2.1 COMMENT #13

Comment #13 was as follows:

*"You need to provide 3 ways/directions for exit discharge from this plaza level. You have one direction within this property, any other appears to have to cross property lines at exit discharge to get to the public way. Note the submitted code modification id (sic) for parking levels only. Also note, other projects, shown for information on this plan, require crossing property lines for discharge."*

The new theater is located on the 1550 Crystal Drive lot. The theater requires three exits because the occupant load on the theater's "level 2" (which roughly aligns with the Crystal Square Plaza level) is 741. The theater has four exits: a main exit that discharges directly to Crystal Drive, and three exits that discharge onto the plaza. VCC 1027.2 requires that the main exit accommodate half of the occupant load (371 occupants); the remaining half (371 occupants) discharges onto the plaza. Adding the additional occupant load from the plaza, the plaza occupant load will be less than 500.

VCC section 1021.1 requires that the “required number of exits ... shall be maintained until arrival at grade or a public way.” There is only one exit from the 1550 Crystal Drive lot available without crossing property lines. This is an existing condition.

Mr. Hurley suggested exit discharge onto the plaza is equivalent to exit discharge “at grade” since (1) the plaza slab is 3-hour rated, and the code recognizes three-hour horizontal assemblies as separating buildings (see VCC 510.2); (2) the plaza, which was used as a park, previously had one exit available without crossing lot lines, and the addition of the theater removes occupant load from the plaza, and (3) the capacity of the single exit from the 1550 Crystal Drive lot is being increased as part of the renovation project.

Mr. Amiri disagreed. Collectively, Mr. Amiri and JBG Smith identified two options for resolving comment #13:

- + Combine the 1550 Crystal Drive and 1770 Crystal Drive lots via subdivision. With the lots combined, access to additional exits from the plaza would be available to theater occupants without crossing property lines. Combining the lots would also provide flexibility in the future if new buildings or building additions are planned. A “condominium” arrangement could be established for the buildings on this combined lot.
- + Relocate the lot line that separates the 1550 Crystal Drive and 1770 Crystal Drive lots so that a new stair (which is presently shown on the 1770 Crystal Drive lot) is on the 1550 Crystal Drive lot. The new stair would also be moved to the northeast to minimize the impact on the building located on the 1770 Crystal Drive lot.

Mr. Amiri and the design team discussed a few details associated with the second option. Specifically, in locations where the lot line is less than 20’ from the north facade of the building located on the 1770 Crystal Drive lot, a one hour rating is required (which could be provided by using one-hour rated glazing.) Additionally, VCC section 1026.5 requires a 10’ fire separation distance from exterior stairs unless exterior walls of the adjacent building are protected in accordance with VCC section 705. Mr. Amiri stated that he would consider allowing a partial height, one-hour rated wall that separates the stair from 1770 Crystal Drive as an alternative method of compliance to providing the one hour rated glazing assembly on 1770. The wall height above the walking surface was also discussed, and could perhaps be as low as handrail height; however, Mr. Amiri said that he would like to consider this further before making any commitments. A code modification would be required to document any deviations from the strict letter of the code.

## 2.2 COMMENT #31

Comment #31 stated, in part, the following:

*“Exterior exit stairs need protection from the elements”*

There are several exterior stairs on the Crystal Square Block. Mr. Hurley noted that while Arlington County has typically required exterior stairs to have weather protection (e.g., a cover or slab heating), the Crystal Square Block differs from typical exterior exit access in that a large part of the plaza level – which is open to the elements – is required for egress. It makes no sense to provide weather protection of exterior exit stairs when the remainder of the plaza level would not have weather protection.

Mr. Hurley suggested providing a snow and ice maintenance plan in accordance with Virginia Statewide Fire Prevention Code (VSFPC) section 1030.3. Specifically, JBG Smith has a comprehensive snow removal plan in place for the plaza, and this snow removal plan includes the stairs.

JBG Smith’s team of 55 in-house technicians are on call 24x7 during snow events to pre-treat and remove snow and ice as it falls. The in-house technicians perform snow removal and spread ice melt on all pedestrian walkways (sidewalks, egress walkways, plaza walkways, stairs, etc.). They are equipped with a large arsenal of tractors, snow blowers, spreaders, power sweepers and shovels. JBG Smith pre-purchases \$45K of ice melt each fall and stores it onsite for use during the winter. JBG Smith assigns two property managers to monitor and inspect all pedestrian walkways and vehicle passageways during and after each snow event. They are responsible for making sure all areas are properly cleared and treated, and that all sidewalks have clear ADA access to the crosswalks. JBG Smith will

assign staff to make sure that the egress stair, as well as all other pedestrian and ADA pathways on both private and public ROW are clear of snow and ice at all times.

Mr. Hurley noted that JBG Smith's snow removal plan was tested during the preceding weekend, during which approximately 12" of snow fell in Arlington.

