

From 01/01/2007 to 10/28/2019

EXPIRED PERMITS REPORT

Grand Total

6

PERMIT	APPLIED	EXPIRED	STATUS	TYPE	ADDRESS	DESCRIPTION	COST
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1	Building Permit						
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<u>B0901545</u>	08/12/2009	02/08/2010	EXPIRED	CTBO	816 N OAKLAND ST	2 SIGN PERMIT	\$336.09
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R C: Final Building N

Summary for 'TITLE' = Building Permit (1 detail record)

TOTAL COUNT 1

1	Electrical Permit						
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<u>E0901906</u>	08/12/2009	02/08/2010	EXPIRED	COM	816 N OAKLAND ST	2 OUTDOOR SIGNS. CONNECTING TO EXISTING CIRCUIT ONLY	\$275.59
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R C: Final Electrical N

Summary for 'TITLE' = Electrical Permit (1 detail record)

TOTAL COUNT 1

2	Periodic Inspect Elev						
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PERMIT	APPLIED	EXPIRED	STATUS	TYPE	ADDRESS	DESCRIPTION	COST
PIE2358	07/16/2008	09/28/2019	NOTIFY	TRACTI	816 N OAKLAND ST	PERIODIC INSPECTION FOR TRACTION ELEVATOR	\$3,956.00
08/31/2009	AP		C: Final Fire/Elevator			all floors are finished to the roof, both cars are released to full public service, issue certificates.	
10/04/2010	AP		C: GSS/Governor/speed & safety			no violations noted	
						issue new certificates	
01/30/2012	AP		C: GSS/Governor/speed & safety			no violations noted	
						issue new certificates	
09/28/2012	AP		C: GSS/Governor/speed & safety			no violations noted	
						issue new certificates	
04/21/2014	AP		C: GSS/Governor/speed & safety			By NEIS on 4/14/14, see attachment	
10/07/2014	AP		C: 5 YR/Full Load			NEIS 443297	
08/26/2015	AP		C: GSS/Governor/speed & safety			BY NEIS ON 08/18/2015	
08/05/2016	AP		C: GSS/Governor/speed & safety			REF 6780586	
12/22/2016	NOTE		C: General Fire/Elevator			RECEIVED A PHONE CALL FROM THE BUILDING OWNER REP FROM DITTMAR COMPANY, SOPHIE MAO, REQUESTING CERTIFICATES. I INFORMED MS. MAO THAT FEES WERE DUE FOR THIS PIE AND I EMAILED COPIES OF THE INVOICE TO: SMAO@RENTDITTMAR.COM ON 12/22/2016.	
						REF 8867356	
08/30/2017	AP		C: GSS/Governor/speed & safety			...	
08/24/2018	T643		C: General Fire/Elevator			REF 11272381	
08/24/2018	AP		C: GSS/Governor/speed & safety			REF 13667936	
08/20/2019	REJ		C: 5 YR/Full Load			REF 13668104	
08/20/2019	NOV		C: 5 YR/Full Load				

PERMIT	APPLIED	EXPIRED	STATUS	TYPE	ADDRESS	DESCRIPTION	COST
<u>PIE2359</u>	07/16/2008	09/28/2019	NOTIFY	TRACTI	816 N OAKLAND ST	PERIODIC INSPECTION FOR TRACTION ELEVATOR	\$3,956.00
08/31/2009	AP					C: 5 YR/Full Load see PIE2358	
10/04/2010	AP					C: GSS/Governor/speed & safety see pie 2358	
11/04/2010	AP					C: GSS/Governor/speed & safety ...	
01/30/2012	AP					C: GSS/Governor/speed & safety see pie 2358	
09/28/2012	AP					C: GSS/Governor/speed & safety see pie 2358	
04/21/2014	AP					C: GSS/Governor/speed & safety By NEIS on 4/14/14, see attachment	
10/07/2014	AP					C: 5 YR/Full Load NEIS 443297	
08/26/2015	AP					C: GSS/Governor/speed & safety BY NEIS ON 08/18/2015	
11/22/2016	AP					C: GSS/Governor/speed & safety BY NEIS ON 10/7/2016 #443297	
12/22/2016	NOTE					C: General Fire/Elevator RECEIVED A PHONE CALL FROM THE BUILDING OWNER REP FROM DITTMAR COMPANY, SOPHIE MAO, REQUESTING CERTIFICATES. CERTIFICATE WAS EMAILED TO: SMAO@RENTDITTMAR.COM ON 12/22/2016.	
08/30/2017	AP					C: GSS/Governor/speed & safety REF 8867356	
08/24/2018	T643					C: General Fire/Elevator ...	
08/24/2018	AP					C: GSS/Governor/speed & safety REF 11272381	
08/20/2019	REJ					C: 5 YR/Full Load REF 13667936	
08/20/2019	AP					C: 5 YR/Full Load REF 13668104	

Summary for 'TITLE' = Periodic Inspect Elev (2 detail records)

TOTAL COUNT 2

2

Plumbing Permit

<u>P0701609</u>	09/17/2007	04/19/2008	EXPIRED	COM	816 N OAKLAND ST	1 BUILDING SEWER, 1 ROAD SEWER EXCAVATION.	\$61.05
10/22/2007	PA					C: Sewer vis only,see appr plan	
R		C: Final Plumbing				N	

PERMIT	APPLIED	EXPIRED	STATUS	TYPE	ADDRESS	DESCRIPTION	COST
PO800113	01/22/2008	02/09/2009	EXPIRED	COM	816 N OAKLAND ST	16 cleanouts, 37 roof/surface drains, 2 sump pumps, and 1 oil and sand interceptor.	\$1,412.00
01/23/2008	PA		C: Groundwork			2 ejector tanks 2 3" copper lines. see plans	
01/28/2008	PA		C: Groundwork			storm pipe & garage drains see plans	
02/04/2008	REJ		C: Groundwork			not ready	
02/05/2008	PA		C: Groundwork			see appr plan,storm	
02/19/2008	PA		C: Groundwork			storm see appr plan	
02/27/2008	PA		C: Groundwork			storm, see appr plan	
03/05/2008	PA		C: Groundwork			storm,see appr plan	
05/23/2008	PA		C: Sewer			storm vis only see appr plan	
05/27/2008	PA		C: Sewer			storm vis only see appr plan	
08/12/2008	PA		C: Sewer			8" sanitary approx 14ft up to building.	
08/12/2008	REJ		C: Sewer			not ready	
08/13/2008	CANC		C: Sewer			at job	
R	C: Final Plumbing		N				

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

TOTAL COUNT	2
Grand Total	6

20



ARLINGTON VIRGINIA

MASTER

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

Arlington County, Va./Applications/ISD/AH/05-001/07-08

CERTIFICATE OF OCCUPANCY APPLICATION

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

Important: Applicant must complete all the non-shaded areas, and mark where applicable. Do not write here. Trade/ Legal Name: THE AMELIA RESIDENCES, SP#108. Address to be inspected: 816 N. OAKLAND STREET, Zip 22203. C.O. Number: CO 090018

Received Date / Stamp: FEB 24 2009

- 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

- 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

VIII. ADDITIONAL INFORMATION: Use Permit, Variance, Site Plan Approval. To be heard: Case No. 108

II. USE OF BUILDING OR SPACE: Previous Use: Proposed Use: APARTMENTS, Nature of Business: MASTER C.O. FOR NEW APT. BUILDING, Maximum Capacity assembly type uses

IX. ZONING: Zone: RC, Zoning Fees: \$4,173.00, Receipt No: 209002780, Date: 2/24/09

III. CONSTRUCTION WORK INVOLVED (if any): New Building, Alteration of an existing building, Building Permit #: B06603225

*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...

X. APPROVED BY: Table with columns for Building, Electrical, Mechanical, Plumbing, E. H. B, Elevator, Fire Prevention, Child Care, Final Survey, Comm. Inspection, DES, BUS License, Initials, Date.

IV. AREA TO BE INSPECTED: Entire Building, Portion of Building, Gross Floor Area: 118,085 sq. ft., Number of Parking Spaces: 162, Total Units: 108, Amenities, Pool, Floor Number(s), Square Footage, Rooms or Units(s) Numbers

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

XII. Building Official: Signature: Date: 1/25/09

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: Charles Santee, Applicant name (Print): CHARLES SANTEE, Address: P.O. BOX 489 DUNN LORING, VA 22027, Phones: 703-356-6900

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 810, 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.



Shell & Core

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

Arlington County, Va./Applications/ISD/AH/05-001/07-08

CERTIFICATE OF OCCUPANCY APPLICATION

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

Important: Applicant must complete all the non-shaded areas, and mark where applicable.		Do not write here																																					
Trade/ Legal Name	Name / Trade <u>THE AMELIA RESIDENCES</u>	C.O. Number <u>CO 0900119</u>																																					
Address to be inspected	Number and Street <u>816 N. OAKLAND STREET</u>	Received Date / Stamp <u>FEB 24 2009</u>																																					
	Zip <u>22203</u>	By <u>[Signature]</u>																																					
I. TYPE OF BUILDING		VIII. ADDITIONAL INFORMATION:																																					
<input type="checkbox"/> One-Family Dwelling <input type="checkbox"/> Two-Family Dwelling <input type="checkbox"/> Town Houses <input checked="" type="checkbox"/> Apartments (Rentals) <input type="checkbox"/> Condominiums <input type="checkbox"/> Cooperatives <input type="checkbox"/> Hotel <input type="checkbox"/> Office Building <input type="checkbox"/> Commercial/Retail <input type="checkbox"/> Industrial Building <input type="checkbox"/> Temporary Structure <input type="checkbox"/> Other		<input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Site Plan Approval To be heard _____ Case No. <u>105</u>																																					
II. USE OF BUILDING OR SPACE		IX. ZONING:																																					
Previous Use _____ Proposed Use <u>APARTMENTS</u> Nature of Business <u>SHELL & CORE FOR NEW APT. BUILDING</u> Maximum Capacity assembly type uses _____		Initials: <u>MAR</u> Zone <u>RL</u> Zoning Fees <u>\$2841.00</u> Receipt No. <u>20900278</u> Date <u>2/24/09</u>																																					
III. CONSTRUCTION WORK INVOLVED (if any):		X. APPROVED BY																																					
<input checked="" type="checkbox"/> New Building <input type="checkbox"/> Alteration of an existing building <input type="checkbox"/> Neither of the above Building Permit # <u>B0603225</u>		<table border="0"> <tr><td>Building</td><td>Initials</td><td>Date</td></tr> <tr><td>Electrical</td><td><u>A rem</u></td><td><u>4/8/09</u></td></tr> <tr><td>Mechanical</td><td><u>A rem</u></td><td><u>4/12/09</u></td></tr> <tr><td>Plumbing</td><td><u>A rem</u></td><td><u>3/16/09</u></td></tr> <tr><td>E. H. B</td><td><u>A rem</u></td><td><u>3/12/09</u></td></tr> <tr><td>Elevator</td><td><u>A rem</u></td><td><u>4/9/09</u></td></tr> <tr><td>Fire Prevention</td><td><u>A rem</u></td><td><u>4/2/09</u></td></tr> <tr><td>Child Care</td><td></td><td></td></tr> <tr><td>Final Survey</td><td></td><td></td></tr> <tr><td>Comm. Inspection</td><td><u>A rem</u></td><td><u>4/9/09</u></td></tr> <tr><td>DES</td><td><u>A rem</u></td><td><u>3/31/09</u></td></tr> <tr><td>BUS License</td><td></td><td></td></tr> </table>		Building	Initials	Date	Electrical	<u>A rem</u>	<u>4/8/09</u>	Mechanical	<u>A rem</u>	<u>4/12/09</u>	Plumbing	<u>A rem</u>	<u>3/16/09</u>	E. H. B	<u>A rem</u>	<u>3/12/09</u>	Elevator	<u>A rem</u>	<u>4/9/09</u>	Fire Prevention	<u>A rem</u>	<u>4/2/09</u>	Child Care			Final Survey			Comm. Inspection	<u>A rem</u>	<u>4/9/09</u>	DES	<u>A rem</u>	<u>3/31/09</u>	BUS License		
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IV. AREA TO BE INSPECTED		XI. Building Official																																					
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<input type="checkbox"/> <u>Portion of Building</u> Yes <input type="checkbox"/> Floor Number(s) (ex. 4th) _____ Square Footage <u>11,000 SQ. FT.</u> Rooms or Units(s) Numbers _____																																							
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 <input type="checkbox"/> No <input checked="" type="checkbox"/>		VII. Are the premises ready for inspection? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>																																					
<u>Storage of hazardous waste materials is regulated by the Uniform Statewide Building Code and Arlington Fire Prevention Code.</u>		If "No" give approximate date when premises will be ready: <u>Will Call</u> or check will call <input checked="" type="checkbox"/>																																					
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CO 0900119

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>Charles Santee</u>	Applicant name (Print) <u>CHARLES SANTEE</u>	Address <u>P.O. BOX 489 DUNN LORING, VA 22027</u>	Phones <u>703-356-6900</u>
On Site Contact Person (if not the applicant)			

GENERAL INFORMATION

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

Arlington County, Va./Applications/ISD/AH/05-001/07-08

CERTIFICATE OF OCCUPANCY APPLICATION

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

C00900120

Important: Applicant must complete all the non-shaded areas, and mark where applicable.		Do not write here	
Trade/ Legal Name	Name / Trade THE AMELIA RESIDENCES	SP# 108	C.O. Number C00900120
Address to be inspected	Number and Street 816 N. OAKLAND STREET	Zip 22203	Received Date / Startup FEB 24 2009

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 N/A
 Proposed Use **APARTMENTS** → Parking Garage
 Nature of Business G-1 & G-2 PARKING LEVELS
 Maximum Capacity assembly type uses _____

III. CONSTRUCTION WORK INVOLVED (if any):

- New Building
 - Alteration of an existing building
 - Neither of the above
- Building Permit # **B0603225**

IV. AREA TO BE INSPECTED

Entire Building Yes
 Gross Floor Area _____ sq. ft.
 Number of Parking Spaces G-1 = 50, G-2 = 55, 105
 Total Units _____
 Amenities Yes No / Pool Yes No

Portion of Building Yes
 Floor Number(s) (ex. 4th) G-1 AND G-2
 Square Footage 49,550
 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: WILL CALL 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. 108

IX. ZONING:

Initials MAR
 Zone RC Zoning Fees \$1,084.00
 Receipt No. R0900277 Date 2/24/09

X. APPROVED BY

	Initials	Date
Building		
Electrical	<u>Jrmh</u>	<u>4/13/09</u>
Mechanical	<u>Jryd</u>	<u>4/6/09</u>
Plumbing	<u>Jcmn</u>	<u>4/7/09</u>
E. H. B		
Elevator		
Fire Prevention	<u>Ajdl</u>	<u>3/19/09</u>
Child Care		
Final Survey		
Comm. Inspection	<u>A ecc</u>	<u>4/15/09</u>
DES	<u>A rs</u>	<u>4/13/09</u>
BUS License		

XII. Building Official

Shabir Date 4/20/09

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>Charles Santee</u>	Applicant name (Print) CHARLES SANTEE	Address P.O. BOX 489 DUNN LORING, VA 22027	Phones 703-356-6900
On Site Contact Person (if not the applicant)			

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

Arlington County, Va./Applications/ISD/AH/05-001/07-08

CERTIFICATE OF OCCUPANCY APPLICATION

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

CO 0900121

Important: Applicant must complete all the non-shaded areas, and mark where applicable.		Do not write here																										
Trade/ Legal Name	Name / Trade THE AMELIA RESIDENCES	C.O. Number SP#108																										
Address to be inspected	Number and Street 816 N. OAKLAND STREET	Zip 22203																										
I. TYPE OF BUILDING		<div style="font-size: 4em; opacity: 0.5; pointer-events: none;">RECEIVED</div> <div style="text-align: center; color: red; font-weight: bold;">FEB 24 2009</div>																										
<input type="checkbox"/> One-Family Dwelling <input type="checkbox"/> Two-Family Dwelling <input type="checkbox"/> Town Houses <input checked="" type="checkbox"/> Apartments (Rentals) <input type="checkbox"/> Condominiums <input type="checkbox"/> Cooperatives <input type="checkbox"/> Hotel <input type="checkbox"/> Office Building <input type="checkbox"/> Commercial/Retail <input type="checkbox"/> Industrial Building <input type="checkbox"/> Temporary Structure <input type="checkbox"/> Other																												
II. USE OF BUILDING OR SPACE		VIII. ADDITIONAL INFORMATION:																										
Previous Use _____ Proposed Use <u>APARTMENTS</u> Nature of Business <u>G-3 PARKING LEVEL</u> Maximum Capacity assembly type uses _____		<input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Site Plan Approval To be heard _____ Case No. <u>125</u>																										
III. CONSTRUCTION WORK INVOLVED (if any):		IX. ZONING:																										
<input checked="" type="checkbox"/> New Building <input type="checkbox"/> Alteration of an existing building <input type="checkbox"/> Neither of the above Building Permit # <u>B0603225</u>		Initials: <u>DMR</u> Zone <u>RC</u> Zoning Fees \$ <u>798.00</u> Receipt No. <u>R0900276</u> Date <u>2/24/09</u>																										
IV. AREA TO BE INSPECTED		X. APPROVED BY																										
<input type="checkbox"/> Entire Building Yes <input type="checkbox"/> Gross Floor Area _____ sq. ft. Number of Parking Spaces <u>57</u> Total Units _____ Amenities Yes <input type="checkbox"/> No <input type="checkbox"/> / Pool Yes <input type="checkbox"/> No <input type="checkbox"/>		<table border="0" style="width: 100%;"> <tr> <td style="width: 50%;">Initials</td> <td style="width: 50%;">Date</td> </tr> <tr> <td>DEM</td> <td><u>7/29</u></td> </tr> <tr> <td>RMD</td> <td><u>4/11</u></td> </tr> <tr> <td>RVD</td> <td><u>1/22</u></td> </tr> <tr> <td>CMM</td> <td><u>7/21</u></td> </tr> <tr> <td>E. H. B</td> <td>_____</td> </tr> <tr> <td>Elevator</td> <td>_____</td> </tr> <tr> <td>Fire Prevention</td> <td><u>JDL</u> <u>4/2</u></td> </tr> <tr> <td>Child Care</td> <td>_____</td> </tr> <tr> <td>Final Survey</td> <td>_____</td> </tr> <tr> <td>Comm. Inspection</td> <td><u>EQC</u> <u>7/29</u></td> </tr> <tr> <td>DES</td> <td><u>TA</u> <u>7/22</u></td> </tr> <tr> <td>BUS License</td> <td>_____</td> </tr> </table>	Initials	Date	DEM	<u>7/29</u>	RMD	<u>4/11</u>	RVD	<u>1/22</u>	CMM	<u>7/21</u>	E. H. B	_____	Elevator	_____	Fire Prevention	<u>JDL</u> <u>4/2</u>	Child Care	_____	Final Survey	_____	Comm. Inspection	<u>EQC</u> <u>7/29</u>	DES	<u>TA</u> <u>7/22</u>	BUS License	_____
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CERTIFICATE OF OCCUPANCY APPLICATION

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C.O. 0907121

Important: Applicant must complete all the non-shaded areas, and mark where applicable.			Do not write here	
Trade/ Legal Name	Name / Trade THE AMELIA RESIDENCES	SP#108	C O C E R T I F I C A T E	
Address to be inspected	Number and Street 816 N. OAKLAND STREET	Zip 22203		
			C.O. Number	
			Received Date / Stamp FEB 24 2009	

I. TYPE OF BUILDING

- | | |
|--|--|
| <input type="checkbox"/> One-Family Dwelling | <input type="checkbox"/> Two-Family Dwelling |
| <input type="checkbox"/> Town Houses | <input checked="" type="checkbox"/> Apartments (Rentals) |
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| <input type="checkbox"/> Temporary Structure | <input type="checkbox"/> Other |

II. USE OF BUILDING OR SPACE

Previous Use _____
 Proposed Use APARTMENTS
 Nature of Business LOBBY, OFFICES, COMMUNITY ROOM, EXERCISE ROOM
 Maximum Capacity assembly type uses _____

III. CONSTRUCTION WORK INVOLVED (if any):

- New Building Alteration of an existing building
 Neither of the above
 Building Permit # B0603225

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) 1ST
 Square Footage 6,516
 Rooms or Units(s) Numbers _____

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VIII. ADDITIONAL INFORMATION:

Use Permit Variance Site Plan Approval
 To be heard _____
 Case No. 108

IX. ZONING:

Zone RC Zoning Fees \$455.00
 Receipt No. 209002775 Date 2/24/09

X. APPROVED BY

	Initials	Date
Building	<u>J. Jem</u>	<u>4/18/09</u>
Electrical	<u>Arma</u>	<u>4/12/09</u>
Mechanical	<u>FRUD</u>	<u>3/6/09</u>
Plumbing	<u>Stamps</u>	<u>4/21/09</u>
E. H. B		
Elevator		
Fire Prevention	<u>sydl</u>	<u>3/19/09</u>
Child Care		
Final Survey		
Comm. Inspection	<u>Accc</u>	<u>4/15/09</u>
DES		
BUS License		

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102206007

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Trade/ Legal Name	Name / Trade THE AMELIA RESIDENCES	SP#108	C.O. Number CO 0900201
Address to be inspected	Number and Street 816 N. OAKLAND STREET	Zip 22203	Received Date / Stamp MAR 24 2009

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<input type="checkbox"/> One-Family Dwelling	<input type="checkbox"/> Two-Family Dwelling
<input type="checkbox"/> Town Houses	<input checked="" type="checkbox"/> Apartments (Rentals)
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Shell & Core (C & S).

