



ARLINGTON COUNTY, VIRGINIA  
2100 Clarendon Boulevard, Arlington, VA 22201

**BUILDING COMMERCIAL ALTERATION – *Resubmission Required***

*All projects are reviewed under the requirements outlined in the Virginia Uniform Statewide Building Code. A written response letter must accompany plan revisions. Please contact the Plan Examiner for any clarification of the comments.*

**Project ID:** CTBO23-04890

**Alternate ID:** CTBO23-04890

**Project Name:** 3700 S FOUR MILE RUN DR

**Reviewer Information by Department**

Department	Reviewer	Reviewer Name	Email Address	Decision
DES Permit Tech	IROBERTS	Ian Roberts	iroberts@arlingtonva.us	Approved
ISD - Commercial Building	ACOOK1	Allison Cook	acook1@arlingtonva.us	Rejected
ISD - Electrical	SNOLAN	Sylvia Nolan	Snolan@arlingtonva.us	Approved
ISD - Energy	MHAMILTON	Michael Hamilton	mhamilton@arlingtonva.us	Rejected
ISD - Fire	CSWOOD	Cheryl Wood	cswood@arlingtonva.us	Rejected
ISD - Mechanical	SNADJMABADI	Said Namarari	snadjmabadi@arlingtonva.us	Approved
ISD - Permit Specialist (1): Intake	CGARLAND	Cecilia Garland	Cgarland@arlingtonva.us	N/A
ISD - Plumbing	JHEMPHILL	James Hemphill	jhemphill@arlingtonva.us	Approved
ISD - Structural	NKISHIMOTO	Nicole Kishimoto	nkishimoto@arlingtonva.us	Rejected
Zoning	KKALAHA	Kimberly Kalaha	kkalaha@arlingtonva.us	Approved

**Project and Document Comments**

	Department	Sheet	Reviewer	Comment	Response/ Notes
1	Not part of Addendum 1				
2	ISD - Commercial Building		ACOOK1	Please specify quantities and show the control area for any hazardous materials such as but not limited to gazing, paints, paint thinners, and dyes. ***1/16/2024: A hazmat inventory was provided but does not address or provide the information in a format to understand quantities of hazardous materials in each control area / storage. Please refer to the comment from the fire plans examiner for how to provide this information. Please contact both of us if there are any further questions on this requirement	Page 16 of the Hazardous Materials Report has the Control area report stating the types of substances and quantities in the Control area, which is the entire building. Added information to sheet A2.1.1 as requested in comment 12 and included full report for reference on sheet LS1.8.