Mr. Amiri stated that he would consider the request.

### 2.3 COMMENT #53

Comment #53 stated, in part, the following:

*"CS4 exterior stair - also required to be minimum 10' from CS2 property line - it is not where line is going diagonal?"*

Mr. Gafney stated that the location of the property line will be returned to the original locations on the plaza level to satisfy this requirement and not adversely affect the proposed alteration.

### 2.4 COMMENT #11

Comment #11 was as follows:

*"Egress this level [G1] crosses property lines. Code modification to permit crossing property lines is specific to only the parking levels."*

Mr. Hurley noted that the G1 level (which is a covered mall) is presently subdivided by multiple lot lines. Mr. Hurley stated that it has been his understanding since 2016 that Mr. Amiri accepted this condition, provided that more people were not required to cross lot lines on this level as a result of the redevelopment project.

Mr. Amiri confirmed that Mr. Hurley's understanding is correct.

A code modification request will be prepared to document this understanding. Drawings will be provided to show that more people are not required to cross lot lines on this level as a result of the redevelopment project.

### 2.5 COMMENT #14

Comment #14 was as follows:

*"See comment on overall egress plan this level. From the plan your terrace does not seem to egress as shown. In addition it becomes a really long deadend for the building exiting off this roof deck."*

This comment pertains to the area that is between the north facade of the new theater and the south facade of the existing building located on the 1550 Crystal Drive lot. This area only has access to one exit. The theater and the existing building located on the 1550 Crystal Drive lot are "buildings on the same lot" per VCC 705.3. An imaginary line is drawn between the buildings for purposes of determining required exterior wall protection.

Mr. Amiri agreed that the provisions of VCC 1018.4, exception 3 could be applied to the area. Specifically, the distance from the point at which occupants have a choice of two exits (which is the northwest corner of the theater) to the easternmost point that people on the plaza level can access cannot exceed 2.5 times the "width" of the space. The "width" of the space is the distance between the north facade of the new theater and the south facade of the existing building located on the 1550 Crystal Drive lot.

### 3.0 Action Items

<i>Item #</i>	<i>Responsible Party</i>	<i>Description</i>	<i>Discussion</i>
1	JBG Smith	Consider whether the 1550 Crystal Drive lot and the 1770 Crystal Drive lot can be combined.	
2	Mr. Shahriar Amiri	Consider the minimum height of the wall that he would permit for the wall that separates the stair that would be on the 1550 Crystal Drive lot from 1770 Crystal Drive.	
3	Jensen Hughes	Prepare a code modification request to document the height of the wall that separates the stair that would be on the 1550 Crystal Drive lot from 1770 Crystal Drive.	This is only applicable if the 1550 Crystal Drive and 1770 Crystal Drive lots are not combined.
4	Mr. Shahriar Amiri	Consider whether a snow and ice maintenance plan in accordance with VSFPC section 1030.3 will be acceptable for protection of exterior stairs.	
5	Jensen Hughes	Prepare a code modification request to document the agreement that egress across property lines on the G1 level is acceptable provided that more people do not need to cross property lines as a result of the renovation project.	
6	Gesnler	Upon resolution to the items listed above, update the documents to reflect the changes in the next round of permit comments.	

END OF MINUTES



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11/27/2018

## COMMERCIAL ADDITION PLAN REVIEW – Department Review In Progress

**Permit #:** B1802993  
**Project ID:** CADD-6607  
**Address:** 1550 CRYSTAL DR

### Reviewer Information by Department

Department	Reviewer ID	Reviewer Name	Email Address	Decision
Bike Review	MMCMAHON	Melissa McMahan	Mmcmahon@arlingtonva.us	Rejected
Environmental Services	SBLUE	Samantha Blue	Sblue@arlingtonva.us	Approved
Garage/Parking Review	BOBIKOYA	Bridget Obikoya	bobikoya@arlingtonva.us	Rejected
ISD - Commercial Building	CMAJOWKA	Carolyn Majowka	Cmajowka@arlingtonva.us	Rejected
ISD - Electrical	SNOLAN	Sylvia Nolan	snolan@arlingtonva.us	Approved
ISD - Energy	LBASKERVILLE	Linda Baskerville	Lbaskerville@arlingtonva.us	Rejected
ISD - Fire	JDMARTIN	Jim Martin	JDMartin@arlingtonva.us	Rejected
ISD - Mechanical	FCROWELL	Fredrick Crowell	Fcrowell@arlingtonva.us	Approved
ISD - Plumbing	JHEMPHILL	James Hemphill	Jhemphill@arlingtonva.us	Rejected
ISD - Structural	EELMAGRABY	Emad Elmagraby	eelmagraby@arlingtonva.us	Rejected
Zoning	KKALAHA	Kimberly Kalaha	kkalaha@arlingtonva.us	Rejected

