

# EXPIRED PERMITS REPORT

PERMIT	APPLIED	EXPIRED	STATUS	TYPE	ADDRESS	DESCRIPTION	COST
<b>4</b>		<b>Building Permit</b>					
<b>B1000155</b>	01/27/2010	<b>08/25/2010</b>	<b>EXPIRED</b>	<b>CTBO</b>	<b>900 N TAYLOR ST</b>	<b>CREATE OPENING IN WALL</b>	<b>\$395.49</b>
02/26/2010	AP	C: Wall Close-in					
<b>R</b>	<b>C: Final Building</b>		<b>N</b>				
<b>B1300959</b>	04/24/2013	<b>10/30/2013</b>	<b>EXPIRED</b>	<b>CTBO</b>	<b>900 N TAYLOR ST</b>	<b>DAMAGE REPAIR PER SONNY ALLDER: **NO PLANS NEEDED**</b>	<b>\$275.59</b>
						<b>UNIT 1825 - WATER DAMAGE THRU OUT/FIRE SPRINKLER PIPE BREAK IN CLOSET ADJACENT TO STAIR TOWER(REPAIR PIPE &amp; VERIFY NO DAMAGE TO 2 HR FIRE WALL)</b>	
						<b>UNIT 1411- WATER DAMAGE THRU OUT/FIRE SPRINKLER PIPE BR</b>	
04/25/2013	PA	C: Final Building				kitchen 2nd floor ok to occupy/ recieved service reports that state hood ansal system testrd by Simplex	
05/02/2013	NOTE	C: Wall Close-in				need electrical inspection	
05/03/2013	AP	C: Wall Close-in				-floors 2 and 3 repairs -unit 1411 -stair tower	
05/03/2013	NOTE	C: Wall Close-in				Switched inspection with MLA.	
05/03/2013	AP	C: Ceiling Close-in				-floors 2 and 3 -unit 1411 Note: need fire sprinkler inspection for repairs before close up	
<b>R</b>	<b>C: Final Building</b>		<b>N</b>				

PERMIT	APPLIED	EXPIRED	STATUS	TYPE	ADDRESS	DESCRIPTION	COST	
<b><u>B1500017</u></b>	01/05/2015	<b>09/20/2015</b>	EXPIRED	CTBO	900 N TAYLOR ST	GARAGE CONCRETE REPAIRS BY HYDRO DEMOLISHING SPECIAL INSPECTIONS REQUIRED	\$2,943.85	
R	C: Final Building			N				
R	C:Special Inspect Final Letter			N				
<b><u>B1501483</u></b>	06/01/2015	<b>09/30/2017</b>	EXPIRED	CTBO	900 N TAYLOR ST	FACADE/ROOF REPAIRS  SPECIAL INSPECTIONS REQUIRED	\$16,937.45	
09/14/2017	NOTE	C: General Building		Construction in progress.				
R	C: Final Building			N				
R	C:Special Inspect Final Letter			N				
<b>Summary for 'TITLE' = Building Permit (4 detail records)</b>							<b>TOTAL COUNT</b>	<b>4</b>
<b>4</b>		<b>Electrical Permit</b>						
<b><u>E1000199</u></b>	01/27/2010	<b>03/30/2011</b>	EXPIRED	COM	900 N TAYLOR ST	1 FIXTURE	\$104.14	
02/26/2010	AP	C: Concealment						
09/30/2010	CA	C: Concealment		IVRS - AP canceled				
10/01/2010	REJ	C: Concealment		contact phone disconnected, no door access.				
R	C: Final Electrical			N				
<b><u>E1101808</u></b>	07/08/2011	<b>01/04/2012</b>	APPLIED	COM	900 N TAYLOR ST		\$0.00	
R	C: Final Electrical			N				

PERMIT	APPLIED	EXPIRED	STATUS	TYPE	ADDRESS	DESCRIPTION	COST
<b>E1301390</b>	05/28/2013	01/27/2014	EXPIRED	COM	900 N TAYLOR ST	REPLACE 1 CIRCUIT FOR HOT TUB	\$104.14

07/31/2013	AP	C: Final Electrical				
R	C: Bonding	N				
R	C: Concealment	N				
R	C: Ditch Concealment	N				
R	C: Door Locking Systems	N				
R	C: General Electrical	N				
R	C: Generator	N				
R	C: Preventative Maintenance	N				
R	C: Service	N				
R	C: Site Lighting	N				
R	C: Slab	N				
R	C: Systems Furniture Elec	N				
R	C: Temporary Power	N				

<b>E1501156</b>	05/05/2015	03/31/2017	EXPIRED	COM	900 N TAYLOR ST	3 CIRCUITS , 55 FIXTURES	\$237.06
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R	C: Final Electrical	N				
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Summary for 'TITLE' = Electrical Permit (4 detail records)

**TOTAL COUNT 4**

<b>2</b>	<b>Plumbing Permit</b>
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PERMIT	APPLIED	EXPIRED	STATUS	TYPE	ADDRESS	DESCRIPTION	COST
<b>P1301449</b>	05/28/2013	<b>11/24/2013</b>	EXPIRED	COM	900 N TAYLOR ST	1 RUB REPLACEMENT	\$104.14
07/31/2013	REJ		C: Final Plumbing			no temp valve and vac breaker	
R			C: Additional Time	N			
R			C: Cross Connection	N			
R			C: Final Plumbing	N			
R			C: Fire Main Water Service	N			
R			C: Gas Pressure Test	N			
R			C: General Plumbing	N			
R			C: Groundwork	N			
R			C: Periodic Cross Conn - Apt	N			
R			C: Periodic Cross Conn - Comm	N			
R			C: Plumbing C of O	N			
R			C: Rough Plumbing	N			
R			C: Sewer	N			
R			C: Sewer Cap-off Plumbing	N			
R			C: Water Service	N			
<b>P1501467</b>	05/19/2015	<b>11/15/2015</b>	EXPIRED	COM	900 N TAYLOR ST	1 BATHROOM GROUP, 1 DISHWASHER, 1 ICE MAKER, 1 LAVATORY, 1 SINK, 1 WATER CLOSET	\$266.36
R			C: Final Plumbing	N			

Summary for 'TITLE' = Plumbing Permit (2 detail records)

<b>TOTAL COUNT</b>	<b>2</b>
<b>Grand Total</b>	<b>10</b>

# OPEN RECORDS REQUEST

12/11/2017

I would like to submit an Open Records Request for the following site:

900 N Taylor St  
Arlington, VA 22203  
Parcel ID: 14051PAA  
Type of Business: Independent Living & Retirement Home  
Acreage: 1

## BUILDING DOCUMENTS (if available or applicable):

- Approved Site Plans
- Confirm if there are any documented Open/Unresolved building violations cases

## CERTIFICATE(S) OF OCCUPANCY:

- All valid Certificate(s) of Occupancy
- If no CO is available or if the CO is expired, would the absence or expiration be considered a violation?
- In the event that it is considered a violation, could you kindly provide us with the information regarding any penalties as well as the rules on obtaining a proper Certificate of Occupancy?
- Is it a requirement to transfer or re-issue a Certificate of Occupancy upon change of ownership?

## ZONING DOCUMENTS (if available or applicable):

*(Please note that we also requested a Zoning Verification Letter from the Zoning Department)*

- PUD Ordinances
- Zoning/Planning Board/City Council Decisions
- Variance Approval
- Special or Conditional Use Permit *(If the subject property has been issued any special permitting, is it a requirement to transfer or re-issue said permitting to a buyer upon change of ownership?)*
- Confirm if there are any documented Open/Unresolved zoning violations cases

## FIRE DOCUMENTS (if available or applicable):

- Confirm if there are any documented Open/Unresolved fire violations cases

Sincerely,

*Erika Bass*



C: 330.957.3192  
F: (888) 435-1195  
Erika.nicholas20@gmail.com

The Freedom of Information Act (FOIA) (5U.S.C.A. § 552 et seq) is a law that gives you the right to access information from the federal government. It is often described as the law that keeps citizens in the know about their government



## Systems Test

### Systems Test Violations

Arlington County Fire Department  
Fire Prevention Office  
2100 Clarendon Blvd.  
Arlington, VA 22201  
Phone: 703-228-4644  
Fax: 703-228-7097

Activity Date: 09/27/17 06:00:00 AM  
Activity Number: ST-9022a-17-0110  
Activity Cause: Reinspection  
Inspector 1 Name: Lamar Smith  
Inspector 1 Phone: 703-228-0273

Status: **Fail**

### Building Name

Jefferson Retirement  
900  
900 N TAYLOR ST  
Arlington, VA 22203  
Phone:

Occupancy Type: Residential  
Property Use: Retirement Home  
Total Violations: 0  
Corrected Violations: 7  
Hours: 1.5000

### Billing Party:

Kurt Schinnerer

An authorized representative of the Arlington County Fire Marshal has observed the following violations of the Virginia Statewide Fire Prevention Code on your premises.