*Partial Occupancy of a building.

Change of ownership of a building.

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Change in the use of a building space.

*Condominium/cooperative unit to be sold.

Condominium/cooperative unit to be rented

Other _____

II. USE OF BUILDING OR SPACE

Previous Use _____

Proposed Use **APARTMENTS**

Nature of Business _____

Maximum Capacity assembly type uses _____

III. CONSTRUCTION WORK INVOLVED (if any):

New Building Alteration of an existing building

Neither of the above

Building Permit # **B0603225**

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

V. PORTION OF BUILDING Yes No

Floor Number(s) (ex. 4th) **2ND**

Square Footage **13,230**

Rooms or Units(s) Numbers **16 APARTMENTS**

200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 215, 217.

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To be heard _____

Case No. _____

IX. ZONING: Initials: **MAR**

Zone **RC** Zoning Fees **\$825.00**

Receipt No. **20900424** Date **3/24/09**

X. APPROVED BY

	Initials	Date
Building	Asem	4/14/09
Electrical	A. Emb	4/12/09
Mechanical	A ryd	3/24/09
Plumbing	Acomm	4/21/09
E. H. B		
Elevator		
Fire Prevention	Ajdl	3/14/09
Child Care		
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 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 County, Virginia
 Department of Community Planning, Housing and Development
Zoning Administration

Arlington County, Va./Applications/ISD/AH/05-001/07-08

CERTIFICATE OF OCCUPANCY APPLICATION

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

C00900202

Important: Applicant must complete all the non-shaded areas, and mark where applicable.		Do not write here
Trade/ Legal Name	Name / Trade THE AMELIA RESIDENCES	C.O. Number C00900202
Address to be inspected	Number and Street 816 N. OAKLAND STREET	Received Date Stamp MAR 24 2009
	Zip 22203	

I. TYPE OF BUILDING

- | | |
|--|--|
| <input type="checkbox"/> One-Family Dwelling | <input type="checkbox"/> Two-Family Dwelling |
| <input type="checkbox"/> Town Houses | <input checked="" type="checkbox"/> Apartments (Rentals) |
| <input type="checkbox"/> Condominiums | <input type="checkbox"/> Cooperatives |
| <input type="checkbox"/> Hotel | <input type="checkbox"/> Office Building |
| <input type="checkbox"/> Commercial/Retail | <input type="checkbox"/> Industrial Building |
| <input type="checkbox"/> Temporary Structure | <input type="checkbox"/> Other |

II. USE OF BUILDING OR SPACE

Previous Use _____
 Proposed Use **APARTMENTS**
 Nature of Business _____
 Maximum Capacity assembly type uses _____

III. CONSTRUCTION WORK INVOLVED (if any):

- New Building Alteration of an existing building
 Neither of the above
 Building Permit # **B0603225**

IV. AREA TO BE INSPECTED

Entire Building Yes
 Gross Floor Area _____ sq. ft.
 Number of Parking Spaces _____
 Total Units _____
 Amenities Yes No / Pool Yes No

Portion of Building Yes

Floor Number(s) (ex. 4th) **3RD**
 Square Footage **13,230**
 Rooms or Units(s) Numbers **16 APARTMENTS**
300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 315, 317.

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: **WILL CALL** 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 **RC** Zoning Fees **\$825.00**
 Receipt No. **R0900422** Date **3/24/09**

X. APPROVED BY

	Initials	Date
Building		
Electrical		
Mechanical	Jrcd	4/6/09
Plumbing	Jcmm	4/2/09
E. H. B		
Elevator		
Fire Prevention		
Child Care		
Final Survey		
Comm. Inspection	A ecc	4/15/09
DES		
BUS License		

XII. Building Official

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
Charles Santee	CHARLES SANTEE	P.O. BOX 489 DUNN LORING, VA 22027	703-356-6900
	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 810, 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.
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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:
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 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 County, Virginia
 Department of Community Planning, Housing and Development
Zoning Administration

Arlington County, Va./Applications/ISD/AH/05-001/07-08

CERTIFICATE OF OCCUPANCY APPLICATION

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

CO 0900203

Important: Applicant must complete all the non-shaded areas, and mark where applicable.		Do not write here	
Trade/ Legal Name	Name / Trade THE AMELIA RESIDENCES	C.O. Number	CO 0900203
Address to be inspected	Number and Street 816 N. OAKLAND STREET	Received Date / Stamp	MAR 24 2009
	SP#108 Zip 22203		

I. TYPE OF BUILDING

- | | |
|--|--|
| <input type="checkbox"/> One-Family Dwelling | <input type="checkbox"/> Two-Family Dwelling |
| <input type="checkbox"/> Town Houses | <input checked="" type="checkbox"/> Apartments (Rentals) |
| <input type="checkbox"/> Condominiums | <input type="checkbox"/> Cooperatives |
| <input type="checkbox"/> Hotel | <input type="checkbox"/> Office Building |
| <input type="checkbox"/> Commercial/Retail | <input type="checkbox"/> Industrial Building |
| <input type="checkbox"/> Temporary Structure | <input type="checkbox"/> Other |

II. USE OF BUILDING OR SPACE

Previous Use _____
 Proposed Use APARTMENTS
 Nature of Business _____
 Maximum Capacity assembly type uses _____

III. CONSTRUCTION WORK INVOLVED (if any):

- New Building Alteration of an existing building
 Neither of the above
 Building Permit # B0603225

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

V. PORTION OF BUILDING

Floor Number(s) (ex. 4th) 4TH
 Square Footage 13,230
 Rooms or Units(s) Numbers 16 APARTMENTS
400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 415, 417.

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: WILL CALL 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:

Initials: MR
 Zone RC Zoning Fees \$825.00
 Receipt No. 20900421 Date 3/24/09

X. APPROVED BY

	Initials	Date
Building	JEM	5-8-09
Electrical	RMB	5-1-09
Mechanical	R4D	5-6-09
Plumbing	CWM	5-5-09
E. H. B		
Elevator		
Fire Prevention	JDL	3-19-09
Child Care		
Final Survey		
Comm. Inspection	ECC	5-12-09
DES		
BUS License		

XII. Building Official

Shahriar Date 5-14-09

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>Charles Santee</u>	CHARLES SANTEE	P.O. BOX 489 DUNN LORING, VA 22027	703-356-6900
	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.
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- 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.

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 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.
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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:

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

Arlington County, Va / Applications / ISD / AH / 05-001 / 07-08

CERTIFICATE OF OCCUPANCY APPLICATION

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

CO 0900200

Important: Applicant must complete all the non-shaded areas, and mark where applicable.		Do not write here	
Trade / Legal Name	Name / Trade THE AMELIA RESIDENCES	SP# 108	CO 0900200
Address to be inspected	Number and Street 816 N. OAKLAND STREET	Zip 22203	
		Received Date / Stamp MAR 24 2009	

I. TYPE OF BUILDING

- | | |
|--|--|
| <input type="checkbox"/> One-Family Dwelling | <input type="checkbox"/> Two-Family Dwelling |
| <input type="checkbox"/> Town Houses | <input checked="" type="checkbox"/> Apartments (Rentals) |
| <input type="checkbox"/> Condominiums | <input type="checkbox"/> Cooperatives |
| <input type="checkbox"/> Hotel | <input type="checkbox"/> Office Building |
| <input type="checkbox"/> Commercial/Retail | <input type="checkbox"/> Industrial Building |
| <input type="checkbox"/> Temporary Structure | <input type="checkbox"/> Other |

II. USE OF BUILDING OR SPACE

Previous Use _____
 Proposed Use APARTMENTS
 Nature of Business _____
 Maximum Capacity assembly type uses _____

III. CONSTRUCTION WORK INVOLVED (if any):

- New Building Alteration of an existing building
 Neither of the above
 Building Permit # B0603225

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) 1ST
 Square Footage 2,340
 Rooms or Units(s) Numbers 100 & 101

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: WILL CALL 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 RC Zoning Fees \$522.00
 Receipt No. 20900425 Date 3/24/09

X. APPROVED BY

	Initials	Date
Building	AJEM	4/23/09
Electrical	AJMS	2/24/09
Mechanical	AJRD	3/6/09
Plumbing	JAMM	3/6/09
E. H. B		
Elevator		
Fire Prevention	AJH	3/19/09
Child Care		
Final Survey		
Comm. Inspection	AJCC	4/20/09
DES		
BUS License		

XII. Building Official

Shahriar Date 4/24/09

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>Charles Santee</u>	Applicant name (Print) CHARLES SANTEE	Address <u>P.O. BOX 489 DUNN LORING, VA 22027</u>	Phones <u>703-356-6900</u>
On Site Contact Person (if not the applicant)			

GENERAL INFORMATION

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INSTRUCTIONS FOR FILING APPLICATION

I. GENERAL

- A. Read instructions **carefully**, Erroneous information will result in delays in issuance of a Certificate of Occupancy.
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- 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

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- 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.
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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.
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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:
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 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.
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 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 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)

Arlington County, Va./Applications/ISD/AH/05-001/07-08

CO 0900272

Important: Applicant must complete all the non-shaded areas and mark where applicable.			Do not write here		
Trade/ Legal Name	Name / Trade THE AMELIA RESIDENCES	SP#108	C.O. Number CO 0900272		
Address to be inspected	Number and Street 816 N. OAKLAND STREET	Zip 22203	Received Date/Stamp APR 20 2009		

I. TYPE OF BUILDING

- | | |
|--|--|
| <input type="checkbox"/> One-Family Dwelling | <input type="checkbox"/> Two-Family Dwelling |
| <input type="checkbox"/> Town Houses | <input checked="" type="checkbox"/> Apartments (Rentals) |
| <input type="checkbox"/> Condominiums | <input type="checkbox"/> Cooperatives |
| <input type="checkbox"/> Hotel | <input type="checkbox"/> Office Building |
| <input type="checkbox"/> Commercial/Retail | <input type="checkbox"/> Industrial Building |
| <input type="checkbox"/> Temporary Structure | <input type="checkbox"/> Other |

II. USE OF BUILDING OR SPACE

Previous Use _____
 Proposed Use **APARTMENTS**
 Nature of Business _____
 Maximum Capacity assembly type uses _____

III. CONSTRUCTION WORK INVOLVED (if any):

- New Building Alteration of an existing building
 Neither of the above
 Building Permit # **B0603225**

IV. AREA TO BE INSPECTED

Entire Building Yes
 Gross Floor Area _____ sq. ft.
 Number of Parking Spaces _____
 Total Units _____
 Amenities Yes No / Pool Yes No

Portion of Building Yes

Floor Number(s) (ex. 4th) **6TH**
 Square Footage **13,230**
 Rooms or Units(s) Numbers **16 APARTMENTS**
600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 615, 617.

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: **WILL CALL** 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 **RC** Initials **WRC**
 Zoning Fees **\$825.00**
 Receipt No. **R09005574** Date **4/20/09**

X. APPROVED BY

	Initials	Date
Building	JEM	7/17
Electrical	RMO	7/16
Mechanical	RVD	7/16
Plumbing	CMM	6/30
E. H. B		
Elevator		
Fire Prevention	AND	6/16/06
Child Care		
Final Survey		
Comm. Inspection	ECC	7/16
DES		
BUS License		

XII. Building Official

Shahriar Date **7/9/09**

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
<i>Charles Santee</i>	CHARLES SANTEE On Site Contact Person (if not the applicant)	P.O. BOX 489 DUNN LORING, VA 22027	703-356-6900

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.

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- 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 810, 2100 Clarendon Boulevard, Arlington, VA 22201.**
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- 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

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

Arlington County, Va./Applications/ISD/AR/05-001/07-08

CERTIFICATE OF OCCUPANCY APPLICATION

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

CO0900273

Important: Applicant must complete all the non-shaded areas, and mark where applicable.		Do not write here	
Trade/ Legal Name	Name / Trade THE AMELIA RESIDENCES	SP# 108	C.O. Number CO 900273
Address to be inspected	Number and Street 816 N. OAKLAND STREET	Zip 22203	Received Date/Receipt #

I. TYPE OF BUILDING

- | | |
|--|--|
| <input type="checkbox"/> One-Family Dwelling | <input type="checkbox"/> Two-Family Dwelling |
| <input type="checkbox"/> Town Houses | <input checked="" type="checkbox"/> Apartments (Rentals) |
| <input type="checkbox"/> Condominiums | <input type="checkbox"/> Cooperatives |
| <input type="checkbox"/> Hotel | <input type="checkbox"/> Office Building |
| <input type="checkbox"/> Commercial/Retail | <input type="checkbox"/> Industrial Building |
| <input type="checkbox"/> Temporary Structure | <input type="checkbox"/> Other |

II. USE OF BUILDING OR SPACE

Previous Use _____
Proposed Use APARTMENTS
Nature of Business _____
Maximum Capacity assembly type uses _____

III. CONSTRUCTION WORK INVOLVED (if any):

- New Building Alteration of an existing building
 Neither of the above
Building Permit # B0603225

IV. AREA TO BE INSPECTED

Entire Building Yes
Gross Floor Area _____ sq. ft.
Number of Parking Spaces _____
Total Units _____
Amenities Yes No / Pool Yes No

V. PORTION OF BUILDING

Yes
Floor Number(s) (ex. 4th) 7TH
Square Footage 11,473
Rooms or Units(s) Numbers 13 APARTMENTS
700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 713.

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: WILL CALL 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:	
<input type="checkbox"/> Use Permit	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Site Plan Approval	
To be heard _____	Case No. _____
IX. ZONING:	
Zone <u>RL</u>	Zoning Fees <u>\$790.00</u>
Receipt No. <u>CO0900273</u>	Date <u>4/2/09</u>
X. APPROVED BY	
Building	Initials <u>JEM</u> Date <u>7/28</u>
Electrical	<u>RMD</u> <u>7/29</u>
Mechanical	<u>BYO</u> <u>7/20</u>
Plumbing	<u>CMM</u> <u>7/20</u>
E. H. B.	
Elevator	
Fire Prevention	<u>JOL</u> <u>4/2</u>
Child Care	
Final Survey	
Comm. Inspection	<u>ECC</u> <u>7/20</u>
DES	
BUS License	
XII. Building Official	
<u>Shabir</u> <u>7/3/09</u>	

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>Charles Santee</u>	<u>CHARLES SANTEE</u>	<u>P.O. BOX 489 DUNN LORING, VA 22027</u>	<u>703-356-6900</u>
On Site Contact Person (if not the applicant)			



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)

Arlington County, Va. / Applications / ISD / AH / 05-001 / 07-08

CO 0900274

Important: Applicant must complete all the non-shaded areas, and mark where applicable.		Do not write here	
Trade/ Legal Name	Name / Trade <u>THE AMELIA RESIDENCES</u>	SP# <u>108</u>	C.O. Number CO 0900274
Address to be inspected	Number and Street <u>816 N. OAKLAND STREET</u>	Zip <u>22203</u>	Received Date / Stamp APR 20 2009

I. TYPE OF BUILDING

- | | |
|--|--|
| <input type="checkbox"/> One-Family Dwelling | <input type="checkbox"/> Two-Family Dwelling |
| <input type="checkbox"/> Town Houses | <input checked="" type="checkbox"/> Apartments (Rentals) |
| <input type="checkbox"/> Condominiums | <input type="checkbox"/> Cooperatives |
| <input type="checkbox"/> Hotel | <input type="checkbox"/> Office Building |
| <input type="checkbox"/> Commercial/Retail | <input type="checkbox"/> Industrial Building |
| <input type="checkbox"/> Temporary Structure | <input type="checkbox"/> Other |

II. USE OF BUILDING OR SPACE

Previous Use _____
 Proposed Use APARTMENTS
 Nature of Business _____
 Maximum Capacity assembly type uses _____

III. CONSTRUCTION WORK INVOLVED (If any):

- New Building Alteration of an existing building
 Neither of the above
 Building Permit # B0603225

IV. AREA TO BE INSPECTED

Entire Building Yes
 Gross Floor Area _____ sq. ft.
 Number of Parking Spaces _____
 Total Units _____
 Amenities Yes No / Pool Yes No

Portion of Building Yes
 Floor Number(s) (ex. 4th) 8TH
 Square Footage 11,473
 Rooms or Units(s) Numbers 13 APARTMENTS
800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 813.