### Project and Document Comments

Department	Sheet	Reviewer	Comment
Bike Review	0G1-01-03 - GENERAL PROJECT INFORMATION	MMCMAHON	The site plan conditions for this project SP 90, Central District Retail Phase 1, do not use ratios for the bike parking numbers in both Conditions #19B.9 and #24. Therefore the bicycle calculation is not necessary on



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			<p>this sheet since those numbers do not apply. It would be more helpful have a table that lists required bike parking spaces for both Class I and Class III (based on the numbers in this specific condition set), and then keep the table currently showing how many spaces currently exist and how many spaces will be new in this specific plan submission. Email <a href="mailto:kmehlert@arlingtonva.us">kmehlert@arlingtonva.us</a> for clarification or questions.</p>
Bike Review	A1-103-B - CONSTRUCTION PLANS - G2 LEVEL -SECTOR B	MMCMAHON	<p>Please label the total number of bike parking spaces in the room, also label each of the type of bike racks shown the room. Also label the lockers if those are being included in the bike room, as well as well as how many are being provided.</p>
Bike Review	A1-103-B - CONSTRUCTION PLANS - G2 LEVEL -SECTOR B	MMCMAHON	<p>Please show enlarged detail of the room that includes locker measurements and dimensions - also include locker specifications to show they meet the minimum dimension requirements of 12"x18"x36".</p>
Bike Review	A1-103-B - CONSTRUCTION PLANS - G2 LEVEL -SECTOR B	MMCMAHON	<p>The wall material appears to be concrete based on sheet 0G5-04-03, but please confirm and label on this sheet.</p>
Bike Review	A1-103-B - CONSTRUCTION PLANS - G2 LEVEL -SECTOR B	MMCMAHON	<p>Please include a sheet showing the bike rack details and installation specifications from the vendor, this would ideally also include an enlarged detail of the bike room and room measurements. Also please note that 30% of racks in the room must be horizontal and floor level. It's unclear right now without knowing the type of racks being installed.</p>
Bike Review	A1-103-B - CONSTRUCTION PLANS - G2	MMCMAHON	<p>Sheet P2.2 from the 4.1 submission and mentioned in the site plan conditions shows four proposed cargo bike parking spaces that were intended for grocery store customers. Are those going to be included in a separate</p>



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	LEVEL -SECTOR B		plan submission? I realize the where they were located on P2.2 is outside of the plan of work for this submission, but wanted to clarify since they were related to the grocery store project.
Garage/Parking Review	A1-104-B - CONSTRUCTION PLANS - G1 LEVEL -SECTOR B	BOBIKOYA	Dimension the queue area in advance of the parking access and/or revenue control equipment excluding the public right of way.
Garage/Parking Review	A2-101-B - EXTERIOR ELEVATIONS - THEATER	BOBIKOYA	Show all parking access and/or revenue control equipment on the garage plan.
ISD - Commercial Building	0G1-01-03 - GENERAL PROJECT INFORMATION	CMAJOWKA	The fire resistance rating for the primary structural frame for IB construction is 2 hrs. delete note "except columns". The only exception is a reduction at the top level for supporting a roof
ISD - Commercial Building	0G2-01-03 - CODE COMPLIANCE DIAGRAMS	CMAJOWKA	See fire comments this sheet. Are property lines existing or have these sites been re-subdivided?
ISD - Commercial Building	0G2-13-03 - OCCUPANCY AND EGRESS ANALYSIS ENTIRE BLOCK - LEVEL G1	CMAJOWKA	The background for the bottom left corner of this plan is not showing up. I can only see the notes and overlay in this area
ISD - Commercial Building	0G2-13-03 - OCCUPANCY AND EGRESS ANALYSIS ENTIRE BLOCK - LEVEL G1	CMAJOWKA	Egress this level crosses property lines. Code modification to permit crossing property lines is specific to only the parking levels



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ISD - Commercial Building	0G2-14-03 - OCCUPANCY AND EGRESS ANALYSIS ENTIRE BLOCK - PLAZA LEVEL	CMAJOWKA	See bubbled area on the plan. All the exit discharge seems to go one direction. The area bubbled is a giant deadend since you are still on top of the building
ISD - Commercial Building	0G2-14-03 - OCCUPANCY AND EGRESS ANALYSIS ENTIRE BLOCK - PLAZA LEVEL	CMAJOWKA	You need to provide 3 ways/ directions for exit discharge from this plaza level. You have one direction within this property, any other appears to have to cross property lines at exit discharge to get to the public way. Note the submitted code modification id for parking levels only. Also note, other projects, shown for information on this plan, require crossing property lines for discharge.
ISD - Commercial Building	0G2-15-03 - OCCUPANCY AND EGRESS ANALYSIS - THEATER LEVELS	CMAJOWKA	See comment on overall egress plan this level. From the plan your terrace does not seem to egress as shown. In addition it becomes a really long deadend for the building exiting off this roof deck
ISD - Commercial Building	0G6-01-03 - DOOR _ HARDWARE SCHEDULES	CMAJOWKA	Refer to Section 1008.1.1 - door openings shall not be less than 80". Refer to doors G4 and G3 -102-B. These doors have surface closers spec'd. Note 14 this sheet regarding closer height requirements also applies
ISD - Commercial Building	0G6-01-03 - DOOR _ HARDWARE SCHEDULES	CMAJOWKA	Refer to Table 716.5 - doors in 3 hour rated walls require 3 hour rating
ISD - Commercial Building	0G6-01-03 - DOOR _ HARDWARE SCHEDULES	CMAJOWKA	Hardware sets 22 and 23 - Bottom rail deadlocks are not permitted. Free egress required
ISD - Commercial Building	0G6-01-03 - DOOR _ HARDWARE SCHEDULES	CMAJOWKA	Add door G1-120-JA (elev. mach. room ) to the door schedule. This is a rated door. Refer to Section 3006.4