You are hereby ordered to cause the listed corrective action to be taken before the correction date is due. If you do not understand any part of this notice or feel you cannot comply within the allotted time frame, immediately contact this office. No extension of time shall be granted on or after the date the correction is due. Any violation found to exist, or which has been permitted to reappear, will be deemed as failure to comply with this Notice of Violation. Each day that prohibited conditions are maintained shall constitute a separate offense.

Failure to remedy said violations on or before \_\_\_\_\_ at \_\_\_\_\_ shall subject you to the penalties as prescribed by the Virginia State Fire Prevention Code as printed below.

Penalty and continued violation(s) are a Class I misdemeanor in accordance with Section 27 - 100 of the Code of Virginia. Each day that a violation continues, after a service of notice as provided in this code, shall be deemed a separate offense. In accordance with Section 112 of the Virginia Statewide Fire Prevention Code, appeals may be submitted to the Board of Fire Prevention Code Appeals within 14 calendar days of service of this notice. For information on the appeals process please contact the Arlington County Fire Prevention Office at (703) 228 - 4644.

### Referenced Codes

Reference Number: NFPA 25 (2011)-Standard for Water-Based Fire Protection Systems 8.3.5.3 Engine Speed.

The fire pump assembly shall be considered acceptable if either of the following conditions is shown during the test: (1)\*The test is no less than 95 percent of the pressure at rated flow and rated speed of the initial unadjusted field acceptance test curve, provided that the original acceptance test curve matches the original certified pump curve by using theoretical factors. (2) The fire pump is no less than 95 percent of the performance characteristics as indicated on the pump nameplate.

Date of Violation: 09/27/2017

Comment: At 150% testing the pump failed to meet specified PSI. The pump is rated at 95.8 and performed at 88. Recommend an analysis for lower PSI.

### Pre Existing Inspection Details

**Building Name**

Jefferson Retirement  
900  
900 N TAYLOR ST  
Arlington, VA 22203  
Phone:

Occupancy Type: Residential  
Property Use: Retirement Home  
Total Violations: 0  
Corrected Violations: 7  
Hours: 1.5000

**Billing Party:**

Kurt Schinnerer

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Reference Number: NFPA 13 (2010 Edition) 6.2.7.1 Escutcheons and Cover Plates.

Plates, escutcheons, or other devices used to cover the annular space around a sprinkler shall be metallic or shall be listed for use around a sprinkler.

Date of Violation: 08/07/2017

Corrected On: 09/27/2017

**Comment: The following locations are missing escutcheon plates and should be replaced" East tower 21st floor by utility closet, by 1626, 16th floor by utility closet , by elevator fire doors lobby, West tower: 21st floor in storage room (2) plates, by suite 1417.**

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Reference Number: NFPA 72 (2010 Edition) 18.5.2.1 Light, Color, and Pulse Characteristics.

The flash rate shall not exceed two flashes per second (2 Hz) nor be less than one flash every second (1 Hz) throughout the listed voltage range of the appliance.

Date of Violation: 08/08/2017

Corrected On: 09/27/2017

**Comment: East tower suite 1224 strobe/speaker failed to operate and should be replaced or repaired**

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Reference Number: 2012 International Fire Code 901.6.1 Standards.

Fire protection systems shall be inspected, tested and maintained in accordance with the referenced standards listed in Table 901.6.1.

Date of Violation: 08/14/2017

Corrected On: 09/27/2017

**Comment: Hi/low air in alarm with dry pipe sprinkler valve and should be corrected to remove alarm - investigation is ongoing to correct problem.**

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Reference Number: NFPA 25 (2011)-Standard for Water-Based Fire Protection Systems 5.2.1.1.1\* Inspection - Sprinklers.

Sprinklers shall not show signs of leakage; shall be free of corrosion, foreign materials, paint, and physical damage; and shall be installed in the correct orientation (e.g., upright, pendent, or sidewall).

Date of Violation: 08/07/2017

Corrected On: 09/27/2017

**Comment: The following sprinkler heads are corroded in the following locations: East tower by stair 4 and by utility closet, by 2126**

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**Building Name**

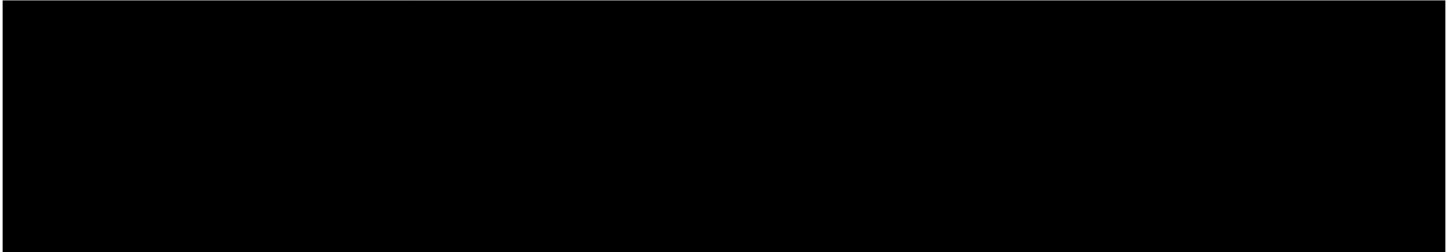
Jefferson Retirement  
900  
900 N TAYLOR ST  
Arlington, VA 22203  
Phone:

Occupancy Type: Residential  
Property Use: Retirement Home  
Total Violations: 0  
Corrected Violations: 7  
Hours: 1.5000

**Billing Party:**

Kurt Schinnerer

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Reference Number: 2012 International Fire Code 605.6 Unapproved conditions.

Open junction boxes and open-wiring splices shall be prohibited. Approved covers shall be provided for all switch and electrical outlet boxes.

Date of Violation: 08/08/2017

Corrected On: 09/27/2017

**Comment: east penthouse elevator machine room area ceiling junction box missing cover.**

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Reference Number: NFPA 72 (2010 Edition) 18.4.3.1\* Public Mode Audible Requirements.

To ensure that audible public mode signals are clearly heard, unless otherwise permitted by 18.4.3.2 through 18.4.3.5, they shall have a sound level at least 15 dB above the average ambient sound level or 5 dB above the maximum sound level having a duration of at least 60 seconds, whichever is greater, measured 5 ft (1.5 m) above the floor in the area required to be served by the system using the A-weighted scale (dBA).

Date of Violation: 08/08/2017

Corrected On: 09/27/2017

**Comment: 1st floor pool area by life guard space speaker failed to operate and should be repaired or replaced**

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Reference Number: 2012 International Fire Code 704.2 Opening protectives.

When openings are required to be protected, opening protectives shall be maintained self-closing or automatic-closing by smoke detection. Existing fusible-link-type automatic door-closing devices are permitted if the fusible link rating does not exceed 135°F (57°C). 66 2009 INTERNATIONAL FIRE CODE®

Date of Violation: 08/07/2017

Corrected On: 09/27/2017

**Comment: Trash chute door failed to close and latch on 21st floor West tower ( latch is missing) and should be repaired**

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**Comments:**

27 Sept 2017 -9022 witnessed all known violations of the re-inspection

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**Building Name**

Jefferson Retirement  
900  
900 N TAYLOR ST  
Arlington, VA 22203  
Phone:

Occupancy Type:	Residential
Property Use:	Retirement Home
Total Violations:	0
Corrected Violations:	7
Hours:	1.5000

**Billing Party:**

Kurt Schinnerer

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Lamar Smith  
Arlington County Fire Department  
Fire Prevention Office  
2100 Clarendon Blvd.  
Arlington, Virginia 22201  
703-228-0273  
lasmith@arlingtonva.us

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Arlington County, Virginia  
 Department of Community Planning, Housing and Development  
**Zoning Administration**

**CERTIFICATE OF OCCUPANCY APPLICATION**

(Please read the back of this application before completing this form)

**TARA SHARMA**

Permit #: CO1100269

CPHD Case #:

04/05/2011



**Important: Applicant must complete all the non-shaded areas, and mark where applicable.** **Do not write here**

<b>Trade/ Legal Name</b>	Name / Trade <b>MECS</b>
<b>Address to be inspected</b>	Number and Street <b>900 N. TAYLOR ST SUB 160 ARLINGTON VA 22203</b>