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 Shell & Core (C & S).
 *Partial Occupancy of a building.
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 Change of ownership of a business.
 Change in the use of a building space.
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VIII. ADDITIONAL INFORMATION:

Use Permit Variance Site Plan Approval
 To be heard _____
 Case No. 108

IX. ZONING:

Zone RS Zoning Fees \$796.00 Initials MAR
 Receipt No. R09005872 Date 4/20/09

X. APPROVED BY

	Initials	Date
Building	<u>MLA</u>	<u>8/18/09</u>
Electrical	<u>RMB</u>	<u>8/17/09</u>
Mechanical	<u>RYD</u>	<u>8/14/09</u>
Plumbing	<u>JHL</u>	<u>8/17/09</u>
E. H. B		
Elevator		
Fire Prevention	<u>JDL</u>	<u>8/17/09</u>
Child Care		
Final Survey		
Comm. Inspection	<u>ecc</u>	<u>8/20/09</u>
DES		
BUS License		

XII. Building Official

Shahriar J Date 8/24/09

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>Charles Santee</u>	<u>CHARLES SANTEE</u>	<u>P.O. BOX 489 DUNN LORING, VA 22027</u>	<u>703-356-6900</u>
	On Site Contact Person (If not the applicant)		

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

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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:

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 4. When applicable, a separate elevator for occupants use must be provided. Use of this elevator by construction personnel is prohibited.
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4150020013

CO



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

Arlington County, VA / Applications / ISD/AH/05-001/07-08

CERTIFICATE OF OCCUPANCY APPLICATION

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

CO 0900271

Important: Applicant must complete all the non-shaded areas, and mark where applicable. Trade/ Legal Name, Name / Trade, Address to be inspected, C.O. Number, Received Date Stamp.

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, Proposed Use APARTMENTS, Nature of Business, Maximum Capacity assembly type uses

III. CONSTRUCTION WORK INVOLVED (if any):

- New Building, Alteration of an existing building, Neither of the above, Building Permit # B0603225

IV. AREA TO BE INSPECTED

Entire Building, Portion of Building, Floor Number(s) 5TH, Square Footage 13,230, Rooms or Units(s) Numbers 16 APARTMENTS

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

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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? If "No" give approximate date when premises will be ready: WILL CALL

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C.O. Number CO 0900271, Received Date Stamp APR 20 2009

VIII. ADDITIONAL INFORMATION:

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

IX. ZONING:

Zone RC, Zoning Fees \$825.00, Receipt No. R09005572, Date 4/20/09

X. APPROVED BY

Table with columns: Building, Electrical, Mechanical, Plumbing, E. H. B, Elevator, Fire Prevention, Child Care, Final Survey, Comm. Inspection, DES, BUS License. Includes initials and dates for each category.

XII. Building Official

Signature of Building Official, Date 6-15-09

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.

Table with columns: Signature, Applicant name (Print), Address, Phones. Includes Charles Santee, P.O. BOX 489 DUNN LORING, VA 22027, 703-356-6900.

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 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.

C00700947

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT ZONING ADMINISTRATION

APPLICATION FOR CERTIFICATE OF OCCUPANCY

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

TYPE OR PRINT IN INK

Date SEPT. 14, 2007

I. Legal Name Trade Name DITTMAR COMPANY - CONSTRUCTION OFFICE TRAILER Owner Occupant

II. Address to be Inspected 816 N. OAKLAND STREET Zip Code 22203

- III. TYPE OF BUILDING:
- One-Family Dwelling
 - Two-Family Dwelling
 - Town Houses
 - Apartments (Rentals)
 - Condominiums
 - Cooperatives
 - Hotel
 - Office Building
 - Commerical/Retail
 - Industrial Building
 - Other

- IV. USE OF BUILDING OR SPACE
- Previous Use OFFICE BUILDING
 - Proposed Use OFFICE TRAILER
 - Nature of Business CONSTRUCTION SITE
 - Maximum Capacity _____
 - assembly type uses) _____
 - Building Permit# B0702349

- V. AREA TO BE INSPECTED
- Entire Building
 - Gross Floor Area 360 sq. ft.
 - Gross Park Area N/A sq. ft.
 - Total Units 1
 - Portion of Building
 - Floor No. (ex. 4th) _____
 - Room or Unit No(s) _____
 - Square Feet _____

- VI. CERTIFICATE REQUESTED FOR:
- Master Certificate of Occupancy (MCO) for a new or renovated building or conversion to 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 retained as a Rental unit
 - Other

VII. APPLICANT

Print Name DITTMAR COMPANY / CHARLES SANTEE Title _____

Mailing Address P.O. BOX 489

City DUINN BORING State VA Zip 22027

Phone: Res. _____ Off. 703-356-6900

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

Signature Charles Santee Date 9-14-2007

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

PLEASE COMPLETE THE BACK OF THIS APPLICATION
DO NOT WRITE BELOW THIS LINE-FOR OFFICIAL USE ONLY

XII. ADDITIONAL INFORMATION:

Use Permit Variance Site Plan Approval

To be heard _____ Case No. 108

XIII. ZONING: Zone RC Fee 171

Receipt No. R0201432 Date 9/14/07 Initials CW

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

XV. Insp. Svcs. PP 8/19/09

Signature _____ Date _____

XVI. APRV. BY	INITIALS	DATE
Bldg.	<u>JA</u>	<u>7/1/07</u>
Elec.	<u>RUB</u>	<u>4/19/09</u>
Mech.	_____	_____
Plumb	_____	_____
E. H. B	_____	_____
Elevator	_____	_____
Fire Prev.	_____	_____
Child Care	_____	_____
Final Survey	_____	_____
Comm. Insp	<u>ecc</u>	<u>3/0/09</u>
DES	_____	_____

C.O. Number _____ Date of Issuance _____

VIII. Does your business involve the storage, manufacture or processing of Hazardous materials (i.e., radioactive materials requiring approval of the Nuclear Regulatory Commission, gasoline, paint, firm, etc)? YES NO

X. CONSTRUCTION WORK INVOLVED (IF ANY):

New Building Alteration of an Existing Building
Neither of the Above

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

XI. OWNER OF BUSINESS OR PREMISES

NAME AHEVA Z, L.C.

IX. Are the premises ready for inspection? YES No

ADDRESS P.O. Box 489

If "No" give approximate date when premises will be ready:

City DUNN LORING State VA Zip 22027

_____ or check "Will Call"

Phone: Res. _____ off. 703-356-6900

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- Please be sure you can be reached at the telephone number shown on the Application.
- No inspections will be made unless:
 - The applicant or his duly authorized agents are present on the premises.
 - Utility services are established and operating.
 - 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:

- Fire Extinguishers
 - Improperly placed or hung.
 - Inspection tags are not current.
- Plumbing
Commercial establishments do not have water closets as required or backflow preventer.
- 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:

- 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.
- 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:
 - It must be complete in all respects, with final inspections completed and approved by the Inspection Services Division and other applicable agencies.
 - It must be capable of being occupied safely with all safety and alarm systems, mechanical, electrical and plumbing systems properly operating.
 - 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.
 - When applicable, a separate elevator for occupants use must be provided. Use of this elevator by construction personnel is prohibited.
 - There must be no major interference with or interruption of the occupant's normal activities as work on the balance of the building progresses.

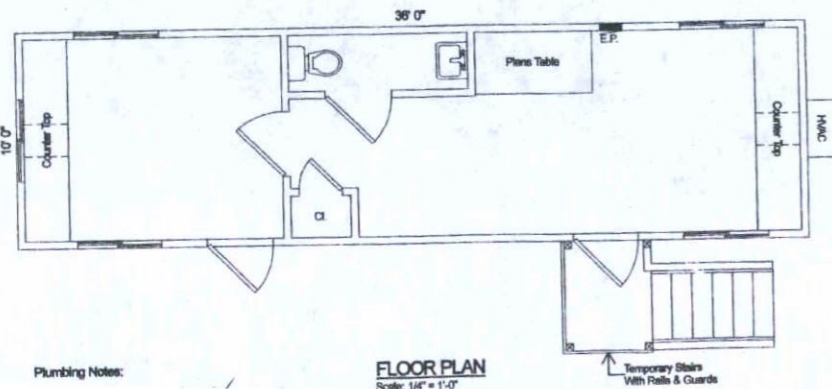
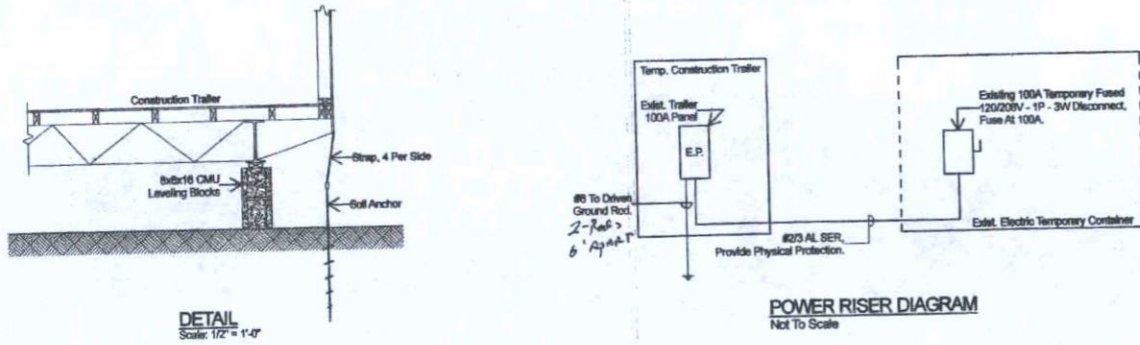
APPLICATION FOR AN ADMINISTRATIVE CHANGE

PROJECT NAME: THE AMELIA SP# 108
 ADDRESS: 816 N. OAKLAND STREET ZIP CODE 22203
 REQUESTED CHANGE(S): TO ALLOW A TEMPORARY CONSTRUCTION
OFFICE TRAILER ON SITE TO BE IN USE FOR APPROXIMATELY
1 YEAR.

APPLICATION MADE BY (Print Clearly): CHARLES SANTEE
 MAILING ADDRESS: P.O. BOX 489
 CITY: DUNN LORING STATE: VA ZIP CODE: 22027
 DAYTIME TELEPHONE: 703-356-6900 EMAIL: ditlmarbldg@vccomail.com
 SIGNATURE: Charles Santee

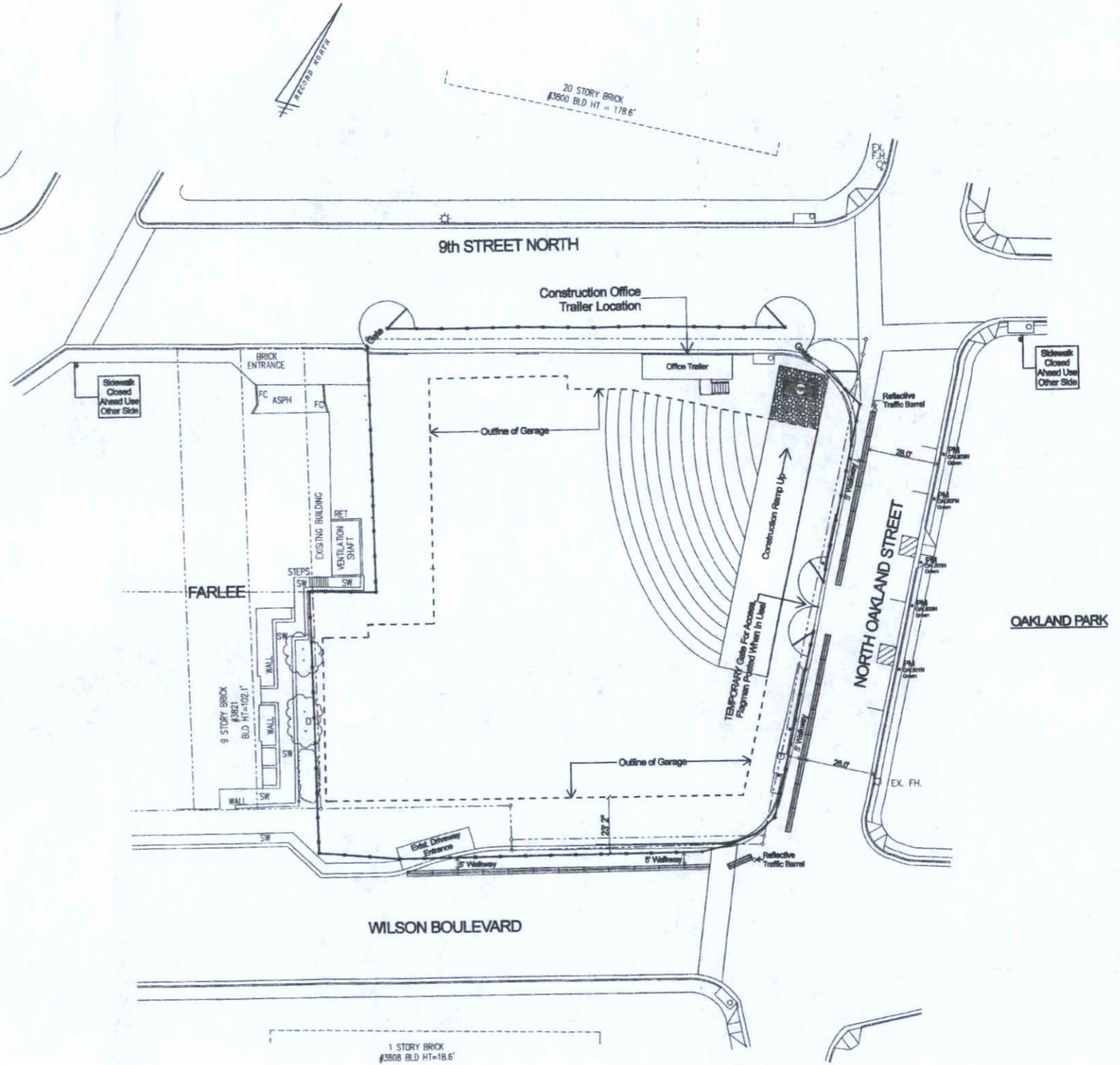
SITE PLAN NUMBER <u>108</u> FOR OFFICE USE ONLY	
DATE RECEIVED <u>8/23/07</u>	BY <u>CEL</u>
FEE PAID <u>535</u>	CRIF NO. <u>18616</u> ZONING <u>RC</u>
PLANNING: REVIEWED BY <u>SN</u> DATE <u>8/29/07</u>	
DPW: REVIEWED BY <u>J. Jones</u> DATE <u>8/29/07</u> <u>VOE</u>	
ACTION <u>Recommend approval until 8/29/08</u>	

ZONING ADMINISTRATOR Ernest J. Ruppel DATE 8-27-07



Plumbing Notes:

FLOOR PLAN Scale: 1/4" = 1'-0"



NOTE:
 This Plan And Application Is For The
 Installation Of The Construction Office Trailer Only.

Signature: Charles Santee
 Prepared By: Charles Santee
 Title: Plans Coordinator
 DITTMAR BUILDING COMPANY
 8821 Old Courthouse Road # 300
 Vienna, Virginia 22182
 Case # 032277
 703-356-6900 Fax: 703-356-5941

DATE: August 22, 2007
 SCALE: As Noted

CONSTRUCTION TRAILER PLAN
THE AMELIA - SP #108
 816 N. OAKLAND STREET
 ARLINGTON, VIRGINIA 22203
 DITTMAR COMPANY - 8821 Old Courthouse Rd.
 Vienna, VA 22182 / 703-356-6900 Fax: 703-356-5941

LETTER OF TRANSMITTAL

DITTMAR COMPANY

P.O. BOX 489

DUNN LORING, VA 22027-0489

Telephone: 703-356-6900 / Fax: 703-356-5941

ARLINGTON COUNTY	Date: April 9, 2009	Job #: 3840
Inspection Services Division	Attn: MARY ALICE	
2100 Clarendon Boulevard, Suite 1000	Re: 816 N. Oakland Street	
Arlington, Virginia 22201	CO0900119 - Shell & Core	

WE ARE SENDING Attached Under Separate Cover Via _____ The Following Items:

- Shop Drawings Prints Plans Samples Specifications
- Copy Of Letter Change Order _____

Copies	Description
1	Final Approvals For: Fire, Elevators, Building, Mechanical, Plumbing And Electrical.

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For Approval For Your Use As Requested For Review And Comment
- Approved As Submitted Approved As Noted Return For Corrections
- Resubmit _____ Copies For Approval Submit _____ Copies For Distribution
- Return _____ Corrected Prints _____

REMARKS: _____

Copy To: _____

Signed: Charles Santee 703-356-6900 ext. 362

LETTER OF TRANSMITTAL

DITTMAR COMPANY

P.O. BOX 489

DUNN LORING, VA 22027-0489

Telephone: 703-356-6900 / Fax: 703-356-5941

ARLINGTON COUNTY	Date: April 15, 2009	Job #: 3840
Inspection Services Division	Attn: SHANETTA ORE	
2100 Clarendon Boulevard, Suite 1000	Re: 816 N. Oakland Street	
Arlington, Virginia 22201	CO0900119 - Shell & Core	

WE ARE SENDING Attached Under Separate Cover Via _____ The Following Items:

Shop Drawings Prints Plans Samples Specifications

Copy Of Letter Change Order _____

Copies	Description
1 ea.	Final Approvals For The Outstanding Electrical Permits.

THESE ARE TRANSMITTED AS CHECKED BELOW:

For Approval For Your Use As Requested For Review And Comment

Approved As Submitted Approved As Noted Return For Corrections

Resubmit _____ Copies For Approval Submit _____ Copies For Distribution

Return _____ Corrected Prints _____

REMARKS: _____

Copy To: _____

Signed: Charles Santee 703-356-6900 ext. 362

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[Home](#)

[Back](#)

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Arlington County CPHD Inspection Services Division

Detail

[Inspections](#)

Case / Application / Permit Number	<u>E0701200</u>
Type / Classification	ISELC COM: Commercial BLDG: Building
Address	816 N OAKLAND ST Arlington, VA
Parcel Number	14041007
File Date	2007-06-18
Status	<u>FINALED</u>
Status Date	N/A
Valuation	\$5,000.00
Fees	\$35.61
Payments	\$35.61
Balance	\$0.00
Description	1 TEMP INSTALL 800 AMPS

[View Map](#) (Click the "Back" button on the browser to return to Permit Manager.)

Contacts

Name	AMELIA 2 LC
Business	N/A
Relationship	OWNER
Phone	N/A
Name	DITTMAR BUILDING COMPANY\OFFUTT A J & ALBRITAIN
Business	N/A
Relationship	CONTRACTOR
Phone	N/A
Name	SUSAN GOOD
Business	N/A
Relationship	APPLICANT
Phone	N/A

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Residents | Business | Visitors | Kids & Teens | eGov
Home | Services | Calendar | Maps | Jobs | News

Search



[Home](#)

[Back](#)

Permit Manager

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Arlington County CPHD Inspection Services Division

Detail

[Inspections](#)

Case / Application / Permit Number	<u>E0701908</u>
Type / Classification	ISEL COM: Commercial BLDG: Building
Address	816 N OAKLAND ST Arlington, VA
Parcel Number	<u>14041007</u>
File Date	2007-09-19
Status	<u>FINALED</u>
Status Date	N/A
Valuation	\$500.00
Fees	\$35.61
Payments	\$35.61
Balance	\$0.00
Description	1 SUB PANELS

[View Map](#) (Click the "Back" button on the browser to return to Permit Manager.)