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ISD - Commercial Building	0G6-02-03 - DOOR DETAILS, THRESHOLD DETAILS, BASE DETAILS	CMAJOWKA	General - Refer to A117.1, Section 404.2.9 - vertical pulls on glass doors must be on pull side only since they extend below the 10: bottom rail. (Horizontal bars to be on push side)
ISD - Commercial Building	0G7-01-03 - FINISH MATERIALS LEGEND	CMAJOWKA	Refer to note on roof plan. Pavers need to be non-combustible per Section 603 or meet platform requirements (410.4) or combustible flooring requirements (805)
ISD - Commercial Building	A1-101-A - CONSTRUCTION PLANS - G4 LEVEL -SECTOR A	CMAJOWKA	General Parking Plans - need parking code information showing parking numbers by type (if applicable) and location and numbers of accessible parking.
ISD - Commercial Building	A1-103-A - CONSTRUCTION PLANS - G2 LEVEL -SECTOR A	CMAJOWKA	See fire comment and mark up on plan regarding stair (2?). Per code diagrams, this is a required level egress with discharge at G1
ISD - Commercial Building	A1-103-B - CONSTRUCTION PLANS - G2 LEVEL -SECTOR B	CMAJOWKA	See fire comment - door G2-107-B1 either blocks the stair door, or the stair door blocks it.
ISD - Commercial Building	A1-103-B - CONSTRUCTION PLANS - G2 LEVEL -SECTOR B	CMAJOWKA	6" step to stair #4. Confirm this stair is not required as one of your 2 required accessible exits. Also, refer to section 1003.5
ISD - Commercial Building	A1-104-A - CONSTRUCTION PLANS - G1 LEVEL -SECTOR A	CMAJOWKA	See fire comment regarding free egress requirement from loading dock



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ISD - Commercial Building	A1-104-A - CONSTRUCTION PLANS - G1 LEVEL -SECTOR A	CMAJOWKA	Egress from the Office Building Lobby has been altered. One out the front and one out the back. See previous comment on code sheets regarding exiting through adjacent "buildings" this level. It is unclear what happens after you exit through door G1-121-B1. You need to maintain access to 2 exits. In addition, the back exit is not an accessible exit. 2 accessible exits existed before this plan revision so 2 will need to remain.
ISD - Commercial Building	A1-104-A - CONSTRUCTION PLANS - G1 LEVEL -SECTOR A	CMAJOWKA	You need to show enough of the existing toilet rooms to confirm accessibility since you are stating after renovation the building is fully compliant
ISD - Commercial Building	A1-104-A - CONSTRUCTION PLANS - G1 LEVEL -SECTOR A	CMAJOWKA	Are all the tenant walls not tagged and shown a lighter grey to be built under a separate package? They need to be dashed or removed. It is difficult to tell the scope of this permit
ISD - Commercial Building	A1-104-A - CONSTRUCTION PLANS - G1 LEVEL -SECTOR A	CMAJOWKA	What is this room used for? The existing doors block exit from the tenant exit and toilet rooms. With the revised layout they need to comply with section 1005.7
ISD - Commercial Building	A1-104-B - CONSTRUCTION PLANS - G1 LEVEL -SECTOR B	CMAJOWKA	See comment on Sector A plan regarding egress this level
ISD - Commercial Building	A1-104-B - CONSTRUCTION PLANS - G1 LEVEL -SECTOR B	CMAJOWKA	44" clear required in small corridor adj. to shaft, to rear exit in tenant G1-130-B