3	ISD - Energy		MHAMILTON	The plumbing drawings indicate that a hot water recirculation system is part of the scope of the permit. The pump is required by section C404.6.1 of the 2018 VECC to be fitted with automatic controls to turn off the recirculation pump when there is no hot water demand. In the resubmission, show automatic controls that will shut down the hot water recirculation pump when there is no hot water demand. State the sequence of operations for the controls on the drawings. *** 1-16-2024 *** Comment not addressed. The code requirement is intended to prevent standby loss during times when there are no occupants using the hot water such as after hours or scheduled closings. There must be automatic controls, such as but not limited to a timeclock, to automatically turn off the hot water circulation pump when there is no demand. The code requirement is not satisfied by an aquastat that maintains a recirculation loop temperature only.	Provide timeclock for recirculation pump has been added to the drawings. Refer to “PUMP SCHEDULE” on P0.1 and “CIRCULATION PUMP DETAIL” on P5.1.
4	ISD - Fire	,LS1.0 CODE SUMMARY	CSWOOD	Under Existing Building Information, indicate whether building is monitored by an approved central station and note that building has a fire alarm system (shown on sheet E2.3). VCC 2018, 109. *****1/10/2024*****COMMENT PARTIALLY ADDRESSED. Include fire alarm and central station information as part of code summary on sheet LS1.0. Also indicate the number of stories.	The existing building drawings dated August 24, 2000 indicate 26'-6" as the building height. Added "2 STORIES", "FIRE ALARM", and "CENTRAL STATION MONITORING" to sheet LS1.0
5	ISD - Fire	,LS1.0 CODE SUMMARY	CSWOOD	Include any agreements between Arlington County and the design team from meeting minutes on 8/10/2023. *****1/10/2024*****COMMENT NOT ADDRESSED. Unable to locate supporting documents mentioned in response letter.	Refer to additional sheets LS1.3 - LS1.8 added requested documentation
6	ISD - Fire	,LS1.1 LIFE SAFETY INFORMATION	CSWOOD	Permit shall be required for kilns. VFC 2018, 3001.2. *****1/10/2024*****COMMENT NOT ADDRESSED. Response letter mentions a contractors note regarding the permit will be stated on plans. Indicate the sheet where corrections can be located.	Added note to sheet LS1.1
7	ISD - Fire	,LS1.1 LIFE SAFETY INFORMATION	CSWOOD	Clarify if Display and Retail/122 are accessory spaces for the studio. VCC 2018, 1016.2(2). *****1/10/2024*****COMMENT NOT ADDRESSED. Response letter mentions the display and retail areas are not accessory for retail, however, life safety plan, sheet LS1.0 contradicts what's noted in the response letter. This is also true for exit light locations on sheet E2.1. Egress is allowed to pass through accessory spaces per VCC 2018, 1016.2.(2). Coordination required.	Yes, the Display and Retail are accessory for the studio spaces according to VCC 1016.2. Exit lights have been coordinated.
8	ISD - Fire	A0.2 WALL PARTITION TYPES WALL JOINTS AND TERMINATIONS	CSWOOD	Provide design numbers and full details for all rated assemblies. VCC 2018, 109. *****1/10/2024*****COMMENT PARTIALLY ADDRESSED. Provide full details (floor/ceiling or slab) of rated assemblies. Only partial partitions shown.	Added the following wall section details for rated assemblies: • Detail 1 on sheet A0.2: Partition type P5-1 • Detail 2 on sheet A0.2: Partition type P5-2

9	ISD - Fire	A2.1.0 FLOOR PLAN ENLARGED TOILET JC PLANS & ELEVATIONS	CSWOOD	Identify partition type at Member Shelving/111, Door EX122, and Vestibule/121. VCC 2018, 109. *****1/10/2024*****COMMENT PARTIALLY ADDRESSED. Partition type at door EX122 and partition at shelving (Detail 11/A2.1.0) have not been clarified. Based on demolition plans on sheet A1.2.0, the walls mentioned have been revised.	<ul style="list-style-type: none"> <li>Revised partition, added hollow metal frame 122 and relocated mobile display cases to the inside of room Display and Retail 122. Refer to sheet A2.1.0</li> <li>Door EX122: The existing partition at this door shall remain existing. Added keynotes D16 and D17 on demolition floor plan sheet A1.2.0 and added detail 17 on sheet A2.1.0.</li> <li>Vestibule 121: The partitions around the vestibule shall remain existing. Added keynotes D18 on demolition floor plan sheet A1.2.0</li> </ul>
10	ISD - Fire	A2.1.0 FLOOR PLAN ENLARGED TOILET JC PLANS & ELEVATIONS	CSWOOD	Identify partition types for Floor Plan Key Notes 2. VCC 2018, 109.  *****1/10/2024*****COMMENT PARTIALLY ADDRESSED. Wall type CFSF-S is not shown as a wall type. Show full partition details only partial details shown on sheet A0.2.	Revised keynote 2 on sheet A2.1.0. Added a wall section for the new partition, reference detail 3 on sheet A0.2. For CFSF-S reference sheet A0.1 for architectural abbreviation.
11	ISD - Fire	A2.1.1 EQUIPMENT PLAN	CSWOOD	Provide information on Spray Booth, Equipment Legend Item #E-06. VCC 2018, 416.  *****1/11/2024*****COMMENT NOT ADDRESSED. Provide spray booth information and documentation as part of plan sheet A2.1.1.	Added spray booth information and documentation on sheet A2.1.1. Basis of design shall be Laguna Pro V C-072-14.
12	ISD - Fire	A2.1.1 EQUIPMENT PLAN	CSWOOD	Hazardous materials are being stored in cabinets i.e., E-18 and R-62. Indicate hazard classification i.e., flammable, combustible, etc., quantity, for all hazardous material storage. VCC 2018, 109.  *****1/11/2024*****COMMENT PARTIALLY ADDRESSED. Provide hazardous information and summary on sheet A2.1.1 as noted in response letter, sheet 6 of 16. In the summary, group the chemical names into hazard classifications. Include the hazard classification and amount stored in each room that has hazardous materials. For example: Print making room, combustible liquid class II, 10 gallons; flammable liquid class IB 20 gallons, etc.	Page 16 of the Hazardous Materials Report has the Control area report stating the types of substances and quantities in the Control area, which is the entire building. Added information to sheet A2.1.1 as requested. Also included full Report on sheet LS1.8.
13	Not part of addendum 1				
14	ISD - Fire	A3.1.1 DOOR SCHEDULE TYPES AND DETAILS	CSWOOD	Provide hardware information and operation description (where applicable) for all doors including existing doors that are along the path of egress. VCC 2018, 1010.1.	<ul style="list-style-type: none"> <li>Door EX102: Added note on LS1.1 and A2.1.0.</li> <li>Door EX105: Hardware information is noted on sheet LS1.1. hardware X10 is just replacing the cylinder to the exterior door for new keying the rest</li> </ul>