Contacts

Name	AMELIA 2 LC
Business Relationship	N/A OWNER
Phone	N/A
<hr/>	
Name	DITTMAR BUILDING COMPANY\OFFUTT A J & ALBRITTAIN
Business Relationship	N/A APPLICANT
Phone	N/A
<hr/>	
Name	DITTMAR BUILDING COMPANY\OFFUTT A J & ALBRITTAIN
Business Relationship	N/A CONTRACTOR
Phone	N/A

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[Home](#)

[Back](#)

Permit Manager

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Arlington County CPHD Inspection Services Division

Detail

[Inspections](#)

Case / Application / Permit Number	<u>E0702577</u>
Type / Classification	ISEL COM: Commercial BLDG: Building
Address	816 N OAKLAND ST Arlington, VA
Parcel Number	14041007
File Date	2007-12-05
Status	<u>FINALED</u>
Status Date	N/A
Valuation	\$500.00
Fees	\$186.32
Payments	\$186.32
Balance	\$0.00
Description	1 SUB PANEL, 2 DISCONNECTS, 1 TRANSFORMER OVER 50 KVA

[View Map](#) (Click the "Back" button on the browser to return to Permit Manager.)

Contacts

Name	AMELIA 2 LC
Business Relationship	N/A OWNER
Phone	N/A
Name	DITTMAR BUILDING COMPANY\OFFUTT A J & ALBRITAIN
Business Relationship	N/A CONTRACTOR
Phone	N/A
Name	TOM STARKEY
Business Relationship	N/A APPLICANT
Phone	N/A

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Residents | Business | Visitors | Kids & Teens | eGov
Home | Services | Calendar | Maps | Jobs | News

Search

[Home](#)

[Back](#)

Permit Manager

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Arlington County CPHD Inspection Services Division

Detail

[Inspections](#)

Case / Application / Permit Number	<u>E0800211</u>
Type / Classification	ISELC COM: Commercial BLDG: Building
Address	816 N OAKLAND ST Arlington, VA
Parcel Number	14041007
File Date	2008-01-29
Status	<u>FINALED</u>
Status Date	N/A
Valuation	\$500.00
Fees	\$150.83
Payments	\$150.83
Balance	\$0.00
Description	1 ground electrode conductor to footing steel. construct the west parking garage and related site work for an existing apartment building

[View Map](#) (Click the "Back" button on the browser to return to Permit Manager.)

Contacts

Name	AMELIA 2 LC
Business Relationship	N/A OWNER
Phone	N/A
Name	DIANA OFFITT
Business Relationship	N/A APPLICANT
Phone	N/A
Name	DITTMAR BUILDING COMPANY/OFFUTT A J & ALBRITTAIN
Business	N/A

Arlington County, VA

Residents | Business | Visitors | Kids & Teens | eGov
 Home | Services | Calendar | Maps | Jobs | News

Search

Home

Back

Permit Manager

Welcome to Arlington County, Virginia



Arlington County CPHD Inspection Services Division

Detail

Inspections

Case / Application / Permit Number	<u>E0801763</u>
Type / Classification	ISELC COM: Commercial BLDG: Building
Address	816 N OAKLAND ST Arlington, VA
Parcel Number	<u>14041007</u>
File Date	2008-07-22
Status	<u>FINALED</u>
Status Date	N/A
Valuation	\$500.00
Fees	\$128.52
Payments	\$128.52
Balance	\$0.00
Description	2 CIRCUITS, 2 MOTORS 6 TO 25 HP

[View Map](#) (Click the "Back" button on the browser to return to Permit Manager.)

Contacts

Name	AMELIA 2 LC
Business Relationship	N/A OWNER
Phone	N/A
Name	DITTMAR BUILDING COMPANY\OFFUTT A J & ALBRITTAIN
Business Relationship	N/A CONTRACTOR
Phone	N/A
Name	DITTMAR BUILDING COMPANY\OFFUTT A J & ALBRITTAIN
Business Relationship	N/A PERMITHOLD
Phone	N/A

LETTER OF TRANSMITTAL

DITTMAR COMPANY

P.O. BOX 489

DUNN LORING, VA 22027-0489

Telephone: 703-356-6900 / Fax: 703-356-5941

ARLINGTON COUNTY	Date: April 20, 2009	Job #: 3840
Inspection Services Division	Attn: SHANETTA ORE	
2100 Clarendon Boulevard, Suite 1000	Re: 816 N. Oakland Street	
Arlington, Virginia 22201	CO0900120-6-1 & 6-2	

WE ARE SENDING Attached Under Separate Cover Via _____ The Following Items:

- Shop Drawings Prints Plans Samples Specifications
- Copy Of Letter Change Order _____

Copies	Description
1 ea.	Final Approvals For The Outstanding Permits.

THESE ARE TRANSMITTED AS CHECKED BELOW:

- For Approval For Your Use As Requested For Review And Comment
- Approved As Submitted Approved As Noted Return For Corrections
- Resubmit _____ Copies For Approval Submit _____ Copies For Distribution
- Return _____ Corrected Prints _____

REMARKS: _____

Copy To: _____

Signed: Charles Santee 703-356-6900 ext. 362

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Residents | Business | Visitors | Kids & Teens | eGov
 Home | Services | Calendar | Maps | Jobs | News

Search

[Home](#)

[Back](#)

Permit Manager

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Arlington County CPHD Inspection Services Division

Parcel Data

G-1 & G-2

Permit Number [CO0900120](#)
 Mailing Address 816 N OAKLAND ST
 Arlington, VA
 Parcel Number 14041007

Search for another permit.

Available Inspections

Date	Type	Description	
4/15/2009	223	C: Building C of O	Schedule
N/A	1303	C:DES: Meter Check	Schedule

Completed Inspections

Date	Type	Description	Status
4/7/2009	423	C: Plumbing C of O	Approved
4/6/2009	623	C: Mechanical C of O	Approved
3/19/2009	923	C: Fire C of O	Approved
4/12/2009	823	C: Electrical C of O	Approved
4/15/2009	1001	C: Zoning C of O	Approved
4/13/2009	1301	C: DES C of O	Approved

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approved but pending core and shell items... **ACCELA CITIZEN ACCESS™**

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 Home | Services | Calendar | Maps | Jobs | News

Search

Home

Back

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Arlington County CPHD Inspection Services Division

Parcel Data

Permit Number B0603225
 Mailing Address 816 N OAKLAND ST
 Arlington, VA
 Parcel Number 14041007

[← Previous](#) Return to the inspection list.

C: Final Building

Date/Time 4/14/2009
 Inspector jem
 Status **Not Approved**
 Inspector's Comment (Partial Approval) 2nd floor units
 201,202,203,204,205,206,207,208,209,210,211,212,213,215,217-
 -finals%D%A2nd floor corridor final

Date/Time 4/8/2009 *JON McDONALD 571-220-9866*
 Inspector jem
 Status **Not Approved**
 Inspector's Comment (Partial Approval) core and shell items corrected
 elec/plumb/mech/fire/elev verbal ok—p-
 2/p1/lobbie/os/2nd /3rd/stairs and roof/loading

Date/Time 4/3/2009
 Inspector jem
 Status **Failed**
 Inspector's Comment (Rejected) core and shell walk see list need plumb,elec,mech sign
 offs—seal lobbie corridor and damper access—flash stair
 thresholds to max 1;20 to achieve 1/2 max threshold

Date/Time 3/27/2009
 Inspector jem
 Status **Failed**
 Inspector's Comment (Cancelled)

Date/Time 3/24/2009
 Inspector cg
 Status **Not Approved**
 Inspector's Comment (NOTATION) Units 206,207,208,210,212,213,215,217 were



ARLINGTON VIRGINIA

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

CERTIFICATE OF OCCUPANCY

Permission is hereby granted to: THE AMELIA RESIDENCES

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

Of the building located at: 816 N OAKLAND ST, ARLINGTON, VA 22203,

For the following purpose: SHELL AND CORE: APARTMENT BUILDING; 108 TOTAL UNITS; 162 TOTAL PARKING SPACES..

Table with 8 columns: Permit Number, Seating Capacity (Zoning), Number of Children, Use Group, Code Mod., Site plan Number, Comments, Date, Occupant Load, Zoning, ZBZA Case Number, Sprinkler, V.U.S.B.C., Fire Alarm. Values include CO0900119, 0, R-2, 2B, 108, 04-15-2009, RC, Y, Y.

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

Handwritten signature of Shahriar Amiri

Handwritten signature of Melinda M. Artman

Shahriar Amiri
Building Official

Melinda Artman
Zoning Administrator

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.



ARLINGTON VIRGINIA

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

CERTIFICATE OF OCCUPANCY

Permission is hereby granted to: THE AMELIA RESIDENCES

To use the: G1, G2 floor, and /or suite number:-

Of the building located at: 816 N OAKLAND ST, ARLINGTON, VA 22203,

For the following purpose: PARKING GARAGES G1 AND G2. G1: 50 PARKING SPACES, G2: 55 PARKING SPACES; 105 TOTAL SPACES.

Table with 8 columns: Permit Number, Seating Capacity (Zoning), Number of Children, Use Group, Code Mod., Site plan Number, Date, Occupant Load, Zoning, Const.Type, Use Permit, V.U.S.B.C., ZBZA Case Number, Sprinkl Req., Fire Alarm. Includes values like CO0900120, 0, S-2, 108, 04-20-2009, RC, 1B, Y, Y.

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

Handwritten signature of Shahriar Amiri

Handwritten signature of Melinda Artman

Shahriar Amiri
Building Official

Melinda Artman
Zoning Administrator

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED AT ALL TIMES.

ELEVATORS ARE FINALED O.K. *RJM*
Roger E. Markland

Type: ISCOFO Vers: 2009 Certificate of Occupancy Sub-Type: SHELLCOR (Project)

Cert #: CO0900119 Address: 816 N OAKLAND ST ARL
 Status: ACTIVE OWNER: AMELIA 2 LC
 Date: 02/24/2009

Inspection Items for CO0900119

Sec	Item Id	Description	Appr	Req	Items	Action
*	223	C: Building C of O	No	R	1	NOTE
*	923	C: Fire C of O	No	R	1	PA
*	823	C: Electrical C of O	No	R	1	NOTE
*	924	C: Elevator C of O	No	R	1	PA
*	1001	C: Zoning C of O	No	R	2	NOTE
*	1301	C: DES C of O	Yes	R	1	AP
*	1303	C:DES: Meter Check	No	O	0	

Entries for Item: 924 - C: Elevator C of O

Action	Comments	By	Date	iqu
PA	men & material lift only	gpm	03/27/2009	311

Action: PA By: gpm Date: 03/27/2009
 Begin Time: End Time: OR Elapsed Time:
 Start Miles: 0.00 End Miles: 0.00 OR Total Mileage: 0.00
 Vehicle Id: Violations:
 Comments: men & material lift only
 Entered Date: 04/01/2009 Entered By: SORE

ToolBar Order Select Multiple

ACCELA

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MO800904
BIG N. OAKLAND ST.

Entries for Item:605

- C: Final Mechanical

12:44 04/06/2009

Action	Comments	By	Date	Unique_ Key
PA	model unit (215)	ryd	12/18/2008	A001073 965
PA	units on 2nd floor (206,208,210,211,212,213,215 & 217)	ryd	03/02/2009	A001099 185
PA	units 100, 101 on ground floor and remaining units on 2nd floor. rough and final for business center on ground floor. core and shell - ground floor (main lobby, vestibule, exercise room packaging mgr's office, leasing office, community room, 2 bathrooms, janitor's closet and 2nd floor hallways and elev. lobby.)	ryd	03/06/2009	A001101 044
PA	core & shell (elev. rm. on rooftop and whole G1)	ryd	03/16/2009	A001104 470
PA	units on 3rd floor. Core & Shell - ground floor - loading dock, trash room, storage room. Core & Shell (hallway, elev. lobby & stairwell) on 3rd to 8th floor. Core & Shell - rooftop and G2 Note : no inspection done on fuel day tank, fuel supply and vent line and fuel port.	ryd	04/06/2009	A001113 799

Total Rows: 5

MARY RICE,

I THINK BITTMAN WILL BE APPLYING FOR TEMP. C.O.

SO FAR I HAD DONE THE FF. AS SHOWN ON THE RIGHT SIDE TRIBULATION.

PLEASE GIVE ME A CALL IF YOU HAVE ANY QUESTION.

THANKS,

ROMY DUMO

AREA	UNITS		CORE/SHELL
	ROUGH	FINAL	
G3			
G2	✓	✓	✓
G1	✓	✓	✓
LOBBY	✓	✓	✓
2ND	✓	✓	✓
3RD	✓	✓	✓
4TH	✓		✓
5TH	✓		✓
6TH	✓		✓
7TH	✓		✓
8TH	✓		✓
ROOFTOP	✓		✓

NOTE: FUEL TANK, SUPPLY & VENT, FUEL FILL LINE/PORT FOR GENERATOR NO INSPECTION YET.



ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
INSPECTION SERVICES DIVISION
 2100 CLARENDON BOULEVARD, SUITE 804 • ARLINGTON, VIRGINIA 22201
 TELEPHONE (703) 228-3800 • FAX (703) 228-7046

FIRE PROTECTION INSPECTION REPORT

- Hydrostatic
- Fire Alarm
- Other _____

- Rejected
- Partial Approval
- Approved
- Re-inspection Required

Job Address 216-N Oakland St Date 3/19/09

Tenant Amelia Permit No. FO800740

Contractor J. H. H. Co.

Comments _____
 - Fire Alarm Test - All devices OK
 - 1st Fm ALV^s - OK
 - 2nd Fm units - OK
 - Case & Shell Approved
 - Unit Finals - 1st & 2nd Fm - OK

*** FO800740**

[Signature]
 CONTRACTOR REPRESENTATIVE

[Signature]
 INSPECTOR

ARLINGTON COUNTY, VIRGINIA
 DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
 INSPECTION SERVICES DIVISION

**REPORT OF ELEVATOR INSPECTION
 NOTICE OF VIOLATION**

(Unless otherwise indicated, the time limit will be ten days)

C
O
M
P
U
T
E
R
#

ELV 08044

Address 816 NORTH OAKLAND

File No. _____

Name of Building AMELIA

Total No. of Elevators in Bldg. 2

	TYPE OF INSPECTION	
	EXISTING (Indicate Car No.)	NEW CONSTRUCTION (Indicate Car No.)
Annual <u>/</u>	Recheck on Repairs <u>/</u>	Final OK _____
Three-Year <u>/</u>	Approved _____	Hold _____
Five-Year <u>/</u>	Disapproved _____	Recheck _____
	Issue Certificates _____	

Gov Speed & Safety Test: /

Full Mt Hydro Test: /

Car Speed Full Mt: /

Buffer Cut & Car: /

Hoistway Inspection: /

Pit Inspection: /

Cab Inspection: /

Phase I & II: /

Emergency Gen 1 yr.-5 yr.: /

Men & Materials Only: /

Comments, Etc.: CARS # 1 AND # 2 ARE RELEASED TO PUBLIC SERVICE FROM FLOORS G1, 1 AND 2. CALL INSPECTOR WHEN ALL FLOORS ARE DONE.

Name (Third Party Agency) _____

David Mc Gein
 INSPECTOR

03/27/09
 DATE

POSTED

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
INSPECTION SERVICES DIVISION • PHONE (703) 228-3800

- Building
- Electrical
- Elevator
- Fire
- Mechanical
- Plumbing

TYPE OF INSPECTION
FINAL ELEC

- APPROVED
- REJECTED

Address *916 N OAKLAND* Date *4-3-09*
Inspector *M. BATES* Permit No. *60802301*
Comments *Core & Shell FLOORS*
GI, FLOORS 1 & 2.

Re-inspection Fee? Yes No
*0818

ARLINGTON COUNTY, VIRGINIA
DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
INSPECTION SERVICES DIVISION • PHONE (703) 228-3800

- Building
- Electrical
- Elevator
- Fire
- Mechanical
- Plumbing

TYPE OF INSPECTION
Core & Shell

- APPROVED
- REJECTED

Address *816 N. Oakland* Date *4/7/09*
Inspector *J. McDonald* Permit No. *B0603225*
Comments *+ P2/P-1/Plaza/2nd/3rd*
Stairs + Roof

ARLINGTON COUNTY, VIRGINIA
 DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
 INSPECTION SERVICES DIVISION • PHONE (703) 228-3800

- Building
- Electrical
- Elevator
- Fire
- Mechanical
- Plumbing

TYPE OF INSPECTION
 P/A FINAL

- APPROVED
- REJECTED

Address BIG N. OAKLAND Date 3/16/09
 Inspector RYD Permit No. MB300904
 Comments CORE & SHELL (ELEV. RM @ ROOFTOP)
GI

• 0819

ARLINGTON COUNTY, VIRGINIA
 DEPARTMENT OF COMMUNITY PLANNING, HOUSING AND DEVELOPMENT
 INSPECTION SERVICES DIVISION • PHONE (703) 228-3800

- Building
- Electrical
- Elevator
- Fire
- Mechanical
- Plumbing

TYPE OF INSPECTION
 FINAL / RUGH PERMITS

- MANTIN*
- APPROVED
 - REJECTED

Address 816 N OAKLAND ST Date 4/7/09
 Inspector C. MANTIN Permit No. PO801671
 Comments G-2 LAVAL & ROOF CORR & SMALL
COMPLATA
RPL - 612, 617, 615, 613, 611, 609
RAISE VANIS NEAR AIR INTAKE
ON ROOF

Inspection Fee? Yes No

• 0819



ARLINGTON COUNTY, VIRGINIA

**County Board Agenda Item
Meeting of April 25, 2009**

DATE: April 13, 2009

SUBJECT: SP #108 Site Plan amendment to modify the compact parking ratio, for property known as the Amelia and located at 816 N. Oakland St., and identified as RPC #14-041-187.

Applicant:

Amelia 2, L.C.

By:

Christopher Brigham
8321 Old Courthouse Road, Suite 300
Vienna, Virginia 22182

C. M. RECOMMENDATION:

Approve the site plan amendment request to modify the compact parking ratio to 17%.

ISSUES: The applicant has requested a modification to the compact parking ratio maximum due to provision of parking spaces above the number approved in the site plan. There are no issues associated with this request.

SUMMARY: During construction of the approved site plan project, the applicant was able to achieve parking spaces in excess of the number approved, as well as in excess of the minimum requirement. However, a majority of the excess spaces are compact in size, resulting in an overall compact parking ratio of 17%, compared to a maximum of 15% permitted in the Zoning Ordinance. Staff supports the proposed change in the overall ratio since the number of standard size spaces proposed would exceed the minimum required for this project. The applicant could stay within the zoning ordinance maximum of 15% compact spaces if the excess spaces were not provided. In addition, several of the compact parking spaces fall below standard size by a few inches in length only. Fewer than 12% of the overall parking spaces fall below the width of a standard size space.

BACKGROUND: On June 12, 2004, the County Board approved a major site plan amendment on the subject site for an eight story residential building with 108 units and ground floor retail at

County Manager: _____

Staff: Lisa Maher, CPHD Planning
Adam Denton, DES Planning

PLA-5243

the northwest corner of Wilson Boulevard and North Oakland Street in the Virginia Square Metro Station Area. On September 19, 2006, the County Board approved an extension of the site plan term, to December 1, 2008. Construction of the project is nearing completion. The applicant has been able to achieve more parking spaces in the garage than were originally approved, which in turn exceeded the minimum number required by the Zoning Ordinance. The proposed parking layout would exceed the Zoning Ordinance maximum compact parking ratio of 15%. However, the number of standard spaces would be significantly larger than the number required by the zoning ordinance. If the 15 excess parking spaces, all compact in size, above the approved number were removed, the compact ratio would be 8.2%, well below the Zoning Ordinance maximum. The applicant has requested a modification of the compact parking ratio to accommodate the proposed parking counts.