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ISD - Commercial Building	A1-105-B - CONSTRUCTION PLANS - LEVEL 02 -SECTOR B	CMAJOWKA	Exterior exit stairs need protection from the elements
ISD - Commercial Building	A1-106-A - CONSTRUCTION PLANS - ROOF - SECTOR A	CMAJOWKA	Wood Decking not directly adhered is not permitted. This is a non-combustible building. Materials used must comply with Section 603. Raised (on pedestals) decking can be combustible if you meet platform requirements described in 410.4 or raised combustible flooring requirements per Section 805
ISD - Commercial Building	A6-121-A - EXTERIOR SECTION DETAILS - LOBBY	CMAJOWKA	General - coordinate/ clarify/ revise notes on details that detail all primary structural frame members to be 1 hr. Refer to Table 601. Reduction of frame rating is for top level only
ISD - Commercial Building	A7-101-A - STAIRS - GROCERY	CMAJOWKA	General - Is any new work being performed to any of the existing stairs shown? rails, guards, extensions?
ISD - Commercial Building	A7-101-A - STAIRS - GROCERY	CMAJOWKA	What is the bottom of the Grocer stair shaft (level G4) used for? It is not labeled on the plans.
ISD - Commercial Building	A7-101-B - STAIR - EGRESS TO PLAZA	CMAJOWKA	Details 7,8 and 9 this sheet are missing background information and cannot be reviewed
ISD - Commercial Building	A7-102-B - STAIR AND RAMPS - THEATER	CMAJOWKA	What is happening at door 03-100-B1? Refer to Section 1008.1.5. Provide elevation markers or an elevation or section at this location
ISD - Commercial Building	A7-105-A - RAMPS AND VESTIBULE - GROCERY	CMAJOWKA	Provide dimensional information, notes, etc. to confirm compliance. Need slope or elevations shown at top and bottom of ramps. Show height of handrails. Include dimensions for extensions (required on both sides of ramp handrails
ISD - Energy		LBASKERVILLE	EN-9) comment dated 11-20-18: Clarify where on the drawings I can find evidence of the average exterior floor U-factor claim on the Energy Cover Sheet that 100% of the floor has R-17.2. Where is RF-3 called out on the drawings? How is the extent of the exterior



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			floor insulation indicated on the drawings? Per ASH 90.1-10 Table 11.3.1, section 5, and VECC 109.4.
ISD - Energy		LBASKERVILLE	EN-1) comment dated 11-20-18: Sheet M7-001 Mechanical Schedule sheet, split system AC units schedule – state on the schedule the heating efficiency for unit G1-1/G2-1. Currently only the cooling efficiency is listed. The heating efficiency should match the efficiencies modelled in the energy model. Per ASH 90.1-10 Table 11.3.1, section 10, and VECC 109.4.
ISD - Energy		LBASKERVILLE	EN-2) comment dated 11-20-18: Sheet A1-101-A G4 Level Sector A: Clarify by stating on the plan, the room name, room function and room number of the unidentified room adjacent to the corridor G1-120-I (Possibly room #G4-101-A?). Per VECC 109.4.
ISD - Energy		LBASKERVILLE	EN-3) comment dated 11-20-18: Sheets A1-101-A G4 Level Sector A, and M1-101-A Level G4 Sector A: The architectural plans do not show stair risers at this G4 level, showing only an empty room. However, the Mech G4 levels shows risers commencing on the G4 level. Clarify and coordinate backgrounds so that I can tell what the intent is for the drawings. Per VECC 109.4.
ISD - Energy		LBASKERVILLE	EN-10) comment dated 11-20-18: Resubmittal may result in additional comments . If you have questions regarding this energy code review, you can contact me via email at lbaskerville@arlingtonva.us, or on my work number 703-244-0479.
ISD - Energy		LBASKERVILLE	EN-11) comment dated 11-20-18: Please number your narrative responses with the identical EN-X number indicated in my comments. This significantly reduces the time required for review of your responses. Per VECC 109.4.



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ISD - Energy		LBASKERVILLE	EN-4) comment dated 11-20-18: Provide the EnergyPlus summary statement, as well as the input and output statements for the energy model for inclusion during the next submission of permitting drawings to the County, via an 8.5 x 11 file upload through the digital permitting portal for this project. Per VECC 109.4.
ISD - Energy		LBASKERVILLE	EN-5) comment dated 11-20-18: Clarify how the U-factor and SHGC values listed on sheet 0G5-10-03 in association with the wall types, are described by the window definitions as listed on the window sheets 0G6-10-03 thru 0G6-17-03 which are described as SF01, SF01a, etc. I do not see how they are tied together to clearly indicate that all the window types on the window schedule sheets are required to have the various values listed on 0G5-10-03. Per ASH 90.1-10 Table 11.3.1, section 5, and VECC 109.4.
ISD - Energy		LBASKERVILLE	EN-6) comment dated 11-20-18: Sheet 0G6-01-03 Doors Schedule, note 7, regarding the U-factor for doors. The stated U-factor of 0.70 does not match any fenestration claims as listed on the energy cover sheet for fenestration. In note 7, clarify by stating the value of the U-factors for the different types of doors: opaque swinging vs. opaque non-swinging (you have roll up doors on the project.) Per ASH 90.1-10 Table 11.3.1, section 5, and VECC 109.4.
ISD - Energy		LBASKERVILLE	EN-7) comment dated 11-20-18: Sheet 0G6-01-03 Doors Schedule, note 13, regarding the air infiltration rate for fenestration -list the numeric limitation for the infiltration rate for non-swinging opaque doors per section 5.4.3.2.d (which would include your roll up doors) and list the numeric limitation for the infiltration rate for “all other” per section 5.4.3.2.e not specifically listed (which would include your opaque doors).