C.O. Number  
**CO 1100269**

Received Date / Stamp  
**APR 05 2011**

**I. TYPE OF BUILDING**

- One-Family Dwelling
- Town Houses
- Condominiums
- Hotel
- Commercial/Retail
- Temporary Structure
- Two-Family Dwelling
- Apartments (Rentals)
- Cooperatives
- Office Building
- Industrial Building
- Other

**II. USE OF BUILDING OR SPACE**

Previous Use Detached Commercial  
 Proposed Use Office Commercial  
 Nature of Business Comm  
 Maximum Capacity assembly type uses \_\_\_\_\_

**III. CONSTRUCTION WORK INVOLVED (if any):**

- New Building
  - Alteration of an existing building
  - Neither of the above
- Building Permit # \_\_\_\_\_

**IV. AREA TO BE INSPECTED**

**Entire Building** Yes

Gross Floor Area 210 sq. ft.  
 Number of Parking Spaces 1  
 Total Units 160  
 Amenities Yes  No  / Pool Yes  No

**Portion of Building** Yes

Floor Number(s)(ex. 4th) 1  
 Square Footage 150  
 Rooms or Units(s) Numbers 160

**V. CERTIFICATE REQUESTED FOR:**

- Master Certificate of Occupancy (MCO) for a new or renovated building or conversion to a condominium, or cooperative.
- Shell & Core (C & S).
- \*Partial Occupancy of a building.
- Change of ownership of a building.
- Change of ownership of a business.
- Change in the use of a building space.
- \*Condominium/cooperative unit to be sold.
- Condominium/cooperative unit to be rented
- Other \_\_\_\_\_

**\*For buildings, condominiums or cooperatives with elevators, an MCO must be filed and C&S issued prior to the issuance of these certificates.**

**VI. Does your business involve the storage, manufacture or processing of Hazardous materials (radioactive materials requiring approval of the Nuclear Regulatory Commission, gasoline, paint, firm, etc)?** Yes  No

**Storage of hazardous waste materials is regulated by the Uniform Statewide Building Code and Arlington Fire Prevention Code.**

**VII. Are the premises ready for inspection?** Yes  No   
 If "No" give approximate date when premises will be ready: \_\_\_\_\_ or check will call

**The premises described under this application are in compliance with law, ordinances and regulations, as determined by the inspections indicated.**

**VIII. ADDITIONAL INFORMATION:**

Use Permit  Variance  Site Plan Approval

To be heard SP# 249  
 Case No. \_\_\_\_\_

**IX. ZONING:** Initials: MLB

Zone C-0-A Zoning Fees 242.00  
 Receipt No. R11005307 Date 4-5-11

**X. APPROVED BY**

Building	Initials	Date
Electrical	<u>CRV</u>	<u>7-13-11</u>
Mechanical	_____	_____
Plumbing	_____	_____
E. H. B	_____	_____
Elevator	_____	_____
Fire Prevention	_____	_____
Child Care	_____	_____
Final Survey	_____	_____
Comm. Inspection	<u>AS</u>	<u>4/13/11</u>
DES	<u>MN</u>	<u>6/29/11</u>
BUS License	_____	_____

**XII. Building Official**

Shabir Date 4-20-11

**I, the Applicant hereby certify that the information supplied on this application is true and correct to the best of my knowledge; and that any construction, alteration or repair has been performed in accordance with the applicable regulations and under a valid permit issued by Arlington County.**

Signature <u>an h</u>	Applicant name (Print) <u>TARA SHARMA</u>	Address <u>900 N. STUART ST # 101A ARLINGTON VA 22203</u>	Phones <u>(703) 263-0208</u> <u>(703) 774-4420</u>
On Site Contact Person (if not the applicant)			

## GENERAL INFORMATION

Paragraph 36.D, Arlington County Zoning Ordinance, and Section 117, Virginia Uniform Statewide Building Code (BOCA), state that no occupancy or change of occupancy, use or change of use of any land or building shall take place until a Certificate of Occupancy has been issued. This Certificate shall state that the building or proposed use of the building or land complies with all provisions of law and all country ordinances and regulations. Therefore all construction work, alterations, remodeling, or repair must be done under permits issued by the Inspection Services Division. All safety regulations, Department of Human Services regulations, and Public Works Department must be complied with.

## **"NO" OCCUPANCY OR USE IS PERMITTED UNTIL THE CERTIFICATE APPLIED FOR UNDER THIS APPLICATION HAS BEEN ISSUED**

### INSTRUCTIONS FOR FILING APPLICATION

#### **I. GENERAL**

- A. Read instructions **carefully**, Erroneous information will result in delays in issuance of a Certificate of Occupancy.
- B. **Applications, accompanied by a check made payable to Treasurer of Arlington County, for the full fee may be hand-carried or mailed to: Zoning Administrator, Suite 1000, 2100 Clarendon Boulevard, Arlington, VA 22201.**
- C. Filing an application is an indication that premises are ready for inspection. If inspectors find premises are not in proper condition for inspection, no inspection will be made. The various sections of the Inspection Services Division may charge a re-inspection fee if the situation warrants.
- D. All new construction and all alterations (other than painting) involving building, electrical, plumbing, heating, ventilation, and air conditioning work require permits from Inspection Services Division.

#### **II. INSPECTIONS**

- A. Generally, a final inspection of all premises for which applications have been received prior to 5:00 p.m., the previous Thursday, will be made on the following Tuesday and no later than Friday morning of each week.
- B. Please be sure you can be reached at the telephone number shown on the application.
- C. No inspections will be made unless:
  1. The applicant or his duly authorized agents are present on the premises.
  2. Utility services are established and operating.
  3. All equipment has been installed and connected.

#### **III. FREQUENTLY FOUND DISCREPANCIES**

The most frequently found discrepancies which result in delaying issuance of a Certificate of Occupancy are as follows:

- A. Fire Extinguishers
  1. Improperly placed or hung.
  2. Inspection tags are not current.
- B. Plumbing  
Commercial establishments do not have water closets as required, or backflow prevention.
- C. Electrical  
Improper use of extension cords. Use of extension cords is not permitted and they should be removed.

#### **IV. SPECIAL APPLICATIONS**

Applications for child care shall so indicate in Space IV, "Proposed Use."

#### **V. NEW BUILDINGS**

Applications for and issuance of Certificate of Occupancy for newly constructed buildings or portions still under construction will adhere in sequence to the following procedures:

- A. Entire Building:  
An application shall be filed for the entire building, including all site improvements, amenities and appurtenances which are required by variance, use permit, or site plan approval, as may be applicable.
- B. Partial or Temporary Occupancy:  
After the application described in Step A has been filed, additional applications for Certificate of Occupancy for a portion of the building, either still under construction or complete, may be filed, accompanied by appropriate fees. Such certificates may be issued if that portion is in compliance with the following requirements:
  1. It must be complete in all respects, with final inspections completed and approved by the Inspection Services Division and other applicable agencies.
  2. It must be capable of being occupied safely with all safety and alarm systems, mechanical, electrical and plumbing systems properly operating.
  3. All required means of ingress and egress must be completed **and at all times are to be kept clean and free of debris** and construction material and provide a safe, clean means of exit from the area to be occupied to the street in compliance with applicable laws and ordinances.
  4. When applicable, a separate elevator for occupants use must be provided. Use of this elevator by construction personnel is prohibited.
  5. There must be no major interference with or interruption of the occupant's normal activities as work on the balance of the building progresses.