Following is a table of approved, proposed, and required parking data:

	Approved	Proposed	Required
Total Parking	147	162	
Residential	134	149	108 by SP 122 by right
Retail (employees)	7	7	0
Visitor	6	6	0
Standard Spaces	141	135	92 by SP 104 by right
Compact Spaces	6	27	
<i>Max. compact permitted</i>	22	24	16 by SP 18 by right
Compact Ratio	4%	17% ¹	
<i>Max. compact permitted</i>	15%	15%	15%

DISCUSSION: The Amelia, with 108 residential units and 4,158 square feet of retail space, was approved with 147 garage parking spaces. Of these, seven would be for retail employees, six for visitors, and the 134 remaining spaces would be for residential use, with a compact parking ratio of four percent.

Given the maximum compact parking ratio of 15%, a minimum of 92 spaces by site plan, and 104 by right, would need to be standard size. The applicant has exceeded the required number of standard size parking spaces, whether compared to the by right or site plan minimum, with a proposed count of 135. However, the applicant has achieved a higher parking count than either required or originally approved, with significantly more compact spaces, for an overall compact parking ratio of 17%. Of the 27 compact spaces, eight meet the required width for standard

¹ The compact ratio for the 147 originally approved parking spaces would be 8.2% under the proposed parking layout.

spaces and are less than six inches short of standard size in length. This results in less than 12% of the total parking count being narrower than standard width and/or more than six inches shorter than standard length. Since the number of standard size spaces exceeds the number that is required under the Zoning Ordinance, and the deviation of several of the compact spaces is by less than six inches in length alone, and since the modification to the maximum compact ratio is caused only by provision of excess spaces above the number originally approved, staff supports the proposed modification.

CONCLUSION: During construction of the approved site plan building, the applicant was able to create below ground parking spaces in excess of the number approved, which is also more than the minimum number required in the Zoning Ordinance. However, a majority of the excess spaces are compact in size, resulting in an overall compact parking ratio of 17%. Staff supports the proposed ratio since the number of standard size spaces to be provided would exceed the minimum required for this project either by right or by site plan, and several of the compact spaces fall short of standard size only by six inches or less in length.

PREVIOUS COUNTY BOARD ACTIONS:

September 19, 1953	Approved a use permit for a private school at 3811 Wilson Blvd.
June 26, 1954	Renewed a use permit for a private school at 3811 Wilson Blvd.
November 13, 1954	Renewed a use permit for a private school at 3811 Wilson Blvd.
June 11, 1955	Renewed a use permit for a private school at 3811 Wilson Blvd.
November 30, 1955	Renewed a use permit for a private school at 3811 Wilson Blvd.
June 9, 1956	Renewed a use permit for a private school at 3811 Wilson Blvd.
June 8, 1957	Renewed a use permit for a private school at 3811 Wilson Blvd.
June 7, 1958	Renewed a use permit for a private school at 3811 Wilson Blvd.
June 6, 1959	Renewed a use permit for a private school at 3811 Wilson Blvd.
June 4, 1960	Renewed a use permit for a private school at 3811 Wilson Blvd.
June 17, 1961	Renewed a use permit for a private school at 3811 Wilson Blvd.
June 6, 1966	Denied a request for a change in land classification from “R-5” to “C-2” at 3802-3824 Ninth St. N.
June 8, 1967	Accepted withdrawal of a request for a change in land classification from “R-5” and “C-2” to “C-O” at 3802-3824 Ninth St. S.
October 12, 1976	Approved a rezoning from “R-5” One-Family, Restricted Two-Family Dwelling District and “C-2” Service Commercial – Community Business District

to "R-C" Apartment Dwelling and Commercial District, and a site plan for a two-story, 5,000 square foot office building, at 3801 Wilson Blvd. and 3802 Ninth St. N.

September 10, 1977	Approved a site plan amendment to add a third floor to an office building, for a total of 7,500 square feet.
May 16, 1981	Denied a site plan amendment request for a projecting sign display.
October 20, 1981	Approved a site plan amendment to add a fourth floor to an office building, for a total of 10,000 square feet.
August 7, 1982	Approved a General Land Use Plan Amendment from "High" Residential to "High-Medium Residential Mixed-Use"
November 6, 1982	Approved an amendment for two rooftop signs.
December 12, 1987	Took no action on a request for a change in land classification from "R-5" to "C-2" on 3816, 3820, and 3824 Ninth St. S.
January 9, 1988	Deferred a rezoning and site plan request to March 5, 1988.
March 5, 1988	Deferred a rezoning and site plan request to July 9, 1988.
July 9, 1988	Approved a rezoning request from "R-5" and "C-2" to "R-C" on 3816, 3820, and 3824 Ninth St. N. and 3821 Wilson Blvd.
May 20, 1995	Approved a use permit for food delivery service at 3811 Wilson Blvd. with a review in four months.
September 9, 1995	Continued a use permit for food delivery service at 3811 Wilson Blvd. with a review in March 1996.
March 9, 1996	Continued a use permit for food delivery service at 3811 Wilson Blvd. with a review in March 1997.

March 8, 1997	Continued a use permit for food delivery service at 3811 Wilson Blvd. with a review in March 2000.
March 11, 2000	Continued a use permit for food delivery service at 3811 Wilson Blvd. with a review in March 2003.
March 15, 2003	Continued a use permit for food delivery service at 3811 Wilson Blvd. with a review in March 2008.
May 15, 2004	Deferred a rezoning request from “C-O-1.0” to “R-C” and a site plan request to the June 1, 2004 Planning Commission meeting and the June 12, 2004 County Board meeting.
June 12, 2004	Approved a rezoning request from “C-O-1.0” to “R-C” and a site plan request.
October 2, 2004	Approved a site plan amendment request for a Martial arts training facility and a comprehensive sign plan amendment.
September 19, 2006	Approved extension of the site plan term to December 1, 2008



CPHD - Zoning - Scan Request Batch Sheet

Request #

Box Number

Charge Code

Requestor

Instructions

Rescan?

Due

Due Date

CPHD Case #

Permit #

Address

RPC

Standard Pages
 Black and White Count
 Color Count
 Sides Simplex Duplex

Large Format Pages
 Black and White Count
 Color Count

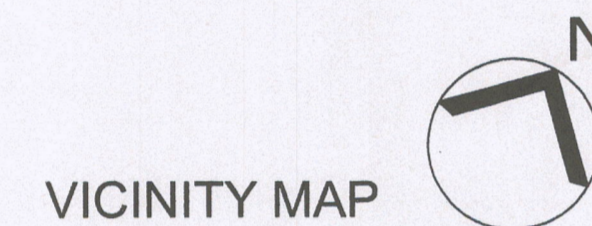
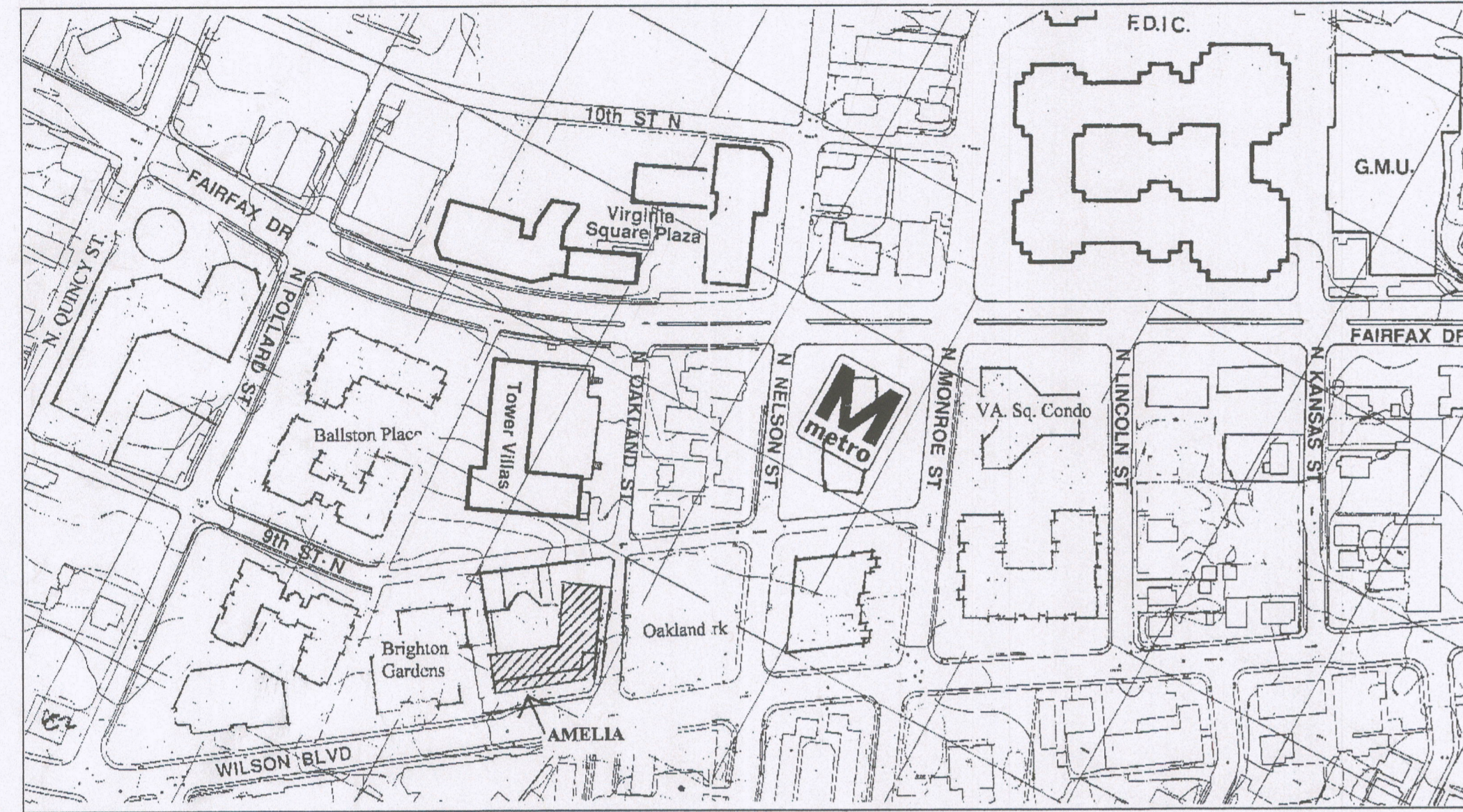
Total Pages

Print Shop Request # ***42305***

Comments

THE AMELIA RESIDENCES

3801 WILSON BLVD ARLINGTON VA



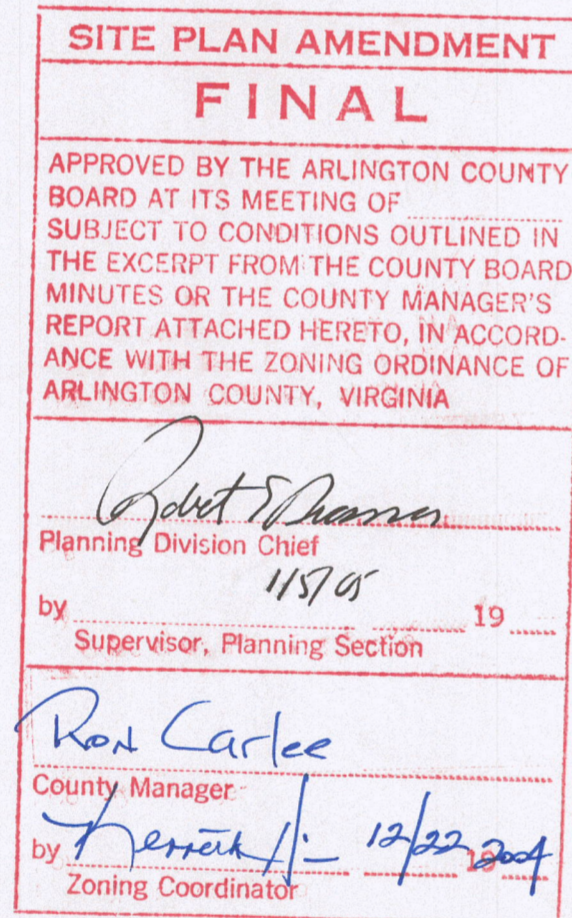
DENSITY:

FL.	1BR	1BR/D	2BR
1	6	6	2
2	6	6	4
3	6	6	4
4	6	6	4
5	6	6	4
6	6	6	4
7	3	5	5
8	3	5	5
	<u>36</u>	<u>32</u>	<u>40</u>

108 UNITS

PARKING/BICYCLES

PARKING	S	C	A	TOTAL
G-1 RETAIL	7			7
G-2 VISITOR	6			6
G-1	25	2	1	28
G-2	48	2	2	52
G-3	52	2	-	54
TOTAL/UNIT	125	6	3	134
			2%	
	1.24			



*Recommend approval
Dina Mahu 12/30/04*

ZONE: R-C
 AREA: .8367 36,446 SF
 GFA: 36,446 SF X 3.24 = 118,085 SF

FIRST FLOOR
 RETAIL SPACE : 4,158 SF
 APT. RELATED : 8,989 SF
 13,147 SF

NOT COUNTED/CODE:
 CODE-SERVICE/RECEIVING/HOLDING
 CODE-GARAGE ENTRANCE
 CODE-TRASH & RECYCLING RM
 CODE-FIREMAN'S RM

REQUESTED MODIFICATION TO EXCLUDE FAR:

CENTRAL SYSTEM SHAFT: 212 SF
 MECH. VENT SHAFTS: 1,080 SF
 GARAGE STORAGE: 3,200 SF

2 THRU 6 (15,500 X 5) = 77,500 SF
 7 & 8 (13,719 X 2) = 27,438 SF
 TOTAL = 118,085 SF



INDEX OF DRAWINGS :

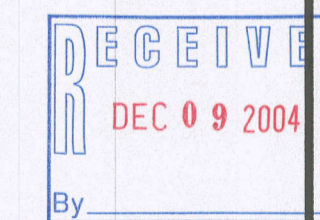
1. COVER SHEET
2. CERTIFIED SURVEY PLAT
3. REZONING PLAT
4. PRELIMINARY SUBDIVISION PLAT
5. PLOT AND LOCATION PLAN
- 6.1 LANDSCAPE PLAN
- 6.2 LANDSCAPE NOTE
- 6.3. LANDSCAPE DETAILS
7. GARAGE FLOOR PLANS
8. 1ST FL., 2ND FL. THRU 6TH FL., AND 7TH FL.-8TH FL.
9. ELEVATIONS
10. SECTIONS
11. FIRST FL. PLAN
12. APARTMENT UNIT TYPES
13. APARTMENT UNIT TYPES
14. DETAILED ELEVATION-WILSON BLVD
15. DETAILED ELEVATION-N. OAKLAND ST.
16. LANDSCAPE ELEVATION-9TH ST.

REVISIONS:
 COUNTY COMMENTS
 AUGUST 12, 2004
 11.08.04
 MODIFICATION

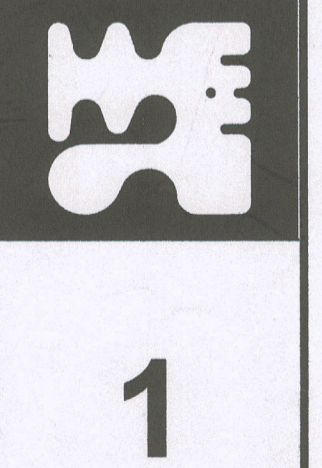
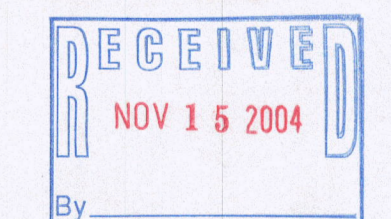
JOB NO. 0375

DATE: 05.28.04

COVER SHEET
THE AMELIA RESIDENCES
 3801 WILSON BLVD, ARLINGTON, VA
 SHERIDAN-BEHM-EUSTICE & ASSOC., LTD
 ARCHITECTS A.L.A.



*SP# 108
Dr. 49*

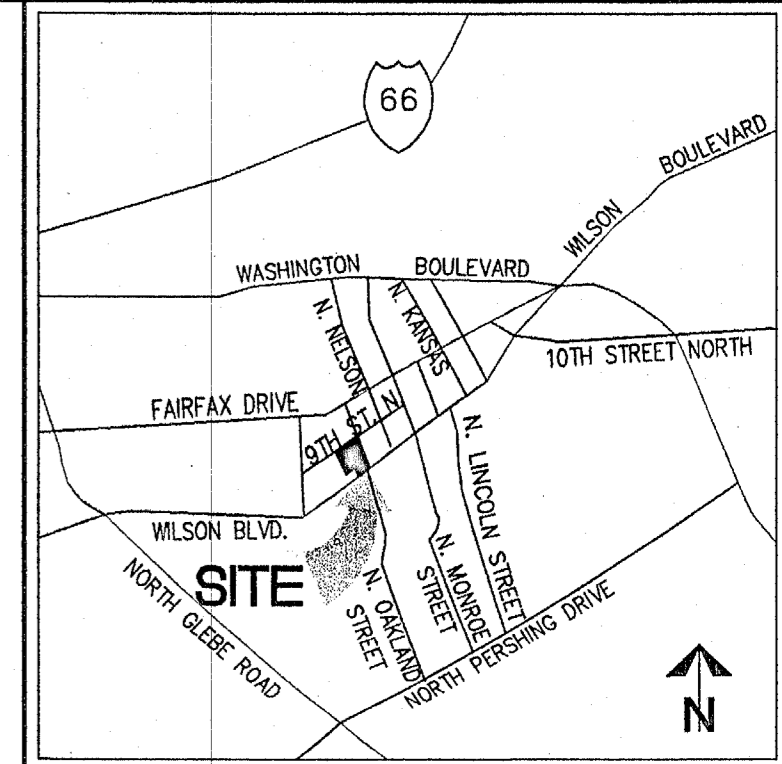


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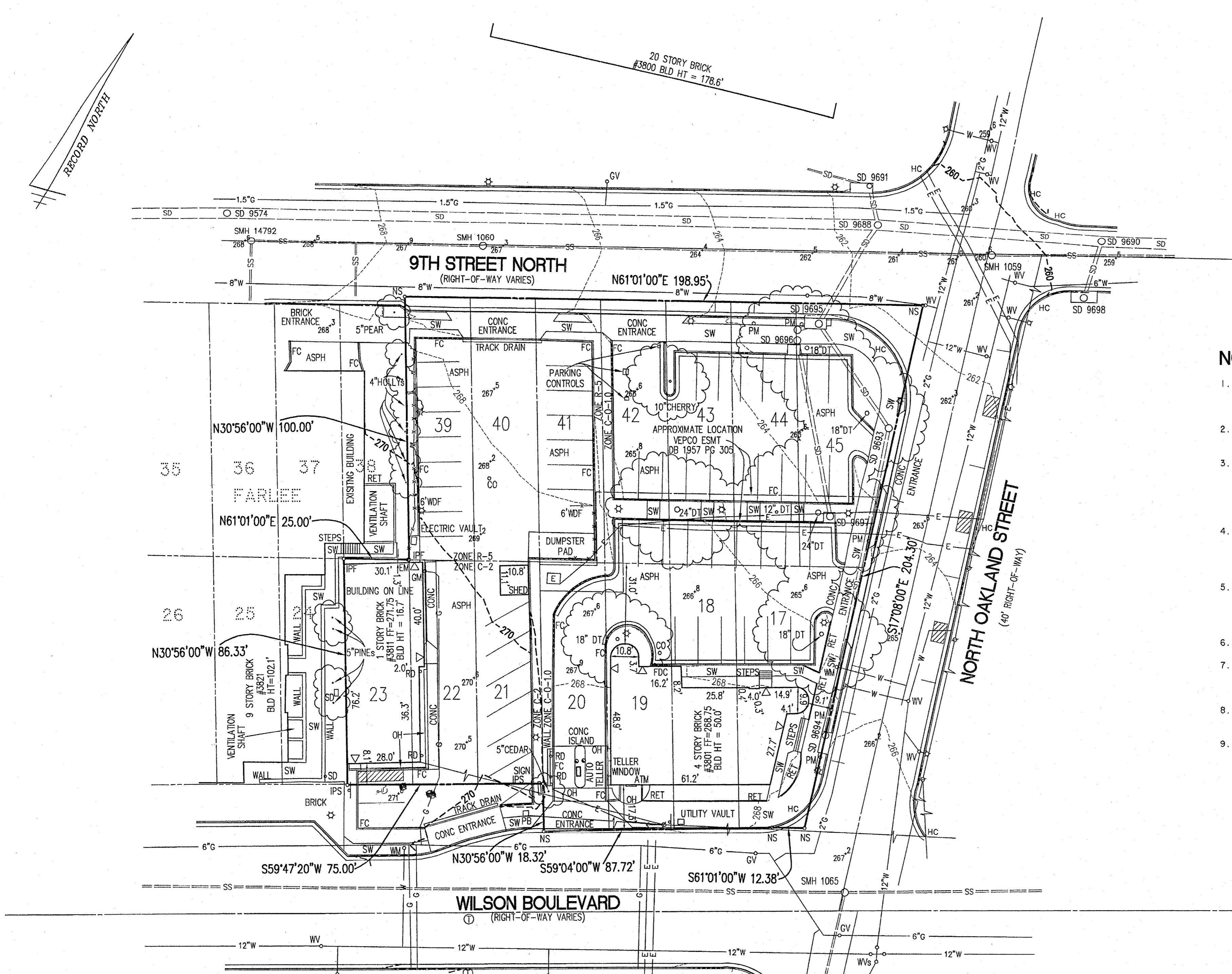
SP# 108 Dr. 49