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			Per ASH 90.1-10 Table 11.3.1, section 5, and VECC 109.4.
ISD - Energy		LBASKERVILLE	EN-8) comment dated 11-20-18: Sheet M1-101-A new work level G4, section A – the Elevator Machine Room numbered on the architectural plan A1-101-A as G1-120-J has indicated what I believe is a split system unit named AC-G4-1 and which is described in note 11 as a wall mounted AC unit. State on the description under miscellaneous equipment on sheet M7-001 Mech schedule, their heating and cooling efficiency which should match the efficiencies modelled in the energy model. Do the same for the unit listed as AC-G4-2. Per ASH 90.1-10 Table 11.3.1, section 10, and VECC 109.4.
ISD - Fire		JDMARTIN	11-13-18 Theatre - separate building - need to get separate address and permit that work under separate permit. You can leave here and mark FOR INFO ONLY. FCR for CS2 is now farther from exterior than previous design - need to relocate to exterior with exterior and interior door.
ISD - Fire		JDMARTIN	11-19-18 Ductwork - appears there may be duct systems that serve more than two floors? If so, need shafts and FSD at penetrations - provide riser diagrams.
ISD - Fire	0G2-01-03 - CODE COMPLIANCE DIAGRAMS	JDMARTIN	11-13-18 CS1 is shown going over property line??
ISD - Fire	0G2-01-03 - CODE COMPLIANCE DIAGRAMS	JDMARTIN	11-13-18 Exterior stairs - how protecting from rain, snow, ice?? Theatre stair on left side - need minimum 10' from edge to property line of CS3 or protection required. CS4 exterior stair - also required to be minimum 10' from CS2 property line - it is not where line is going diagonal?



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ISD - Fire	0G6-01-03 - DOOR _ HARDWARE _ SCHEDULES	JDMARTIN	11-13-18 Question note 10 - not sure I understand this - can not have deadbolts once occupied? Also, hardware 23 - deadbolts not permitted?
ISD - Fire	A1-004 - FULL BLOCK PLANS - G1 LEVEL	JDMARTIN	11-13-18 doors in corridor that lead to CS1 - hardware? If locked in either direction, could create dead-end Doors in corridor leading to CS3 - two sets of doors - question hardware - could create egress issues - indicating lockset on one side
ISD - Fire	A1-103-A - CONSTRUCTION PLANS - G2 LEVEL -SECTOR A	JDMARTIN	11-13-18 Stair far right - egress into stair? reverse door swing?
ISD - Fire	A1-103-B - CONSTRUCTION PLANS - G2 LEVEL -SECTOR B	JDMARTIN	11-13-18 Fire pump room - doors not shown - door directly into stair not required - is appears it would be blocked by stair door as shown
ISD - Fire	A1-104-A - CONSTRUCTION PLANS - G1 LEVEL -SECTOR A	JDMARTIN	11-13-18 Retail elevator lobby - only door into stair? Need to be able to get to two exits from any room on floor. Also, question stair door swings into lobby?
ISD - Fire	A1-104-A - CONSTRUCTION PLANS - G1 LEVEL -SECTOR A	JDMARTIN	11-13-18 Loading dock exit - into building? - doors are showing lockset?
ISD - Fire	A1-104-B - CONSTRUCTION PLANS - G1 LEVEL -SECTOR B	JDMARTIN	11-13-18 Show door G1-102B



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ISD - Fire	A1-104-B - CONSTRUCTION PLANS - G1 LEVEL -SECTOR B	JDMARTIN	11-13-18 All the theatre rooms (elev 2B, fire alarm/ machine room etc. need to be in the 3hr rating that separates it from CS2 - also egress into its' own building - discussed in meeting 11-08-18. BOH corridor would need to be constructed now or dead-end service corridor G1-121 exists, unless you have horizontal exit into theatre - discussed in 11-08-18 meeting.
ISD - Fire	E1-104-A ELECTRICAL FLOOR PLAN - LEVEL G1 - SECTOR A	JDMARTIN	11-19-18 Back exit from office lobby needs exit sign
ISD - Fire	E1-105-B ELECTRICAL FLOOR PLAN - PLAZA LEVEL - SECTOR B	JDMARTIN	11-13-18 Isn't monumental stair exit also?
ISD - Fire	E1-107-B ELECTRICAL FLOOR PLAN - THEATER LEVEL 3 - SECTOR B	JDMARTIN	11-13-18 Isn't monumental stair exit also?
ISD - Fire	E6-003 FIRE ALARM ANNUNCIATOR DETAIL	JDMARTIN	11-13-18 While fire pump room on G2 serves theatre, it is actually in CS2. Will have to tie to that alarm system and interconnections between the two systems will have to be made. Will have to discuss further on how sprinkler and alarm systems will interconnect. Full review of annunciator will be done with shop drawings.
ISD - Fire	E6-004 FIRE ALARM ANNUNCIATOR DETAIL	JDMARTIN	11-13-18 Curious - why is plaza area zone 2 blacked out? Lots more review to take place for annunciator with shop drawings - this is just one question.