ARLINGTON  
VIRGINIA



Department of Community Planning, Housing and Development.  
Planning Division, Zoning Administration Inspection Services Division

# CERTIFICATE OF OCCUPANCY

Permission is hereby granted to: **MECS**  
To use the: floor, and /or suite number: **160**  
Of the building located at: **900 N TAYLOR ST., 160 ARLINGTON VA,**  
For the following purpose: **OFFICE.**

Permit Number	<b>CO1100269</b>		Date Issued	<b>09/20/2011</b>	
Seating Capacity (Zoning)			Occupant Load		
Number of Children			Zoning	<b>C-O-A</b>	
Use Group	<b>B</b>	Const. Type	<b>1B</b>	ZBZA Case Number	
Code Mod.	Use Permit			Sprinkler	
Site plan Number	<b>249</b>		V.U.S.B.C.		Fire Alarm
Comments					

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.  
This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

**Authorized by**

**Shahrar Amiri**  
Building Official

**Norma J. Cozart**  
Acting Zoning Administrator

**THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.**

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www.Arlingtonva.us

ARLINGTON  
VIRGINIA



Department of Community Planning, Housing and Development.  
Planning Division, Zoning Administration Inspection Services Division

**CERTIFICATE OF OCCUPANCY**

Permission is hereby granted to: **MECS**

To use the: floor, and /or suite number: **160**

Of the building located at: **900 N TAYLOR ST., 160 ARLINGTON VA,**

For the following purpose: **OFFICE.**

Permit Number	<b>CO1100269</b>		Date Issued	<b>09/20/2011</b>	
Seating Capacity (Zoning)			Occupant Load		
Number of Children			Zoning	<b>C-O-A</b>	
Use Group	<b>B</b>	Const.Type	<b>1B</b>	ZBZA Case Number	
Code Mod.		Use Permit		Sprinkler	Sprinkl Req.
Site plan Number	<b>249</b>		V.U.S.B.C.		Fire Alarm
Comments					

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.  
This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

**Authorized by**

**Shahriar Amiri**  
Building Official

**Norma J. Cozart**  
Acting Zoning Administrator

**THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.**

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www.Arlingtonva.us



DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT  
 INSPECTION SERVICES DIVISION  
 2100 CLARENDON BLVD, SUITE 1000 ARLINGTON VA 22201  
 TEL: 703-228-3800 FAX: 703-228-3896 WWW.ARLINGTONVA.US

Date: 09-20-2011

Certificate of Occupancy Number: **CO1100269**

**TARA SHARMA**  
 900 N STUART ST., 101A  
 ARLINGTON VA 22203

**CONGRATULATIONS!**

We are pleased to advise you that the Certificate of Occupancy application filed under: **MECS** that was submitted has been approved as of the date of this letter. We would like to recognize and thank you for your valuable assistance in expediting this process.

As you know, the primary purpose for obtaining a Certificate of Occupancy is to ensure all buildings or structures are complete and in compliance with the codes and ordinances for which the occupancy has been applied. These Buildings or structures, or portions thereof, may or may not have a specific tenant.

The Certificate of Occupancy and Compliance certifies that the building permit obtainer has agreed to the following items:

1. He/she has obtained the reference building permits and is an employer of the obtainer, and
  2. He/she is familiar with the construction accomplished pursuant to that permit, and
  3. Construction has been completed with the exception noted on the Certificate of Occupancy and Compliance, and
  4. He/she is familiar with building standards and procedures applicable to such construction, and
  5. To the best of his/her knowledge, information, and belief such construction has been performed to the conformity with all building standards and procedures.
- We are happy to have served you well in the past and we look forward to continuing to provide you with whatever assistance you may need in the future. If you have any questions or concerns about your Certificate of Occupancy, please contact permit specialist .

Sincerely,

**Norma J. Cozart, Acting Zoning Administrator**  
**Shahrair Amiri, Building Official**

TARA SHARMA  
900 N STUART ST, 101A  
ARLINGTON VA 22203



This is a retail space

There were no site plan amendments to change it.

OnPoint Map Viewer - Windows Internet Explorer

http://mapping.co.arlington.va.us/acmap/WebPages/Map/FundyViewer.aspx

File Edit View Favorites Tools Help

OnPoint Map Viewer

ARLINGTON VIRGINIA

# ACMAPS

Searches Metadata

General Eng Env Planning Parks Trans REFS

Tools

Arlington County, Va

Scale 1: 3,844.39 GO Powered by ROLTA OnPoint™

X: 11,877,668.25, Y: 7,006,592.01

Done

start

Inbox - Mailbox ...

PERMITS Plus

Activities/Project...

Dashboard

Arlington County ...

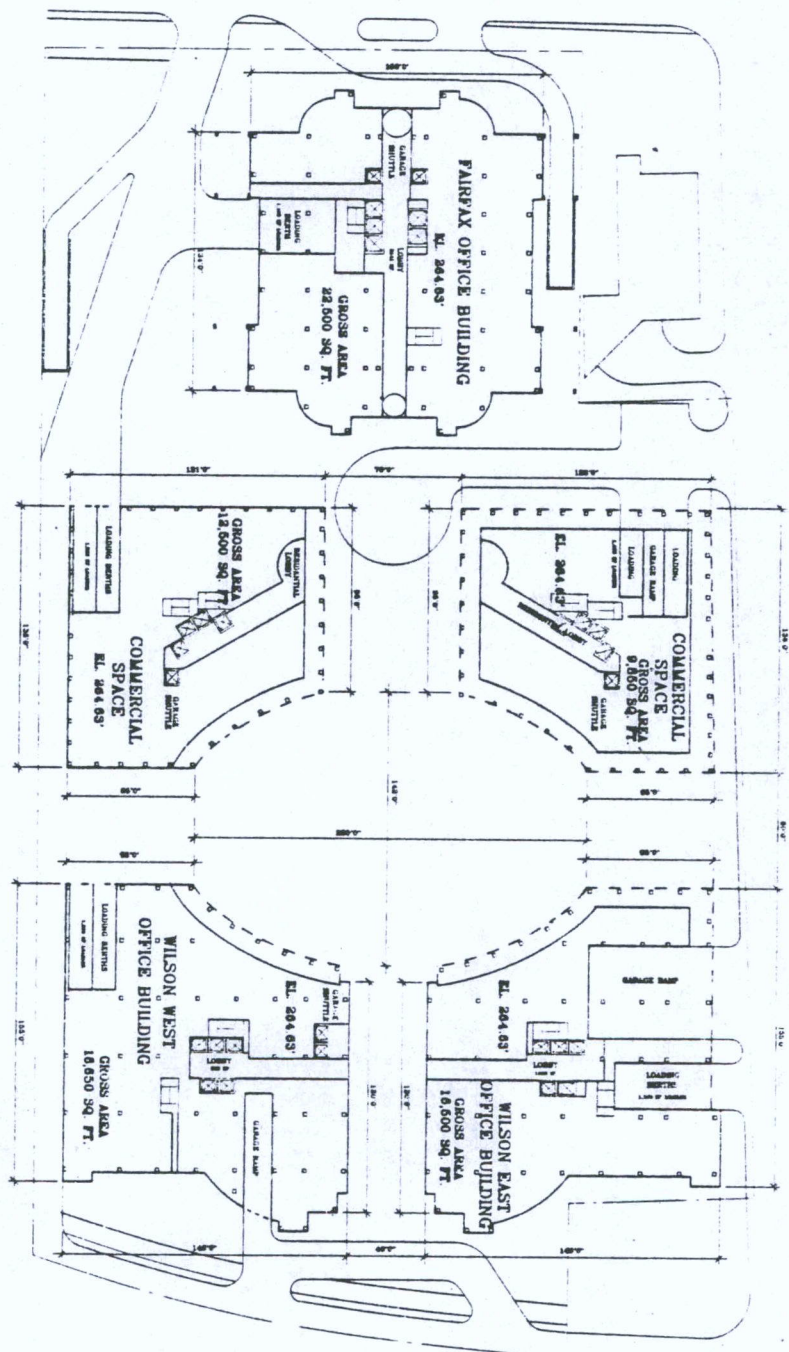
OnPoint Map Vie...

Local intranet

100%

12:23 PM

TOTAL GROSS FLOOR AREA: 80,000 SQ. FT.  
 OUTDOOR ARCADES: 5,900 SQ. FT.  
 LOBBY SPACES: 7,143 SQ. FT.  
 ELEVATOR/MECHANICAL CORES: 2,900 SQ. FT.  
 LOADING BERTHS: 6,236 SQ. FT.  
 GARAGE RAMP: 5,688 SQ. FT.



FIRST FLOOR PLAN

DATE	10-10-68
BY	VAI
CHK'D	17-68
APP'D	
REV	
NO.	
DATE	
BY	
CHK'D	
APP'D	
REV	
NO.	