				<p>*****1/10/2024*****COMMENT PARTIALLY ADDRESSED.</p> <p>Provide hardware information on door EX102. It is shown as an exit door based on sheet E2.1. Clarify hardware function of door EX105. Indicate code section in which Hardware Group No. 09 complies. Sheets E2.2 and E2.3 also imply special locks for door 184 (hardware 09). Identify doors at Vest/194 since the vertical Corridor/126 (adjacent to Corridor/124A) is the 2nd means of exiting from Corridor/124A.</p>	<p>of the hardware to remain as is and noted. Added note to comments column to reference First Floor Plan for additional existing hardware informtiaon and duplicated information from LS1.1 on floor plans.</p> <ul style="list-style-type: none"> <li>• Door 184: This door shall receive door hardware 09 per door schedule on sheet A3.1.1. per VCC 2018 1010.1.9.12 exception 3. A junction box and power for the door hardware has been provided in Revision 1 and connected to the central monitoring system.</li> <li>• Doors at Vestibule/194: Added note to identify doors on LS1.1 as they do not show on the floor plans. Also added the two existing doors to the door schedule with note to refer to LS1.1.</li> </ul>
15	ISD - Fire	E2.1 FIRST FLOOR PLAN LIGHTING	CSWOOD	<p>Show that all occupants in Hand Building Studio/112 area have access to two remote exits. Occupants in Glaze Kitchen/109 and Member Shelving/111 also need access to two remote exits. Total occupant load (OL) for Hand Building Studio/112 area exceeds 50 when factoring in cumulative OL and common path of travel distance from Glaze Kitchen/109 to Vest/108 exterior door. There's an exit light shown at door 106, but door swings in the wrong direction. Exit lights must also be visible within 100'-0" along exit path. VCC 2018, 1006.2.1, 1010.1.2.1.</p> <p>*****1/10/2024*****COMMENT PARTIALLY ADDRESSED. Add 2-faced exit light in Corridor/124A. Also add an exit light in Print Making Studio/115. The exit light at door 115 is not visible from studio. Show existing exit lights at doors in Vest/194 since the vertical Corridor/126 (adjacent to Corridor/124A) is the 2nd means of exiting from Corridor/124A.</p>	Exit devices have been added to handbuilding and corridor 124A to clarify egress refer to E2.1.
16	ISD - Fire	E2.1 FIRST FLOOR PLAN LIGHTING	CSWOOD	<p>Show exiting from Corridor/124. Access to two remote exits required. VCC 2018, 1006.2.1, 1013.</p> <p>*****1/10/2024*****COMMENT PARTIALLY ADDRESSED. Add 2-faced exit light in Corridor/124A. Include existing exit lights along existing Corridor/126 "For Information Only" purposes to show exit access to exit at Vest/194.</p>	Exit devices have been added corridor 124A and existing exist devices have been shown.refer to E2.1.
17	ISD - Fire	E2.1 FIRST FLOOR PLAN LIGHTING	CSWOOD	Provide emergency white lights throughout. VCC 2018, 1008.	AE designation is a fixture type not an abbreviation. Refer to Lighting Fixture Schedule on E2.1 for