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ISD - Fire	M1-104-B - M-New Work Plan Level G1 Sector A-B-D	JDMARTIN	11-13-18 Ductwork for theatre should not go thru 3hr wall into adjacent building.
ISD - Plumbing		JHEMPHILL	11-14-18 Please provide detail for Grease Interceptor, Size, manufactures details, calculations. 2012 VPC
ISD - Plumbing		JHEMPHILL	11-14-18 These are a large set of Plans, I may have overlooked. Please provide or advise location ( sheet # ) of Restroom details for ADA dimensions and Occp Count requirements
ISD - Structural		EELMAGRABY	AC statement of special inspection prepare by the SER and SIER shall be submitted
ISD - Structural		EELMAGRABY	Submit a copy of the Geotechnical engineer report
ISD - Structural		EELMAGRABY	if FRP will be used then the UL design for the fire protection membrane for the FRP shall be added to the drawing
Zoning		KKALAHA	Secure Bicycle Parking, Shower and Locker Facilities (Building Permit)
Zoning		KKALAHA	Façade Treatment of Buildings (Building Permit)
Zoning		KKALAHA	Public Improvements Bond (Building Permit)
Zoning		KKALAHA	Interior Trash Collection and Recycling Areas (Building Permit)
Zoning		KKALAHA	Interior Loading Spaces (Building Permit)
Zoning		KKALAHA	Parking (Building Permit)
Zoning		KKALAHA	Documentation of Historical Artifacts, Features and Buildings
Zoning		KKALAHA	Underground Utility Fund Contribution (Final Building Permit)
Zoning		KKALAHA	Use of Penthouse (Final Building Permit)
Zoning		KKALAHA	The Developer agrees to file four copies of a Site Plan and the Site Plan Specification Form called for in



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			<p>Administrative Regulation 4.1 within 90 days of the County Board approval, and before issuance of the Land Disturbance Permit or Demolition Permit. The Developer also agrees to submit four digital copies on thumb drive or another comparable electronic format as approved by the Zoning Administrator, including final Site Plan drawings (JPEG, PDF, DWF, and DXF formats), color images of all renderings and photos of presentation boards (JPEG and PDF formats), and PowerPoint presentations (PPT format) shown to the County Board, including any changes made during the County Board meeting, of the approved 4.1 plans. The submittal shall comply with the final approval of the County Board and with Administrative Regulation 4.1. No permits shall be issued for this Site Plan until the post-County Board 4.1 filings have been approved by the County Manager. The post-County Board 4.1 filings shall not show public or private improvements that are not within the scope of the subject site plan amendment.</p>
Zoning		KKALAHA	<p>The Developer agrees to request and attend, along with its construction team, a Site Plan Conditions Review Meeting coordinated by the Zoning Office prior to the issuance of any permits for the Site Plan. The meeting is intended to inform the Developer of the following: 1) requirements of each of the Site Plan</p>



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			<p>conditions that apply to the approved Site Plan; 2) the general process and contacts for obtaining permits, including plan review and approval and overview of associated Site Plan compliance requirements; and 3) the potential need to attend additional pre-permit and pre-construction meetings coordinated by the Inspection Services Division (ISD) and the Department of Environmental Services (DES).</p>
Zoning		KKALAHA	<p>Multi-Building Phasing Plan (Demolition and Land Disturbance Permits)          For multi-building Site Plans, the Developer agrees to obtain approval of the County Manager of a phasing plan (“Phasing Plan”), setting forth each defined phase (“Phase”) of the Site Plan, prior to the issuance of any Demolition and Land Disturbance Permits, and to implement the approved Phasing Plan. Improvements required by this Site Plan condition shall be constructed in phases, consistent with the approved Phasing Plan. Any changes in the project phasing shall require a new Phasing Plan approved by the County Manager prior to the issuance of any subsequent permits for the project.</p>
Zoning		KKALAHA	<p>Vacations and Encroachments (Demolition and Land Disturbance Permits)          A. Approval of Ordinance (Demolition and Land Disturbance Permits)          The Developer agrees to obtain approval of, and fulfill all required conditions of,</p>