DRAWER: AM

RECORD COPY



VICINITY MAP SCALE: 1"=2000'



NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ARLINGTON COUNTY TAX ASSESSMENT MAP 53-10, RPC NUMBERS 14041005, ZONED R-5, 14041008, ZONED C-2, AND 14041006, 14041007, ZONED C-0-1.0.
2. THE PROPERTY IS NOW IN THE NAME OF AMELIA I, L.C., AS RECORDED IN DEED BOOK 3652 AT PAGE 2650.
3. THIS PLAT AND THE SURVEY ON WHICH IT IS BASED SHOWS ONLY THOSE IMPROVEMENTS WHICH ARE OBSERVABLE AND CAN BE MEASURED USING NORMAL SURVEYING METHODS. THE LOCATIONS OF UNDERGROUND UTILITIES HAVE BEEN DERIVED FROM OBSERVABLE EVIDENCE, MISS UTILITY MARKINGS, AND COUNTY AND OTHER PUBLIC PLANS AND RECORDS.
4. THE SOURCE OF INFORMATION FOR EASEMENTS SHOWN AND/OR NOTED ON THIS PLAT IS THE REPORT OF TITLE ISSUED TO COMMONWEALTH LAND TITLE INSURANCE COMPANY, CASE NUMBER 99-1457, EFFECTIVE DATE, MARCH 8, 2000.
5. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 515520 0010 B, REVISED MAY 3, 1982, DESIGNATES THE SUBJECT PROPERTY TO LIE IN FLOOD ZONE C. AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
6. THIS PLAT IS THE RESULT OF A FIELD SURVEY BY THIS FIRM.
7. ELEVATIONS DERIVED FROM AS-BUILT SANITARY SEWER INVERT INFORMATION PROVIDED BY ARLINGTON COUNTY DEPARTMENT OF PUBLIC WORKS.
8. PROPERTY SUBJECT TO ASSIGNMENT OF LEASE AGREEMENT AS RECORDED IN DEED BOOK 1995 AT PAGE 441.
9. EASEMENT TO CHESAPEAKE AND POTOMAC TELEPHONE COMPANY, AS RECORDED IN DEED BOOK 236 AT PAGE 144, IS UNPLOTTABLE DUE TO VAGUENESS OF DESCRIPTION.

LEGEND

- AC AIR CONDITIONER
- CO CLEANOUT
- CONC CONCRETE
- DB DEED BOOK
- ESMT EASEMENT
- FC HEADER CURB
- FF FIRST FINISH FLOOR
- GM GAS METER
- GV GAS VALVE
- HC HANDICAPPED RAMP
- OH OVERHANG
- PB PHONE BOOTH
- PG PAGE
- RCP REINFORCED CONCRETE PIPE
- RD ROOF DRAIN
- SD STORM SEWER STRUCTURE
- SMH SANITARY SEWER STRUCTURE
- SW SIDEWALK
- TCP TERRA COTTA PIPE
- WM WATER METER
- WV WATER VALVE
- ⊕ FIRE HYDRANT
- ⊙ SIGN
- ⊚ DOORWAY/ENTRANCE
- ⊛ ELECTRIC MANHOLE
- ⊜ TELEPHONE MANHOLE
- ⊝ UTILITY POLE
- ⊞ SPOT ELEVATION
- ⊟ LIGHT POLE
- ⊠ ELECTRIC TRANSFORMER
- ⊡ TELEPHONE PEDESTAL
- X FENCE
- GUY WIRE
- OVERHEAD WIRES
- E— UNDERGROUND ELECTRIC LINE
- T— UNDERGROUND TELEPHONE LINE
- G— UNDERGROUND GAS LINE
- W— UNDERGROUND WATER LINE
- ⊕ TREE
- ⊕ LIMITS OF TREE CANOPY/VEGETATION
- ⊕ CURB AND GUTTER
- ⊕ BOLLARD

DESCRIPTION

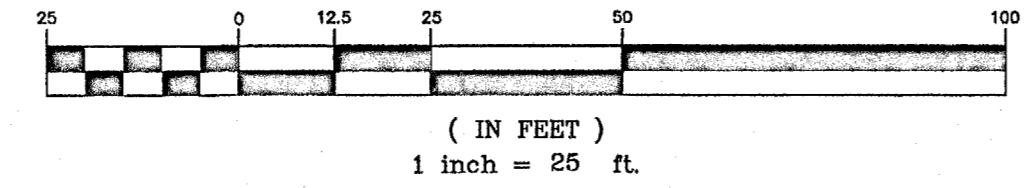
DESCRIPTION OF LOTS 17 THROUGH 23 AND LOTS 39 THROUGH 45, FARLEE SUBDIVISION, RECORDED IN DEED BOOK 110 AT PAGE 174, ARLINGTON COUNTY, VIRGINIA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

BEGINNING AT THE INTERSECTION POINT OF THE SOUTH RIGHT-OF-WAY LINE OF 9TH STREET NORTH AND THE WEST RIGHT-OF-WAY LINE OF NORTH OAKLAND STREET; THENCE WITH THE WEST RIGHT-OF-WAY LINE OF NORTH OAKLAND STREET, S 17° 08' 00" E, 204.30 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF WILSON BOULEVARD; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF WILSON BOULEVARD, THE FOLLOWING COURSES AND DISTANCES: S 61° 01' 00" W, 12.39 FEET TO A POINT; THENCE S 59° 04' 00" W, 87.72 FEET TO A POINT; THENCE N 30° 56' 00" W, 18.32 FEET TO A POINT; THENCE S 59° 47' 20" W, 75.00 FEET TO A POINT; THENCE WITH THE EAST LINE OF LOT 24, N 30° 56' 00" W, 86.33 FEET TO THE COMMON CORNER OF LOTS 24, 37 AND 38; THENCE WITH THE SOUTH LINE OF LOT 38, N 61° 01' 00" E, 25.00 FEET TO THE SOUTHEAST CORNER OF LOT 38; THENCE WITH THE EAST LINE OF LOT 38, N 30° 56' 00" W, 100.00 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF 9TH STREET NORTH; THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF 9TH STREET NORTH, N 61° 01' 00" E, 198.95 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 36,446 SQUARE FEET, OR 0.8367 ACRES, MORE OR LESS.

ZONING AREA SUMMARY

ZONED C-0-1.0 = 22,531 SQ. FT. OR 0.5172 ACRES
 ZONED R-5 = 7,500 SQ. FT. OR 0.1722 ACRES
 ZONED C-2 = 6,415 SQ. FT. OR 0.1473 ACRES
 TOTAL AREA = 36,446 SQ. FT. OR 0.8367 ACRES

GRAPHIC SCALE



AS-BUILT DATA

SMH 14792	MANHOLE TOP = 268.63	SD 9695	CURB INLET TOP = 262.50
	8" INV OUT (1060) = 256.83		15" RCP IN (9696) = 257.85
			15" RCP IN (9693) = 257.85
			18" RCP OUT (9688) = 257.45
SMH 1060	MANHOLE TOP = 267.41	SD 9691	
	8" INV IN (14792) = 256.55		CURB INLET TOP = 261.75
	8" INV OUT (1059) = 256.41		15" RCP OUT (9688) = 256.30
SMH 1059	MANHOLE TOP = 260.55	SD 9574	
	8" INV IN (1060) = 253.05		MANHOLE TOP = 268.62
	8" INV OUT (N.EAST) = 252.95		54" RCP OUT (9688) = 252.96
SD 9644	CURB INLET TOP = 266.55	SD 9688	MANHOLE TOP = 261.31
	15" RCP OUT (9693) = 262.65		54" RCP IN (9574) = 251.61
			15" RCP IN (9691) = 255.41
			18" RCP IN (9695) = 256.31
SD 9693	MANHOLE TOP = 263.01	SD 9690	54" RCP OUT (9690) = 251.51
	15" RCP IN (9644) = 259.61		MANHOLE TOP = 259.48
	15" RCP OUT (9695) = 259.06		54" RCP IN (9688) = 251.18
SD 9697	CURB INLET TOP = 265.16		54" RCP OUT (N.EAST) = 251.08
	15" RCP OUT (9696) = 259.36		
SD 9696	CURB INLET TOP = 262.96		
	15" RCP IN (9697) = 257.81		
	15" RCP OUT (9695) = 257.66		

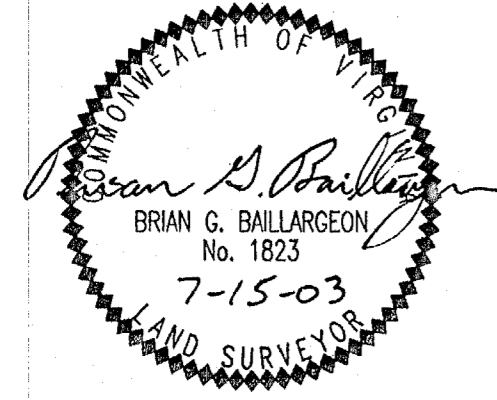
REVISED 05/12/04 TO REFLECT ZONING INFORMATION
 REVISED 01/29/04 TO REFLECT PROPOSED OWNERSHIP.

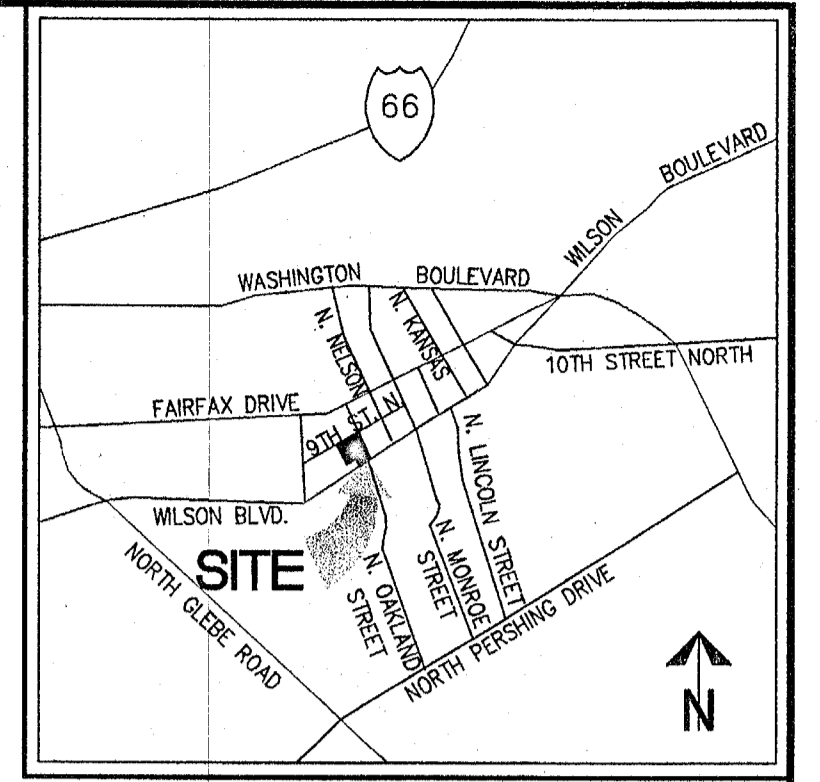
CERTIFIED SURVEY PLAT

WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 FAX (703) 533-1301 WWW.WLPINC.COM

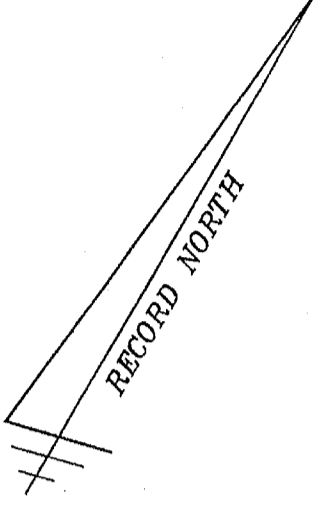
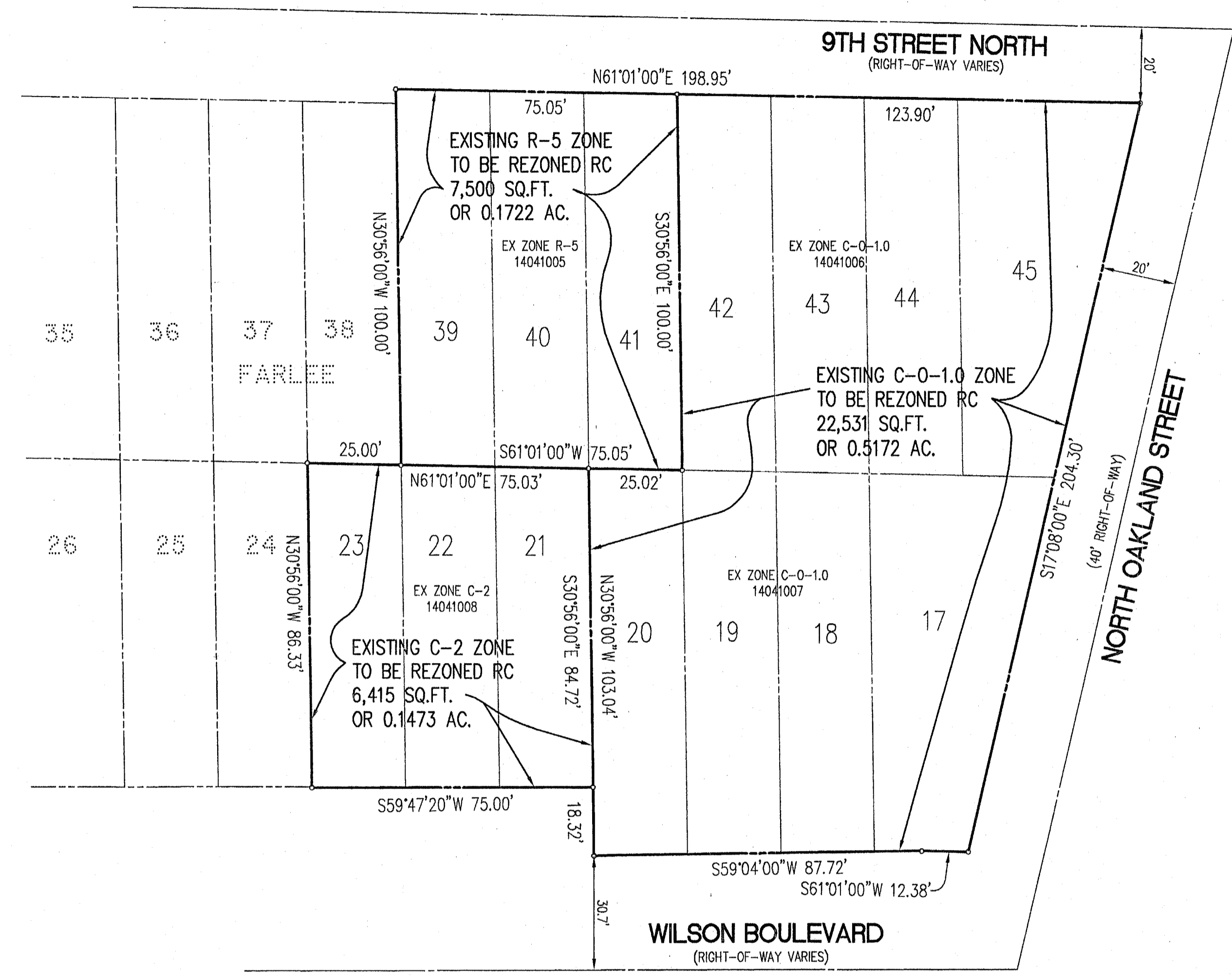
ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS
LOTS 17-23 AND 39-45,
FARLEE SUBDIVISION
 DB 110 PG 174
 ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 25'	DRAWN dep	CHECKED
SUBMITTED DATE JULY 15, 2003	APPROVED DATE	APPROVED DATE
APPROVED DATE	CHIEF, PUBLIC WORKS PLANNING DIV.	CHIEF, TRAFFIC ENGINEERING DIV.
APPROVED DATE	APPROVED DATE	APPROVED DATE
CHIEF, WATER SEWER & STREETS DIV.	CHIEF, ENGINEERING DIVISION	DIRECTOR OF PUBLIC WORKS
SHEET 1		OF 1



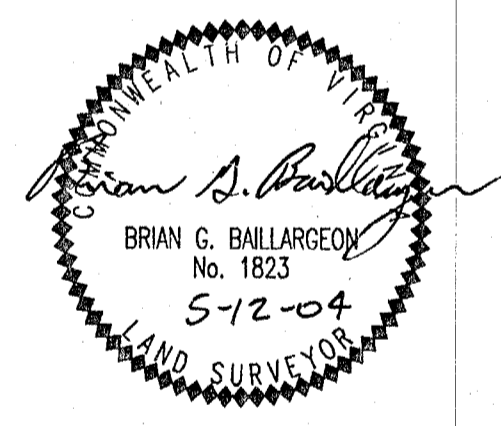


VICINITY MAP SCALE: 1"=2000'



NOTES

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ARLINGTON COUNTY TAX ASSESSMENT MAP 53-10, REAL PROPERTY CODE (RPC) NUMBERS 14041005, ZONED R-5, 14041008, ZONED C-2, AND 14041006, 14041007, ZONED C-0-1.0.
2. PARCELS 14041005, 14041006, 14041007 AND 14041008, BEING COMPRISED OF LOTS 17 THROUGH 23, AND LOTS 39 THROUGH 45, FARLEE SUBDIVISION (AS RECORDED IN DEED BOOK 110 AT PAGE 174) ARE NOW IN THE NAME OF AMELIA I, L.C., AS RECORDED IN DEED BOOK 3652 AT PAGE 2650.
3. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM.
4. THIS PROPERTY IS TO BE USED AS MIXED USE (RESIDENTIAL AND COMMERCIAL).
5. THIS PLAT DOES NOT SHOW ALL DEDICATIONS, EASEMENTS, COVENANTS, OR RESTRICTIONS THAT EXIST IN THE CHAIN OF TITLE.