A5

Arthur Cotton Moore Associates  
 Architects Planners

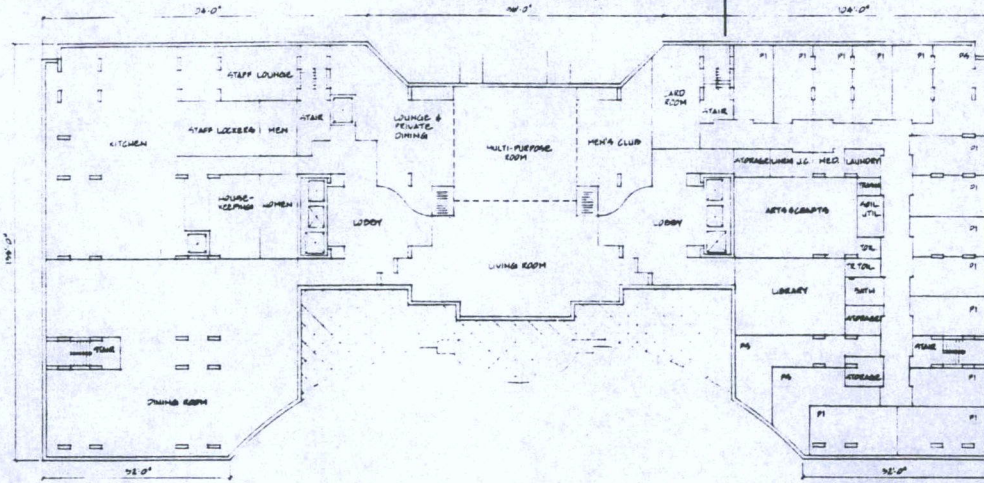
FIRST FLOOR PLAN

THE ELLIPSE AT BALLSTON

4200 K FAIRFAX DRIVE ARLINGTON, VIRGINIA DEVELOPER: RADNOR/BUCHANAN

Revisions

# Community Center | Personal Care

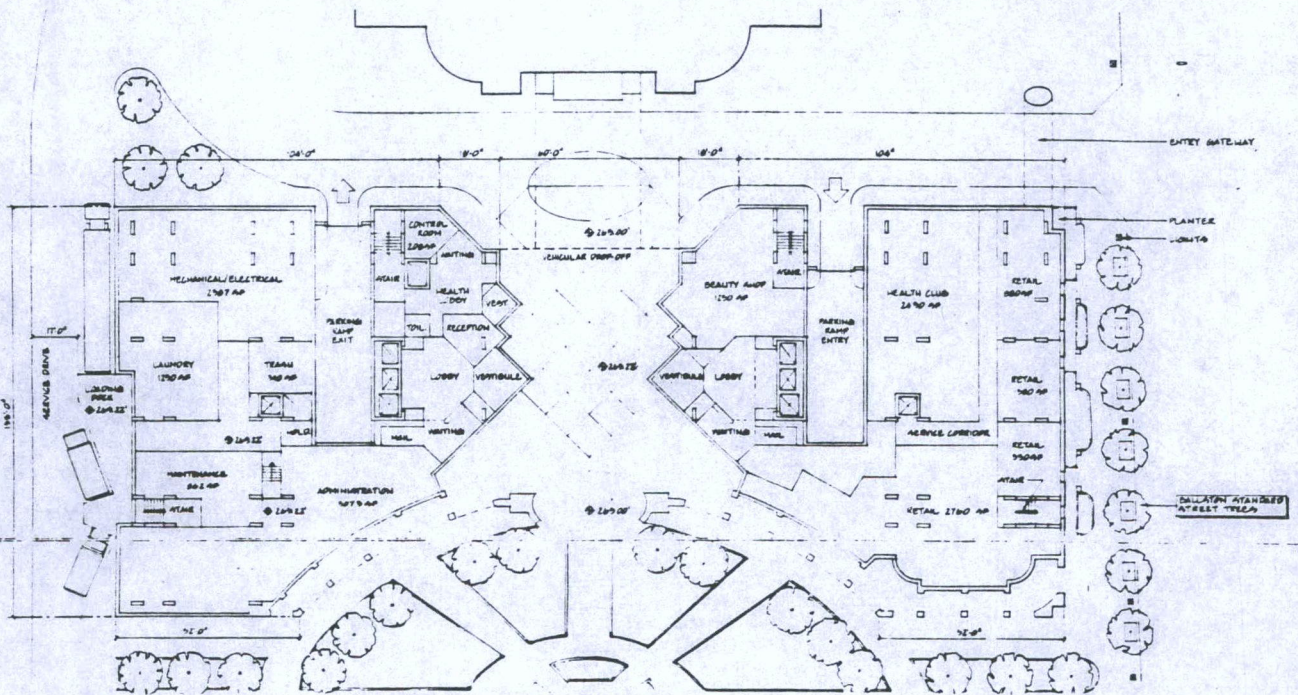


**AREA SUMMARY**

HEALTH CENTER	4,980 SF
16 PERSONAL CARE ROOMS	24,971 SF
COMMUNITY CENTER	24,971 SF
<b>TOTAL</b>	<b>54,922 SF</b>

**FINISH FLOOR ELEVATION - 180.12'**

Second Floor Plan




**AREA SUMMARY**

COMMUNITY CENTER	4,980 SF
COMMERCIAL	4,980 SF
<b>TOTAL</b>	<b>9,960 SF</b>

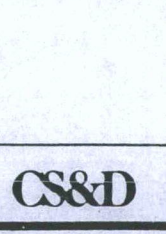
**FINISH FLOOR ELEVATION - 180.12'**

First Floor Plan




**Marriott**

Ballston Lifecare



**CS&D**

Scale 1/16" = 1'-0"



ARCHITECT: Cochran, Stephenson & Donohue, Incorporated  
 1320 North Central Street, Suite 100, Arlington, VA 22201  
 PROJECT NO. 1000 CS&D PROJECT NO. 0701

4

THIS CERTIFICATE SHALL BE CONSPICUOUSLY  
POSTED AT ALL TIMES

ARLINGTON COUNTY, VIRGINIA

DEPARTMENT OF COMMUNITY AFFAIRS - INSPECTION SERVICES - ZONING SECTION

CERTIFICATE OF OCCUPANCY

ARLINGTON, VA., November 8, 1979

Permission is hereby granted to Motorhead, Ltd. James R. Epstein & Jeffrey E. Burns

to use entire of the building located at 905 North Taylor Street

to be used for the following purposes: Auto rebuilding & Parts shop

Zone C-2 Use Gp. \_\_\_\_\_ Fire Gr. \_\_\_\_\_ Occup. Load: \_\_\_\_\_ S.F./person: Floor load \_\_\_\_\_ lbs./S.F.

THIS CERTIFICATE DOES NOT TAKE THE PLACE OF ANY LICENSE REQUIRED BY LAW, NOR DOES IT AUTHORIZE THE USE OF BOILERS, MOTORS, MACHINERY, OR ANY SIGNS. ANY CHANGE IN THE USE OR OCCUPANCY OF THIS BUILDING OR LAND SHALL REQUIRE A NEW CERTIFICATE.

THE BUILDING OR THE PROPOSED USE OF THE BUILDING OR LAND COMPLIES WITH ALL PROVISIONS OF LAW AND OF ALL COUNTY ORDINANCES AND REGULATIONS.

U-2079-76-1

By V. Coffo  
V. CAFFO, Zoning Administrator

*John Polatz*

RECEIVED  
NOV 13 2012

ARLINGTON VIRGINIA

Arlington County, Virginia  
Department of Community Planning, Housing and Development  
**Zoning Administration**

**JOHN POLATZ**  
Permit #: CO1200935  
CPHD Case #:

11/14/2012

**CERTIFICATE OF OCCUPANCY APPLICATION**



(Please read the back of this application before completing this form)

<b>Important: Applicant must complete all the non-shaded areas, and mark where applicable.</b>		<b>Do not write here</b>	
Trade/ Legal Name	Name / Trade	C.O. Number	
Address to be inspected	Number and Street	<b>CO1200935</b>	
	Zip	Received Date / Stamp	
	Arlington VA (salon located within The Jefferson)	<b>NOV 14 2012</b>	
	22203		

**I. TYPE OF BUILDING**

- One-Family Dwelling
- Town Houses
- Condominiums
- Hotel
- Commercial/Retail
- Temporary Structure
- Two-Family Dwelling
- Apartments (Rentals)
- Cooperatives
- Office Building
- Industrial Building
- Other

**II. USE OF BUILDING OR SPACE**

Previous Use Salon  
Proposed Use Salon  
Nature of Business Operate beauty salon for residents  
Maximum Capacity assembly type uses \_\_\_\_\_

**III. CONSTRUCTION WORK INVOLVED (if any):**

- New Building
  - Alteration of an existing building
  - Neither of the above
- Building Permit # \_\_\_\_\_

**IV. AREA TO BE INSPECTED**

**Entire Building** Yes  No

Gross Floor Area \_\_\_\_\_ sq. ft.  
Number of Parking Spaces \_\_\_\_\_  
Total Units \_\_\_\_\_  
Amenities Yes  No  / Pool Yes  No

**Portion of Building** Yes  No

Floor Number(s)(ex. 4th) 2nd floor  
Square Footage 300  
Rooms or Units(s) Numbers \_\_\_\_\_

**V. CERTIFICATE REQUESTED FOR:**

- Master Certificate of Occupancy (MCO) for a new or renovated building or conversion to a condominium, or cooperative.
- Shell & Core (C & S).
- \*Partial Occupancy of a building.
- Change of ownership of a building.
- Change of ownership of a business.
- Change in the use of a building space.
- \*Condominium/cooperative unit to be sold.
- Condominium/cooperative unit to be rented
- Other \_\_\_\_\_