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			<p>all ordinances of vacation and/or ordinances of encroachment associated with and/or required to build the project for the Central District Retail site, or any portion thereof, as shown on the plans referenced in Condition #2, prior to the issuance of Demolition and Land Disturbance Permits or for a pertinent phase approved by the County Manager as part of the Phasing Plan required in Condition #5, with the exception of demolition or land disturbance permits solely for buildings and structures not owned by the County and not located on property within which the County has an interest.</p> <p><b>B. Obtain Ordinance (Excavation, Sheeting and Shoring Building Permit)</b> Further, the Developer agrees that no building, structure, or utility of any type shall encroach upon, or interfere with, the use of any County property or the exercise by the County of any property right or interest, unless the Developer has first, before any Excavation, Sheeting and Shoring Building Permit is issued: a) obtained an ordinance of vacation or an ordinance of encroachment, enacted by the County Board, permitting such use, encroachment or interference; and, b) met all of the conditions of such ordinance(s). The satisfaction of the requirements of this condition may be phased provided such phasing is consistent with the Phasing Plan per Condition #5.</p>
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Zoning		KKALAHA	Tree Survey, Tree Protection Plan, and Tree Protection Bond (Demolition and Land Disturbance Permits)
Zoning		KKALAHA	Location of Construction Trailers (Demolition and Land Disturbance Permits)
Zoning		KKALAHA	<p>Photographic Record of Development</p> <p>1) (Demolition and Land Disturbance Permits) Before issuance of the Demolition and Land Disturbance Permits for the Central District Retail Site – Views of north, south, east, and west facades, as location permits, of buildings to be demolished, as well as at least one photo of the Central District Retail Site before any clearing or grading including the existing physical relationship with adjacent buildings and streets. The photographic record shall also include all historic aspects of the facades of the building to be demolished, consistent with the requirements described in Condition #34 below.</p> <p>2) (Building Permit) Before issuance of the Footing to Grade Building Permit – Photos of Central District Retail Site Clearance: Views of cleared Central District Retail Site facing north, south, east, and west, as location permits, with adjacent buildings and streets included.</p>



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Zoning		KKALAHA	Construction Related Measures (Demolition and Land Disturbance Permits) a. Maintenance of Traffic Plans b. Maintenance of Street Surfaces c. Temporary Lighting Plan d. Off-Street Parking for Construction Workers e. On-Site Construction Activity Hours
Zoning		KKALAHA	Retail Relocation (Demolition and Land Disturbance Permits)
Zoning		KKALAHA	Community Outreach During Construction (Demolition and Land Disturbance Permits) a. Community Liaison. b. Community Meeting. c. Temporary Closures of Any Traffic Lanes (Demolition and Land Disturbance Permits – 7 days in advance of street closures)
Zoning		KKALAHA	Construction Site Maintenance Requirements (Demolition and Land Disturbance Permits to Throughout Construction of the Site Plan)  Storage of Construction Materials (Throughout Construction of the Site Plan)
Zoning		KKALAHA	Green Building Fund Contribution (Demolition and Land Disturbance Permits)
Zoning		KKALAHA	Public Art (Demolition and Land Disturbance Permits)  a. Commissioning Public Art (Demolition and Land Disturbance Permits) Commission Professional Artist.



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			<p>1) Artist Approval (Demolition and Land Disturbance Permits)          2) Art Proposal Approval (Final Building Permit)          3) Re-submit Art Proposal if necessary (Final Building Permit)</p> <p>b. Public Art Fund Contribution (Final Building Permit)</p>
Zoning		KKALAHA	LEED Credits and Sustainable Design Elements (Demolition and Land Disturbance Permits)
Zoning		KKALAHA	<p>Civil Engineering Plan (Land Disturbance Permits)          A. Submission and Approval (Land Disturbance Permits)          Approval of Plan (Building Permit)</p>
Zoning		KKALAHA	Utility Company Notification (Land Disturbance Permit)
Zoning		KKALAHA	<p>Final Landscape Plan (Building Permit)          Submission and Approval (Building Permit)</p> <p>Tree Replacement Plan and Calculations (Building Permit)          Tree Canopy Fund (Building Permit)</p>
Zoning		KKALAHA	FAA Documentation (Building Permit)
Zoning		KKALAHA	Review by Crime Prevention Through Environmental Design (CPTED) Practitioner (Final Building Permit).
Zoning		KKALAHA	Developer Installation of In-Building First Responder Network (Final Building Permit)
Zoning		KKALAHA	Retail Elements (Final Building Permit)
Zoning		KKALAHA	Safety Measures at Garage Exit Ramps (Final Building Permit)



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Zoning		KKALAHA	All site plan conditions related to demolition/land disturbance permit and building permit must be fulfilled prior to the issuance of the building permit.
Zoning		KKALAHA	Recordation of Deeds of Public Easements and Deeds of Dedications (Building Permit) a. Submission for Review (Building Permit)