				*****1/10/2024*****COMMENT PARTIALLY ADDRESSED. There still appears to be emergency white lights missing. There are lights on the floor plans with abbreviations i.e., AE, that are not shown in the electrical legend or abbreviations on sheet E1.0 which may help clarify emergency lighting locations. All lighting symbols and abbreviations shown on floor plans must be shown on sheet E1.0.	fixture types. All fixtures with an E in the type are emergency egress fixtures. Note has been added to comment column to clarify designation.
18	ISD - Fire	FP0.1 LEGENDS ABBR AND GEN NOTES	CSWOOD	Under General Notes, provide a note stating, sprinkler shop drawing complying with NFPA 13-16 ed. shall be submitted to Arlington County for review. *****1/11/2024*****COMMENT PARTIALLY ADDRESSED. Include "Arlington County" in General Notes as the jurisdiction in which sprinkler shop drawings will be submitted.	General Note will be revised to include that statement about Fire Sprinkler shop drawings shall be submitted to Arlington County for review.
19	ISD - Fire	LS1.1 LIFE SAFETY INFORMATION	CSWOOD	Occupant load (OL) on the First Floor Life Safety plans shown as 171 at south vestibule entrance but 150 at the exit. Clarify difference in OL. Similarly, based on the Life Safety Symbol Legend, the total OL appears to be more than 9 at the east vestibule.	Updated the tags to reflect the correct OL. Refer to sheet LS1.1
20	ISD - Structural		NKISHIMOTO	Special Inspections - REJECTED. The Statement of Special Inspection needs to be filled-in completely & submitted for approval: MUST HAVE: 1). OWNER, SIER, SER, GER, & GC Contact information & Signatures, correct permit #, project address. 2). Initialed inspection boxes (applicable inspections) by SER & SIER 3). Owner, SIER, & SER signatures on inspections sheets. The statement of special inspection is used by the structural engineer of record (SER) to identify the structural items that require special inspection. This is a legal statement that shall be filled out by the Structural Engineer of Record (SER). All applicable item lines of inspection shall be initialed by both the structural engineer of record (SER) and the special inspection engineer of record (SIER). This statement must contain signatures from the following parties. • Owner • Structural Engineer of Record (SER) • Geotechnical Engineer of Record (GER) (if applicable)• Precast Concrete Engineer of Record (PER) (if applicable) • Special Inspection Engineer of Record (SIER) • Testing Agency Engineer of Record (if different from SIER) • General Contractor (GC) There are two different statements for special inspection, one for building elements (Appendix A) and one for sheeting and shoring (Appendix B, if applicable), you can find both statements in the following link (copy+paste): <a href="https://www.arlingtonva.us/files/sharedassets/public/building/documents/inspections/pre-construction-manual-october-2021-v2.pdf">https://www.arlingtonva.us/files/sharedassets/public/building/documents/inspections/pre-construction-manual-october-2021-v2.pdf</a>	The SIER and GC information shall be provided prior to permit issuance once parties are identified.

21	ISD - Structural		NKISHIMOTO	<p>Please provide the following on the statement of special inspections:</p> <ol style="list-style-type: none"><li>1. Permit applicant phone number (pg.54)</li><li>2. Owner email and phone number (pg.54)</li><li>3. SIER name, license, phone number, email (pg.54)</li><li>4. GC name, license, phone number, email (pg.54)</li><li>5. SER and SIER initials for applicable scope of work in the right column (pg.55-70)</li><li>6. Owner, SER, SIER signature on bottom of pages 56-70</li><li>7. Owner, SER, SIER, GC name printed, signed, dated on pages 71-72</li></ol>	<p>The SIER and GC information shall be provided prior to permit issuance once parties are identified. (Owner after bid)</p>
22	Zoning		KKALAHA	<p>A Certificate of Occupancy is required for this space. No signs are approved with this permit.</p>	<p>Noted</p>