**\*For buildings, condominiums or cooperatives with elevators, an MCO must be filed and C&S issued prior to the issuance of these certificates.**

**VI. Does your business involve the storage, manufacture or processing of Hazardous materials (radioactive materials requiring approval of the Nuclear Regulatory Commission, gasoline, paint, firm, etc)?** Yes  No

**Storage of hazardous waste materials is regulated by the Uniform Statewide Building Code and Arlington Fire Prevention Code.**

**VII. Are the premises ready for inspection?** Yes  No

If "No" give approximate date when premises will be ready: \_\_\_\_\_ or check will call

**The premises described under this application are in compliance with law, ordinances and regulations, as determined by the inspections indicated.**

**VIII. ADDITIONAL INFORMATION:**

Use Permit  Variance  Site Plan Approval  
To be heard \_\_\_\_\_  
Case No. \_\_\_\_\_

**IX. ZONING:**

Zone C-0-A Zoning Fees 361.90  
Receipt No. \_\_\_\_\_ Date 11/14/12

**X. APPROVED BY**

	Initials	Date
Building	<u>ADJ</u>	<u>11/14/12</u>
Electrical		
Mechanical		
Plumbing		
E. H. B		
Elevator		
Fire Prevention		
Child Care		
Final Survey		
Comm. Inspection	<u>AAJ</u>	<u>11/2/12</u>
DES	<u>JK</u>	<u>11/2/12</u>
BUS License		

**XII. Building Official**

Shahriar Date \_\_\_\_\_

**I, the Applicant hereby certify that the information supplied on this application is true and correct to the best of my knowledge; and that any construction, alteration or repair has been performed in accordance with the applicable regulations and under a valid permit issued by Arlington County.**

Signature	Applicant name (Print)	Address	Phones
<u>John Polatz</u>	John Polatz, CEO of Salon PS Virginia LLC	15 1/2 North Franklin Street Chagrin Falls, OH 44022	440-600-1599
	On Site Contact Person (if not the applicant)	Bernadette Alderson (Regional Manager) (443) 262-2933	

# Commonwealth of Virginia



## STATE CORPORATION COMMISSION

*Richmond, April 1, 2010*

*This is to certify that the certificate of organization of*

**Salon PS Virginia LLC**

*was this day issued and admitted to record in this office and that the said limited liability company is authorized to transact its business subject to all Virginia laws applicable to the company and its business. Effective date: April 1, 2010*



*State Corporation Commission*

*Attest:*

*Joel H. Beck*  
Clerk of the Commission



COMMONWEALTH OF VIRGINIA  
STATE CORPORATION COMMISSION

LLC-1011  
(07/06)

ARTICLES OF ORGANIZATION OF A  
DOMESTIC LIMITED LIABILITY COMPANY

Pursuant to Chapter 12 of Title 13.1 of the Code of Virginia the undersigned states as follows:

1. The name of the limited liability company is

Salon PS Virginia LLC

(The name must contain the words limited company or limited liability company or the abbreviation L.C., LC, L.L.C. or LLC)

2. A. The name of the limited liability company's initial registered agent is

CT Corporation System

B. The registered agent is (mark appropriate box):

(1) an INDIVIDUAL who is a resident of Virginia and

- a member or manager of the limited liability company.
- a member or manager of a limited liability company that is a member or manager of the limited liability company.
- an officer or director of a corporation that is a member or manager of the limited liability company.
- a general partner of a general or limited partnership that is a member or manager of the limited liability company.
- a trustee of a trust that is a member or manager of the limited liability company.
- a member of the Virginia State Bar.

OR

(2)  a domestic or foreign stock or nonstock corporation, limited liability company or registered limited liability partnership authorized to transact business in Virginia.

3. The limited liability company's initial registered office address, including the street and number, if any, which is identical to the business office of the initial registered agent, is

4701 Cox Rd., Suite 301, Glen Allen, VA 23060  
(number/street) (city or town) (zip)

which is physically located in the  county or  city of Henrico

4. The limited liability company's principal office address, including the street and number, is

100 North Main Street, Chagrin Falls, Ohio 44022  
(number/street) (city or town) (state) (zip)

Organizer(s):

(signature)

March 30, 2010  
(date)

1600 CNB Corp. by Christopher J. Hubbert, Asst. Secretary  
(printed name)

\_\_\_\_\_  
(telephone number (optional))

SEE INSTRUCTIONS ON THE REVERSE



ARLINGTON  
VIRGINIA

Department of Community Planning, Housing and Development.  
Planning Division, Zoning Administration Inspection Services Division

# CERTIFICATE OF OCCUPANCY

Permission is hereby granted to: **SALON PS VIRGINIA LLC**

To use the: floor, and /or suite number:

Of the building located at: **900 N TAYLOR ST ARLINGTON, VA 22203**, For the following purpose: **SALON.**

Permit Number	<b>CO1200935</b>			Date Issued	<b>12/04/2012</b>		
Seating Capacity (Zoning)				Occupant Load			
Number of Children				Zoning	<b>C-O-A</b>		
Use Group	<b>B</b>	Const.Type	<b>2B</b>	ZBZA Case Number			
Code Mod.		Use Permit		Sprinkler	<b>Y</b>	Sprinkl Req.	<b>N</b>
Site plan Number	<b>249</b>			V.U.S.B.C.	<b>2009</b>	Fire Alarm	<b>Y</b>
Comments							

This certificate does not take the place of any license required by law. Any change in the use, ownership, or occupancy of this building or land shall require a new certificate of occupancy.

This Building or the proposed use of the building or land complies with all provisions of the Virginia Uniform State Building Code and the Arlington County Zoning Ordinance.

**Authorized by**

**Shahriar Amiri**  
Building Official

**Norma J. Cozart**  
Zoning Administrator

**THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.**

2100 Clarendon Blvd., Suite 1000, Arlington, Va. 22201. Tel: 703-228-3883, Fax: 703-228-3896. www. Arlingtonva.us



THIS CERTIFICATE SHALL BE CONSPICUOUSLY  
POSTED AT ALL TIMES

ARLINGTON COUNTY, VIRGINIA  
DEPARTMENT OF COMMUNITY AFFAIRS - ZONING SECTION  
CERTIFICATE OF OCCUPANCY

38870

ARLINGTON, VA., November 26, 19 85

Permission is hereby granted to Center for New Creation

to use \_\_\_\_\_ of the building located at 900 North Taylor Street

to be used for the following purposes: Education - Religious DESK SPACE

Zone COA Use Gp. \_\_\_\_\_ Fire Gr. \_\_\_\_\_ Occup. Load: \_\_\_\_\_ S.F./person: Floor load \_\_\_\_\_ lbs./S.F.

THIS CERTIFICATE DOES NOT TAKE THE PLACE OF ANY LICENSE REQUIRED BY LAW, NOR DOES IT AUTHORIZE THE USE OF BOILERS, MOTORS, MACHINERY, OR ANY SIGNS. ANY CHANGE IN THE USE OR OCCUPANCY OF THIS BUILDING OR LAND SHALL REQUIRE A NEW CERTIFICATE.

THE BUILDING OR THE PROPOSED USE OF THE BUILDING OR LAND COMPLIES WITH ALL PROVISIONS OF LAW AND OF ALL COUNTY ORDINANCES AND REGULATIONS.

By V. Caffo  
V. CAFFO, Zoning Administrator



### CPHD - Zoning - Scan Request Batch Sheet

Request #	<input type="text" value="42159"/>	Box Number	<input type="text" value="ZSCAN-"/>
Charge Code	<input type="text"/>	Requestor	<input type="text" value="ZONING1"/>
Instructions	<input type="text" value="Hold for 7 days then destroy"/> <input type="button" value="v"/>	Rescan?	<input type="checkbox"/>
Due	<input type="text" value="30 Business Days"/> <input type="button" value="v"/>	Due Date	<input type="text" value="02/19/2015"/>
CPHD Case #	<input type="text" value="SP #249"/>	Permit #	<input type="text"/>
Address	<input type="text" value="900 N TAYLOR ST"/>	RPC	<input type="text" value="14-051-303"/>

<u>Standard Pages</u>		<u>Large Format Pages</u>		<u>Total Pages</u>
Black and White Count	<input type="text" value="1"/>	Black and White Count	<input type="text" value="0"/>	<input type="text" value="6"/>
Color Count	<input type="text"/>	Color Count	<input type="text" value="5"/>	
Sides <input type="radio"/> Simplex	<input type="radio"/> Duplex			

Print Shop Request # \*42159\*

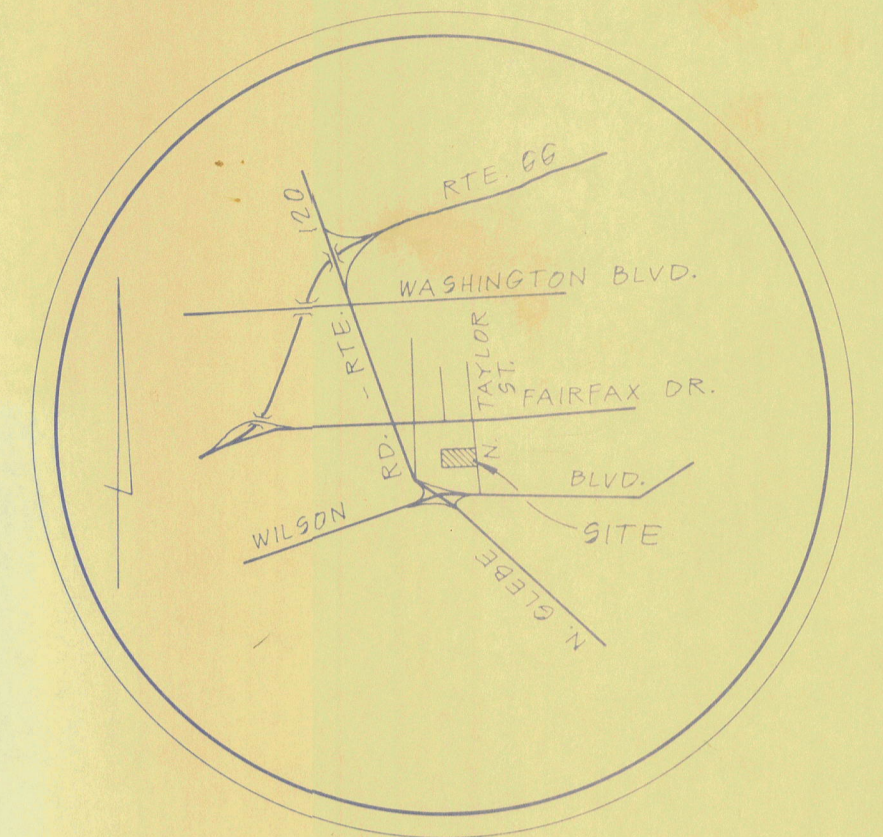
**Comments**

WATER-SEWER DIVISION REQUIREMENTS

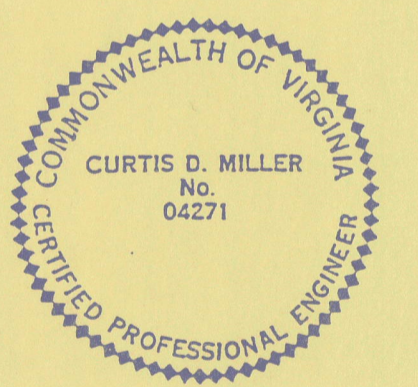
1. All materials and construction shall be in accordance with Arlington County Standard Specifications and details. Materials shall be approved by the Water-Sewer Division before being purchased and shall be inspected before being incorporated in the work.
2. Before construction shall start, the following information and or evidence of compliance with all applicable regulations and laws shall be furnished to the Arlington County Water-Sewer Division by the developer.
  - a. The developer shall furnish the name and address of the contractor who has been engaged to make the installation. The contractor shall be registered in the state of Virginia. Satisfactory evidence of the contractor's prior experience in the construction of water mains and/or sanitary sewer installation shall be furnished.
  - b. If easements or rights of way are needed, two (2) copies of the description of all required easements or rights of way as actually recorded and the place, date and reference of such recordings.
  - c. The dates and number of all permits required by the Arlington County Department of Public Works and the Virginia Department of Highways and Transportation for excavation in the streets.
  - d. Notice of tentative starting date for construction which shall not be less than one (1) week following the date of notice.
  - e. Satisfactory bond in favor of Arlington County to guarantee the proper maintenance and repairs of the installation for a period on ninety (90) days following the acceptance of the installation by the Arlington County Water-Sewer Division.
3. Actual construction shall not begin until the starting date has been approved by the Arlington County Water-Sewer Division and arrangements have been made for the required inspection service.
4. All construction will be accomplished from an approved set of plans, specifications and cut sheets submitted by a registered engineer.
5. All final tests on completed construction shall be done in the presence of the county's representative.
6. After completion of water and/or sewer extension the developer's registered engineer shall furnish to the Water-Sewer division a set of Mylar Tracings indicating the as built conditions and a signed statement that the work as indicated is acceptable to the engineer.
7. Water and sewer service connection will not be made until the water main and/or sewer extensions have been approved and accepted by Arlington County Water-Sewer Division.
8. Backfill for utility excavations shall be maintained by the contractor for 1 year after acceptance of the work.

NOTES:

1. ALL CONSTRUCTION SHALL CONFORM TO ARLINGTON COUNTY STANDARDS AND SPECIFICATIONS OR AS NOTED IN THE INCLUDED DETAILS.
2. ALL EXISTING CURB AND GUTTER AND SIDEWALK ALONG THE FRONTAGE OF THIS SITE IN POOR CONDITION OR DAMAGED DURING CONSTRUCTION SHALL BE REMOVED AND REPLACED TO THE STANDARDS AND SPECIFICATIONS OF ARLINGTON COUNTY.
3. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT 1-800-257-7777 48 HOURS PRIOR TO THE START OF ANY EXCAVATION OR CONSTRUCTION FOR THE MARKINGS OF UNDERGROUND UTILITIES.
4. THE CONTRACTOR SHALL OBTAIN PERMITS FROM THE INSPECTION SERVICES DIVISION FOR THE CONSTRUCTION OF ALL PRIVATE SIDEWALKS, DRIVEWAYS AND PARKING AREAS.
5. THE CONTRACTOR SHALL OBTAIN ARLINGTON COUNTY PERMITS FOR ALL WORK WITHIN THE RIGHT-OF-WAY ALONG THE FRONTAGE OF THIS SITE.
6. THE TOPO USED FOR THIS SITE PLAN WAS DONE BY OTHERS AND PROVIDED TO US BY MARRIOTT CORP.
7. STREET TREE GRATES: NEENAH TYPE R-8003 18" OR EQUAL, SEE ARLINGTON COUNTY STANDARDS.



VICINITY MAP  
SCALE: 1"=2,000'



REVISIONS		
NO.	DATE	DESCRIPTION

ARLINGTON, VIRGINIA  
DEPARTMENT OF PUBLIC WORKS

**"THE JEFFERSON"**  
PARCEL 'B'  
ELLIPSE AT BALLSTON

SCALE: \_\_\_\_\_ DESIGNED: DC CHECKED: CM

SUBMITTED DATE <u>OCT 1989</u>	APPROVED DATE	APPROVED DATE
COOK & MILLER, LTD.	CHIEF OPERATIONS DIVISION	CHIEF TRAFFIC ENGINEERING DIV.
SURVEYING ~ ENGINEERING	APPROVED DATE	APPROVED DATE
CHIEF WATER & SEWER DIV.	CHIEF PLANNING & ENGINEERING DIV	DIRECTOR OF PUBLIC WORKS

SHEET 1 OF 5

ALL EXISTING ABOVE GROUND UTILITIES ARE TO BE ADJUSTED, RELOCATED OR REMOVED AS NECESSARY. LOCATION AND DEPTH OF ALL UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF COOK & MILLER, LTD.

SP#249  
Dr. 74

Sp-249  
Dr. 74

38312A

PROPERTY OF COOK & MILLER, LTD., PLEASE RETURN

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NOV 16 1989

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1989  
11/16



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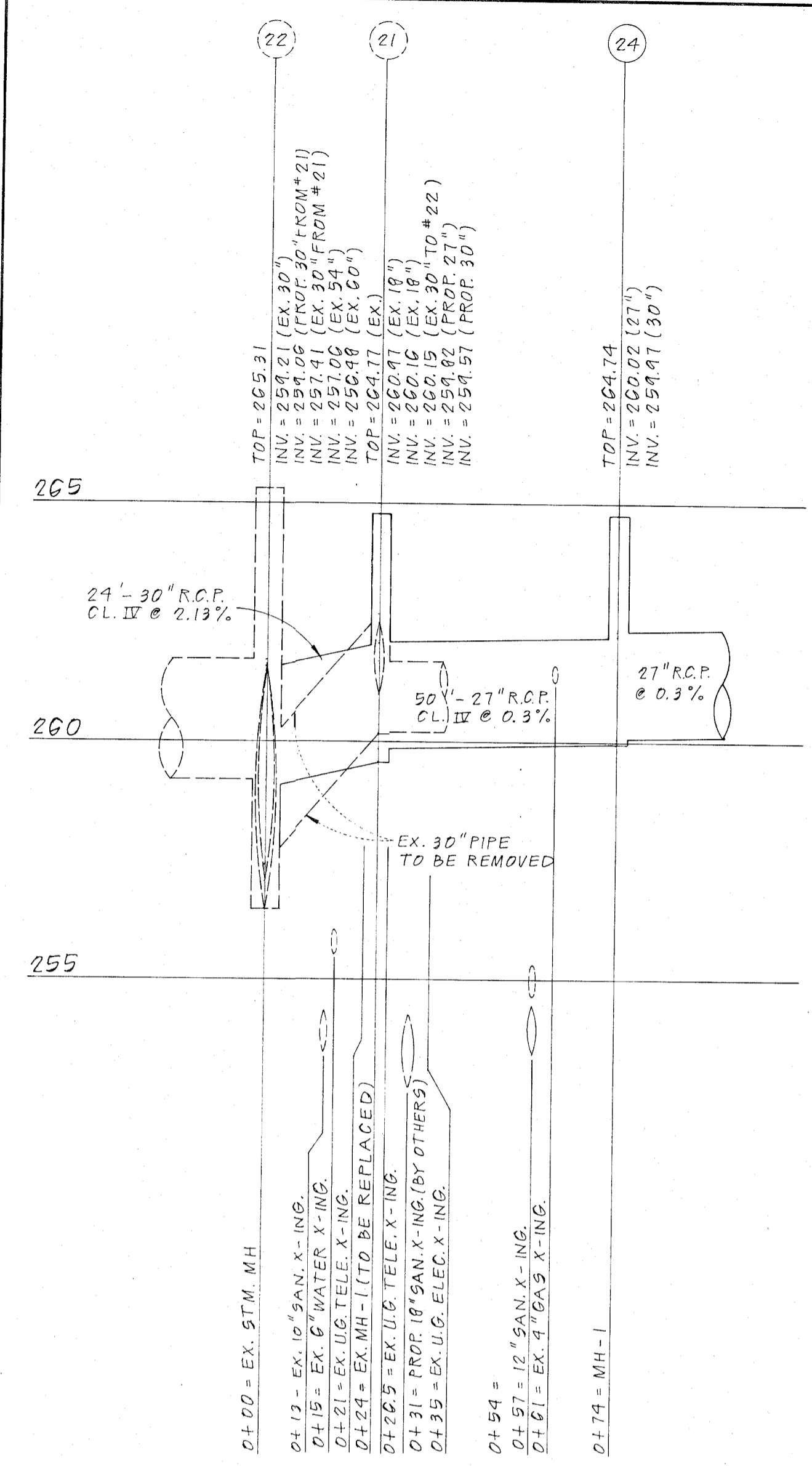


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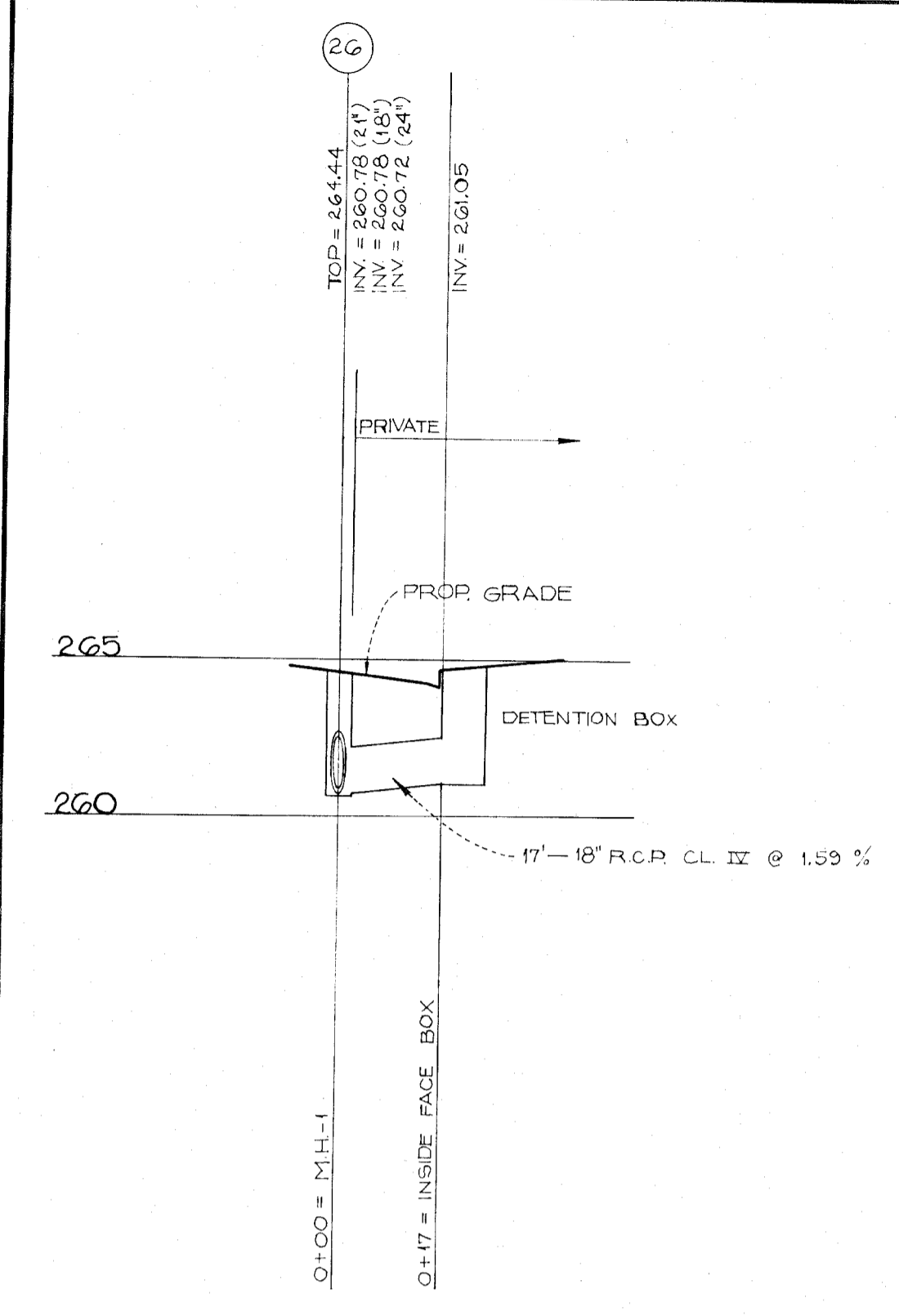
NOV 16 1988

COOK & MILLER, LTD.

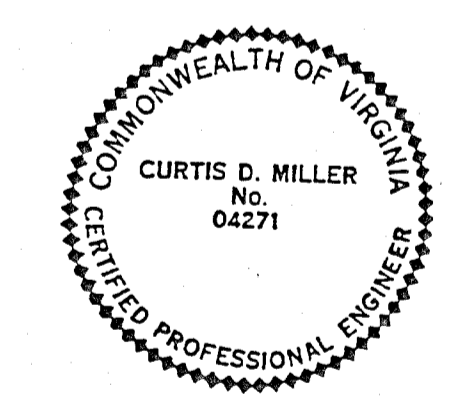
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SCALE: 1" = 25' HOR., 1" = 2.5' VER.



SCALE: 1" = 25' HOR., 1" = 5' VER.



ARLINGTON, VIRGINIA  
DEPARTMENT OF PUBLIC WORKS

PROFILES AND DETAILS  
"THE JEFFERSON"  
PARCEL "B"  
ELLIPSE AT BALLSTON

SCALE: AS NOTED		DESIGNED: DC	CHECKED: CM
SUBMITTED DATE: OCT. 1989	APPROVED DATE	APPROVED DATE	
COOK & MILLER, LTD. SURVEYING ~ ENGINEERING	CHIEF OPERATIONS DIVISION	CHIEF TRAFFIC ENGINEERING DIV.	
APPROVED DATE	APPROVED DATE	APPROVED DATE	
CHIEF WATER & SEWER DIV.	CHIEF PLANNING & ENGINEERING DIV.	DIRECTOR OF PUBLIC WORKS	

SHEET 5 OF 5

REVISIONS		
NO.	DATE	DESCRIPTION

PRINTED

NOV 16 1989

COOK & MILLER, LTD.