PROPOSED RC

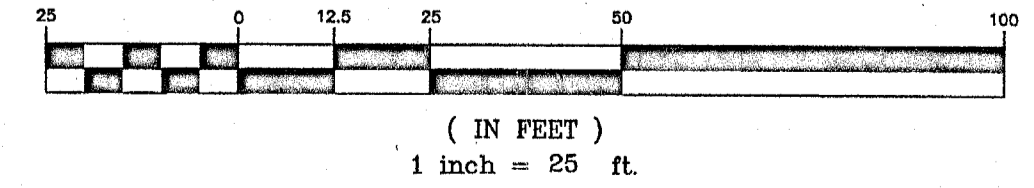
DESCRIPTION OF LOTS 17 THROUGH 23 AND LOTS 39 THROUGH 45, FARLEE SUBDIVISION, RECORDED IN DEED BOOK 110 AT PAGE 174, ARLINGTON COUNTY, VIRGINIA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE INTERSECTION POINT OF THE SOUTH RIGHT-OF-WAY LINE OF 9TH STREET NORTH AND THE WEST RIGHT-OF-WAY LINE OF NORTH OAKLAND STREET; THENCE WITH THE WEST RIGHT-OF-WAY LINE OF NORTH OAKLAND STREET, S 17° 08' 00" E, 204.30 FEET TO A POINT IN THE NORTH RIGHT-OF-WAY LINE OF WILSON BOULEVARD; THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF WILSON BOULEVARD, THE FOLLOWING COURSES AND DISTANCES: S 61° 01' 00" W, 12.38 FEET TO A POINT; THENCE S 59° 04' 00" W, 87.72 FEET TO A POINT; THENCE N 30° 56' 00" W, 18.32 FEET TO A POINT; THENCE S 59° 47' 20" W, 75.00 FEET TO A POINT; THENCE WITH THE EAST LINE OF LOT 24, N 30° 56' 00" W, 86.33 FEET TO THE COMMON CORNER OF LOTS 24, 37 AND 38; THENCE WITH THE SOUTH LINE OF LOT 38, N 61° 01' 00" E, 25.00 FEET TO THE SOUTHEAST CORNER OF LOT 38; THENCE WITH THE EAST LINE OF LOT 38, N 30° 56' 00" W, 100.00 FEET TO A POINT IN THE SOUTH RIGHT-OF-WAY LINE OF 9TH STREET NORTH; THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF 9TH STREET NORTH, N 61° 01' 00" E, 198.95 FEET TO THE POINT OF BEGINNING AND CONTAINING AN AREA OF 36,446 SQUARE FEET, OR 0.8367 ACRES, MORE OR LESS.

AREA TABULATION FOR REZONING TO RC

PARCEL	OWNER	R-5	C-2	C-0-1.0	PROPOSED RC
14041005	AMELIA I, L.C.	7,500 SQ.FT.			7,500 SQ.FT.
14041008	AMELIA I, L.C.		6,415 SQ.FT.		6,415 SQ.FT.
14041006	AMELIA I, L.C.			11,165 SQ.FT.	11,165 SQ.FT.
14041007	AMELIA I, L.C.			11,366 SQ.FT.	11,366 SQ.FT.
	TOTAL	7,500 SQ.FT.	6,415 SQ.FT.	22,531 SQ.FT.	36,446 SQ.FT.

GRAPHIC SCALE



REZONING PLAT

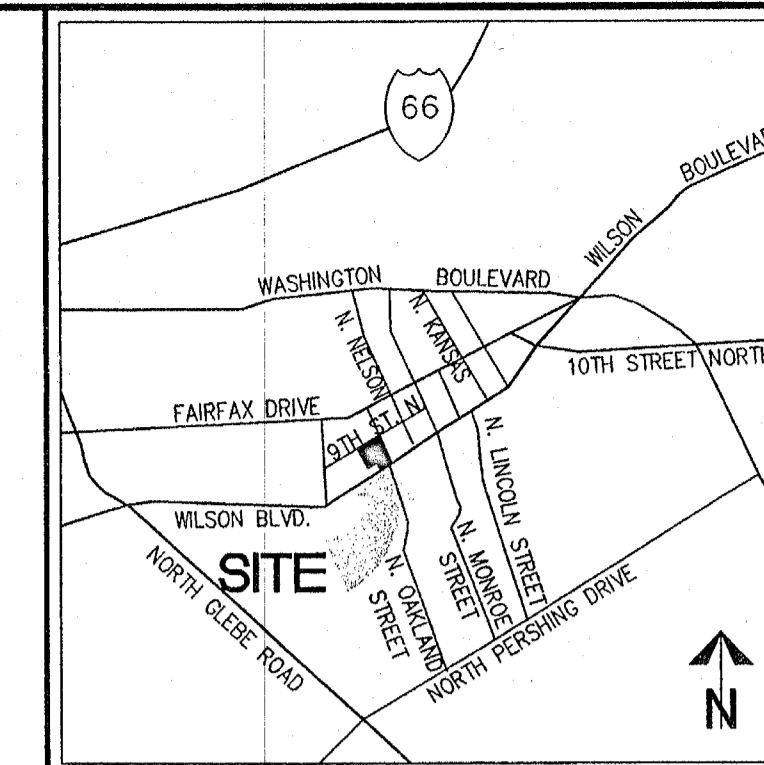
WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 FAX (703) 533-1301 WWW.WLPINC.COM

ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

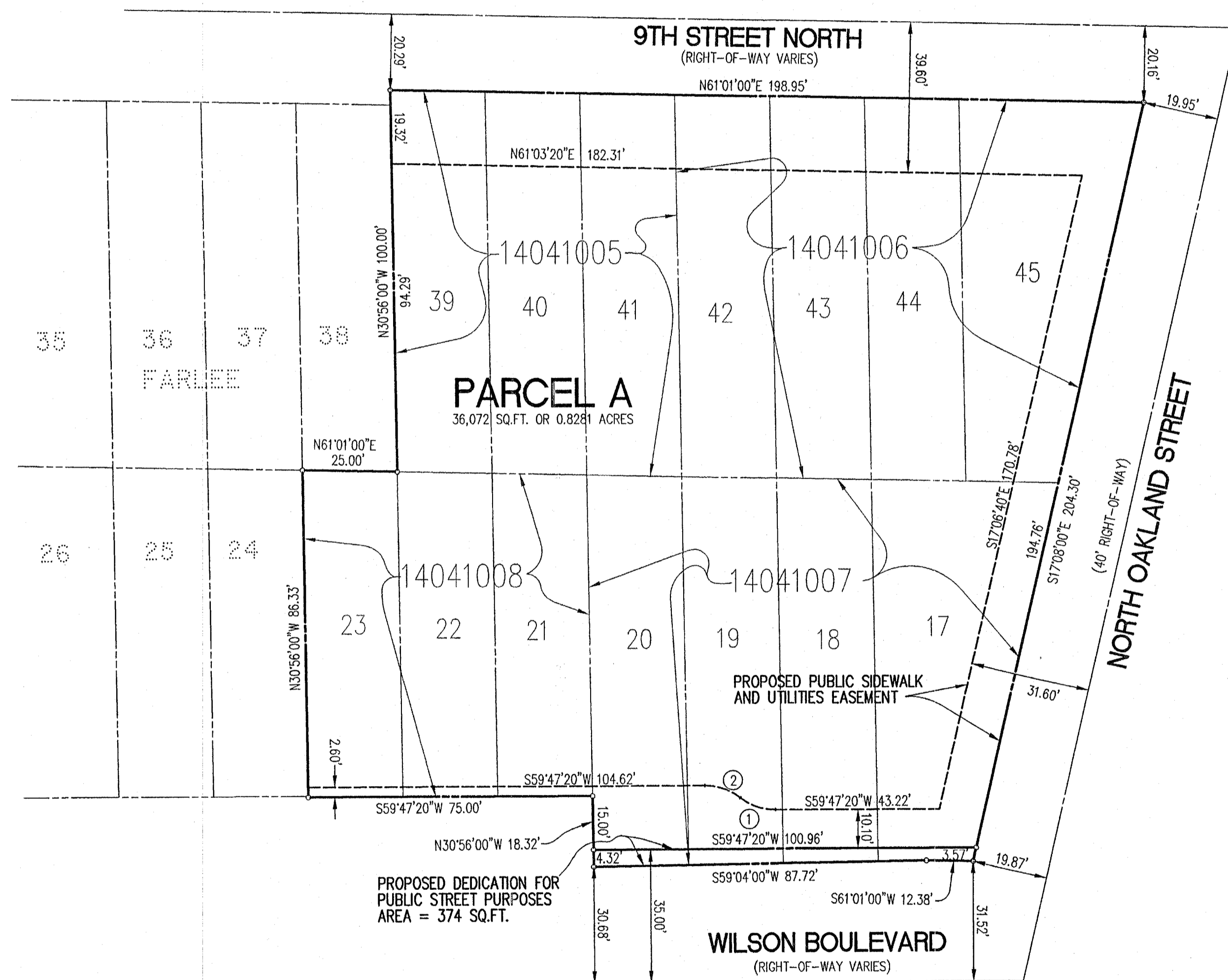
THE AMELIA
ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 25'	DRAWN	CHECKED
SUBMITTED DATE: MAY 12, 2004	APPROVED DATE	APPROVED DATE
APPROVED DATE	CHIEF, PUBLIC WORKS PLANNING DIV. APPROVED DATE	CHIEF, TRAFFIC ENGINEERING DIV. APPROVED DATE
CHIEF, WATER SEWER & STREETS DIV.	CHIEF, ENGINEERING DIVISION	DIRECTOR OF PUBLIC WORKS

SHEET 1 OF 1



VICINITY MAP SCALE: 1"=2000'



NOTES

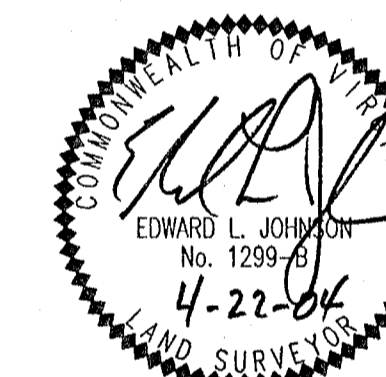
1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON ARLINGTON COUNTY TAX ASSESSMENT MAP 53-10, REAL PROPERTY CODE (RPC) NUMBERS 14041005, 14041008, 14041006, AND 14041007.
2. THE PROPERTY IS NOW IN THE NAME OF AMELIA I, L.C., AS RECORDED IN DEED BOOK 3652 AT PAGE 2650.
3. THIS PLAT IS BASED ON A FIELD SURVEY BY THIS FIRM.
4. THIS PROPERTY IS TO BE USED AS MIXED USE (RESIDENTIAL AND COMMERCIAL).
5. THIS PLAT DOES NOT SHOW ALL DEDICATIONS, EASEMENTS, COVENANTS, OR RESTRICTIONS THAT EXIST IN THE CHAIN OF TITLE.

SURVEYOR'S CERTIFICATE

I, EDWARD L. JOHNSON, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA OF VIRGINIA, DO HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE LAND SHOWN HEREON IS NOW IN THE NAME OF AMELIA I, L.C., AS RECORDED IN DEED BOOK 3652 AT PAGE 2650, ALL AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.

I FURTHER CERTIFY THAT THE BEARINGS SHOWN REFER TO THE MERIDIAN REFERENCED IN DEED BOOK 110 AT PAGE 174.

GIVEN UNDER MY HAND THIS 22ND DAY OF APRIL, 2004.



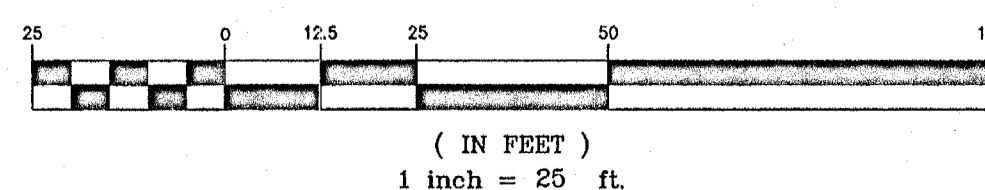
AREA TABULATION

DEDICATION	374 SQ. FT. OR 0.0086 ACRES
PARCEL A	36,072 SQ. FT. OR 0.8281 ACRES
TOTAL	36,446 SQ. FT. OR 0.8367 ACRES

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
1	15.00'	10.06'	38°26'00"	5.23'	9.87'	S79°00'20"W
2	15.00'	10.06'	38°26'00"	5.23'	9.87'	S79°00'20"W

GRAPHIC SCALE



PARCEL A
FARLEE SUBDIVISION
 BEING A VACATION, CONSOLIDATION, AND RESUBDIVISION
 LOTS 17 THROUGH 23 AND LOTS 39 THROUGH 45
FARLEE SUBDIVISION
 DEED BOOK 110 AT PAGE 174

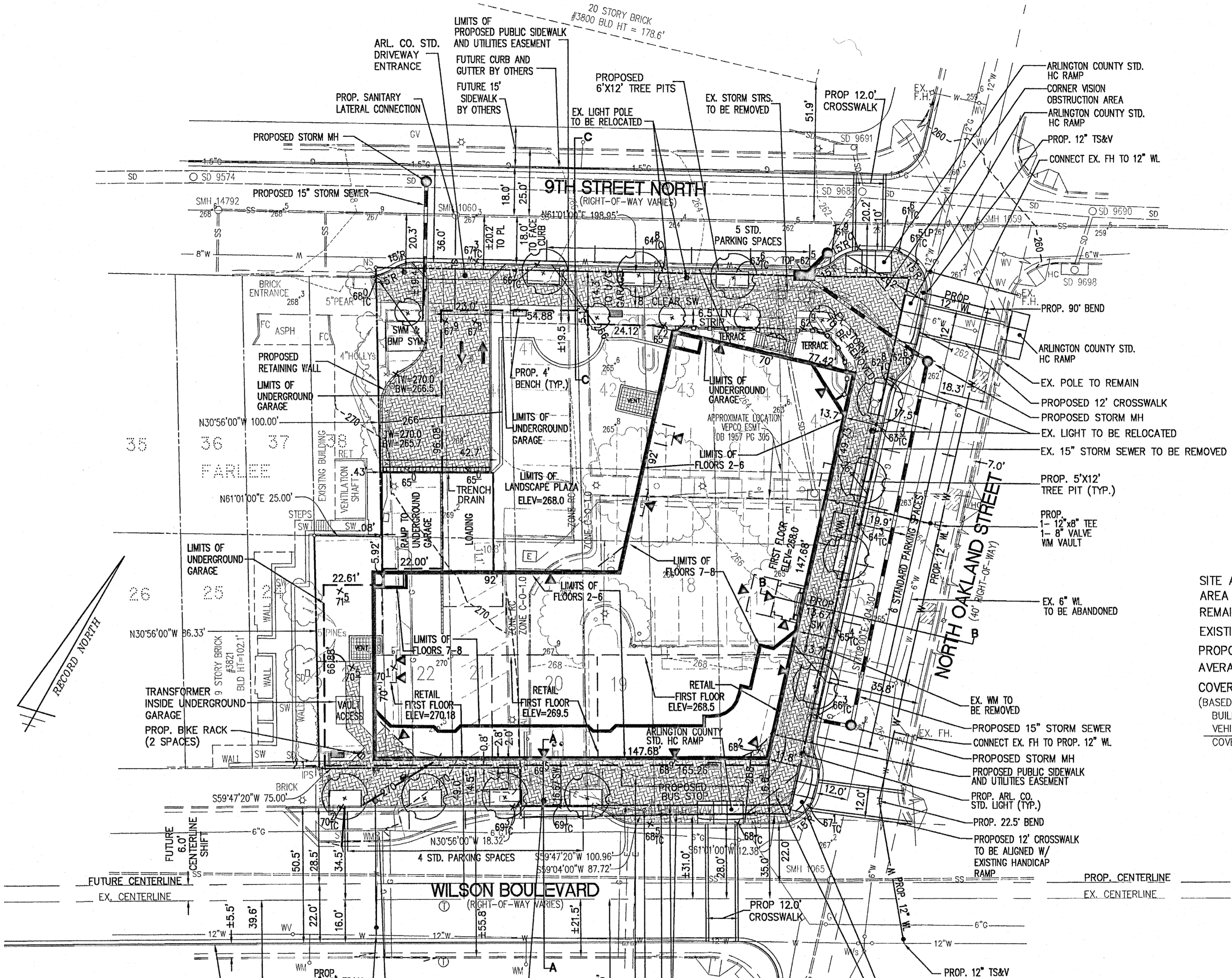
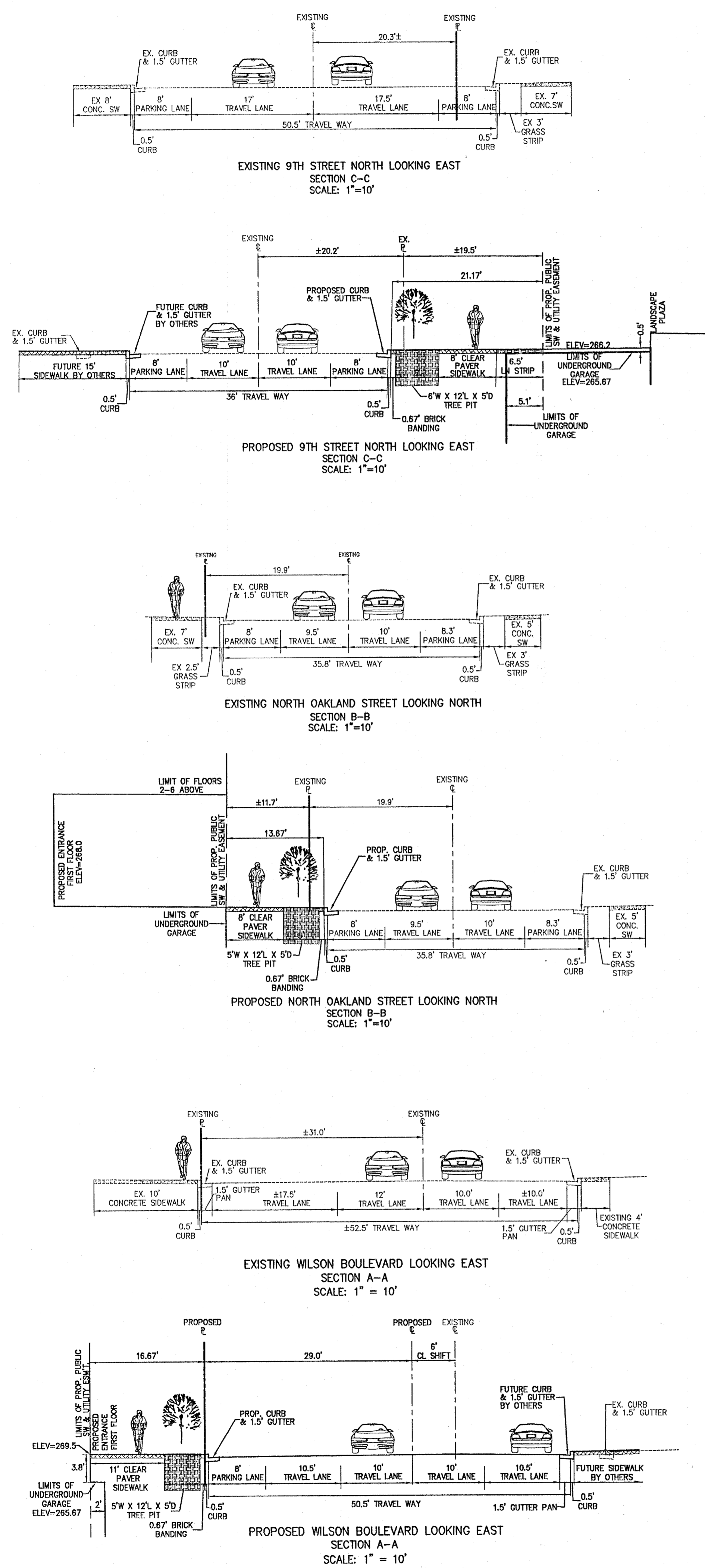
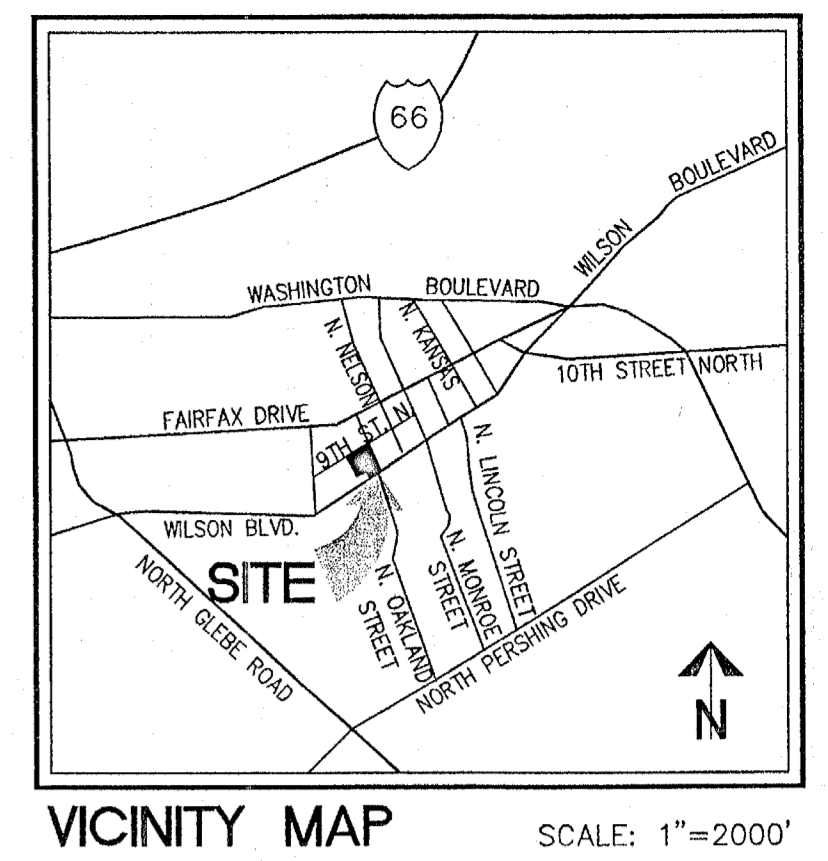
PRELIMINARY SUBDIVISION PLAT

WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 532-6163 FAX (703) 533-1301 WWW.WLPINC.COM

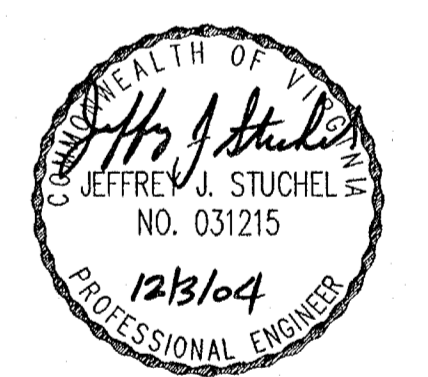
ARLINGTON, VIRGINIA
 DEPARTMENT OF PUBLIC WORKS

THE AMELIA
 ARLINGTON COUNTY, VIRGINIA

SCALE: 1" = 25'	DRAWN	CHECKED
SUBMITTED DATE APRIL 22, 2004	APPROVED DATE	APPROVED DATE
APPROVED DATE	CHIEF, PUBLIC WORKS PLANNING DIV. APPROVED DATE	CHIEF, TRAFFIC ENGINEERING DIV. APPROVED DATE
CHIEF, WATER SEWER & STREETS DIV.	CHIEF, ENGINEERING DIVISION	DIRECTOR OF PUBLIC WORKS
SHEET 1 OF 1		



SITE AREA = 36,446 SF (0.8367 AC)
 AREA DEDICATED TO ARL. CO. = 374 SF (0.009 AC)
 REMAINING SITE AREA = 36,072 SF (0.83 AC)
 EXISTING ZONE = C-0-1.0/RC
 PROPOSED ZONE = RC
 AVERAGE SITE ELEVATION = 267.29
 COVERAGE COMPUTATIONS
 (BASED ON POST-DEDICATION AREA)
 BUILDING FOOTPRINT 18,370 SF
 VEHICULAR FOOTPRINT 2,495 SF
 COVERAGE 20,865 SF / 36,072 SF = 57.8%



PLOT AND LOCATION PLAN

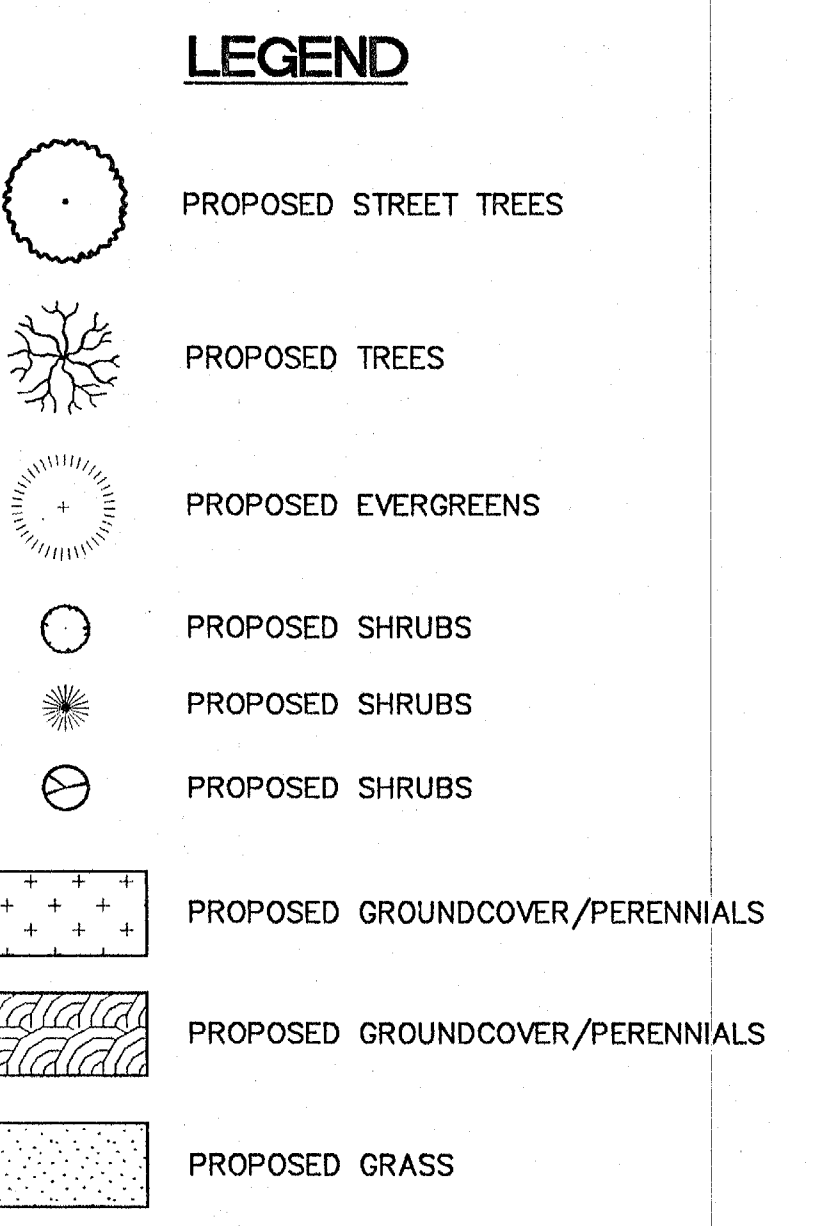
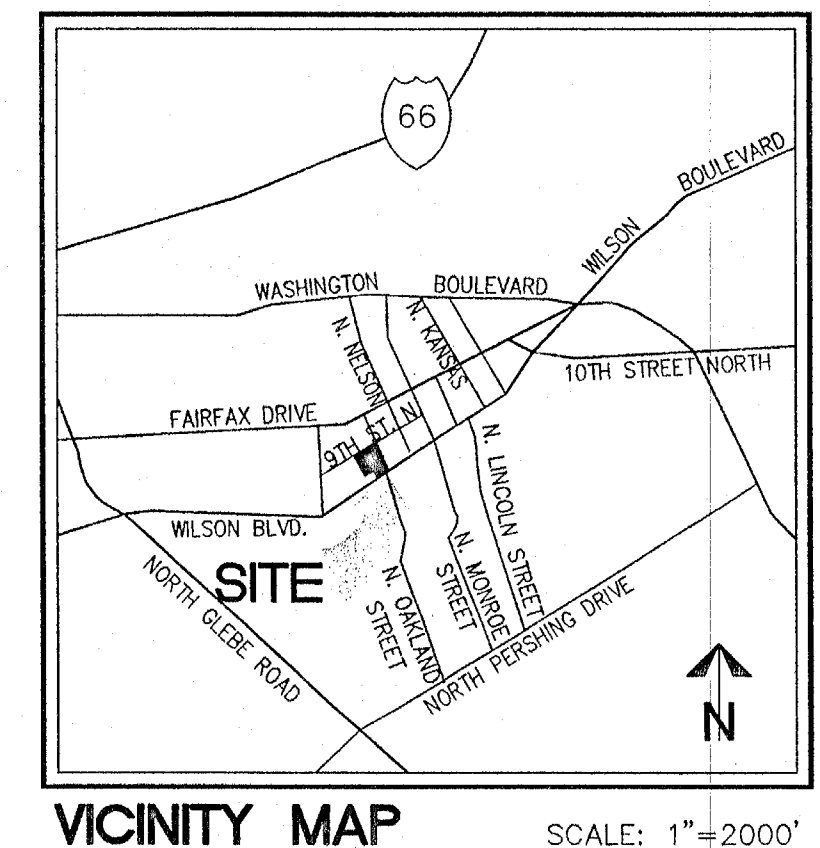
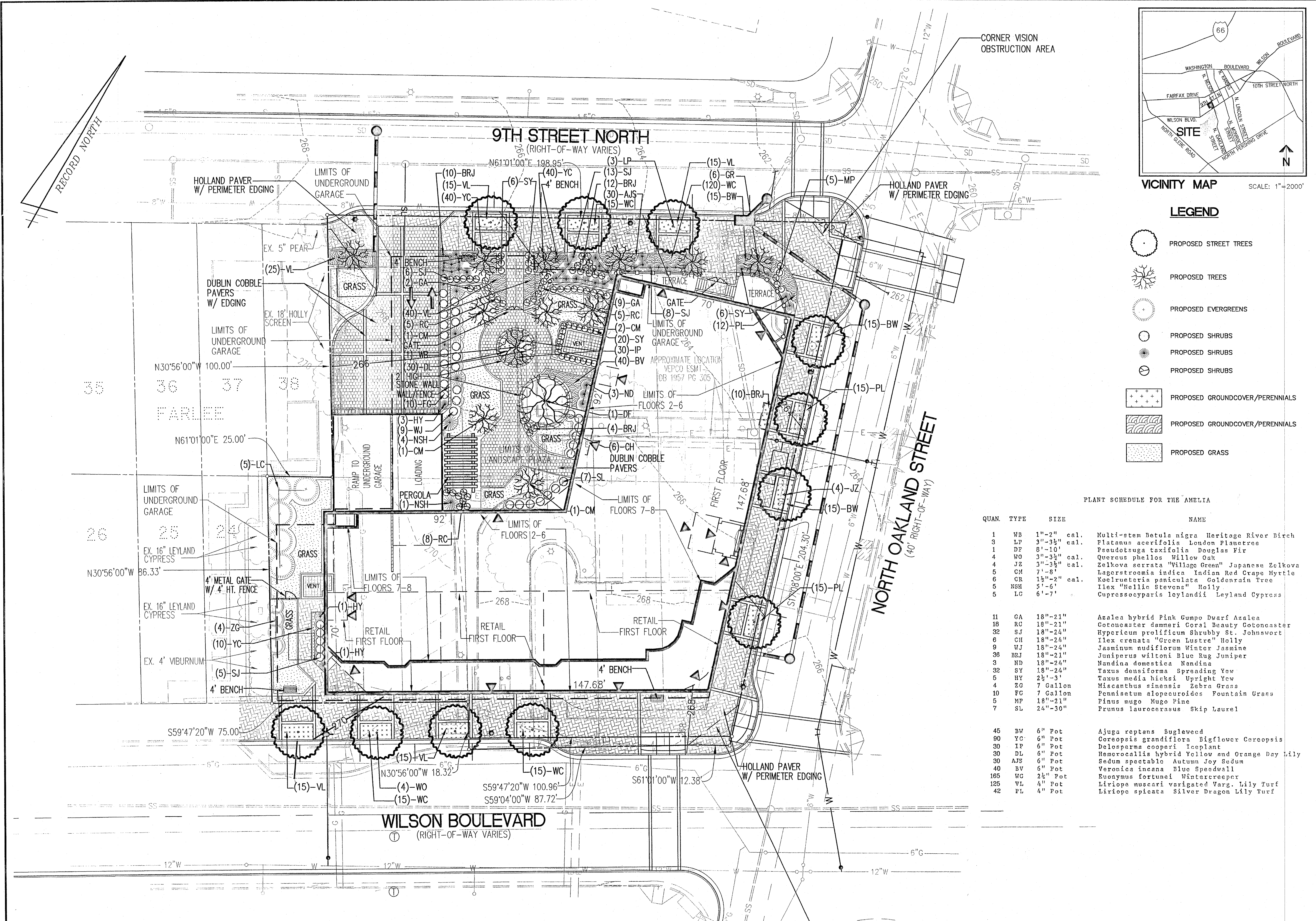
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ARLINGTON, VIRGINIA
DEPARTMENT OF PUBLIC WORKS

THE AMELIA
ARLINGTON COUNTY, VIRGINIA

SCALE: 1"=25'	DRAWN KLS	CHECKED
SUBMITTED DATE 3/17/04	APPROVED DATE	APPROVED DATE
REVISIONS: 4/22/04; 8/13/04	CHIEF, PUBLIC WORKS PLANNING DIV.	CHIEF, TRAFFIC ENGINEERING DIV.
FINAL REVISION 12/3/04	APPROVED DATE	APPROVED DATE
CHIEF, WATER SEWER & STREETS DIV.	CHIEF, ENGINEERING DIVISION	DIRECTOR OF PUBLIC WORKS

SHEET 1 OF 1



PLANT SCHEDULE FOR THE AMELIA

QUAN.	TYPE	SIZE	NAME
1	WB	1"-2"	cal. Multi-stem Betula nigra Heritage River Birch
3	LP	3"-3 1/2"	cal. Platanus acerifolia London Planetree
1	DF	8"-10"	Pseudotsuga taxifolia Douglas Fir
4	WO	3"-3 1/2"	cal. Quercus phellos Willow Oak
4	JZ	3"-3 1/2"	cal. Zelkova serrata "Village Green" Japanese Zelkova
5	CM	7'-8"	Lagerstroemia indica Indian Red Grape Myrtle
6	CR	1 1/2"-2"	cal. Koeleria paniculata Goldenrain Tree
5	NSH	5'-6"	Ilex "Nellie Stevens" Holly
5	LC	6'-7"	Cupressocyparis leylandii Leyland Cypress
11	GA	18"-21"	Azalea hybrid Pink Gumpo Dwarf Azalea
18	RC	18"-21"	Cotoneaster dammeri Coral Beauty Cotoneaster
32	SJ	18"-24"	Hypericum prolificum Shrubby St. Johnswort
6	CH	18"-24"	Ilex crenata "Green Lustre" Holly
9	WJ	18"-24"	Jasminum nudiflorum Winter Jasmine
36	BRJ	18"-21"	Juniperus wilsoni Blue Rug Juniper
3	ND	18"-24"	Nandina domestica Nandina
32	SY	18"-24"	Taxus densiformis Spreading Yew
5	HY	2 1/2'-3'	Taxus media hicksii Upright Yew
4	ZG	7 Gallon	Miscanthus sinensis Zebra Grass
10	FC	7 Gallon	Pennisetum alopecuroides Fountain Grass
5	MP	18"-21"	Pinus mugo Mugo Pine
7	SL	24"-30"	Prunus laurocerasus Skip Laurel
45	BW	6" Pot	Ajuga reptans Bugleweed
90	YC	6" Pot	Coreopsis grandiflora Bigflower Coreopsis
30	IP	6" Pot	Delosperma cooperi Iceplant
30	DL	6" Pot	Hemerocallis hybrid Yellow and Orange Day Lily
30	AJS	6" Pot	Sedum spectabile Autumn Joy Sedum
40	BV	6" Pot	Veronica incana Blue Speedwell
165	WC	2 1/2" Pot	Ruonymus fortunei Wintercreeper
125	VL	4" Pot	Liriope muscari variegated Varg. Lily Turf
42	PL	4" Pot	Liriope spicata Silver Dragon Lily Turf

G.L. Rupert & Associates
 Registered Landscape Architects
 12300 Blakely Ct. Silver Spring, Md. 20904
 301-572-5333

LANDSCAPE PLAN
The Amelia Residences
 WILSON BOULEVARD ♦ ARLINGTON, VIRGINIA

REVISIONS:

NO.	DATE	COMMENTS
1	AUGUST 12, 2004	COUNTY COMMENTS

SCALE: 1"=1/16"
 DATE: 8/12/04
 DRAWING NO.: **6.1**
 OF: 18

PLANTING NOTES

- PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED, INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS, AND CLEAN-UP.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT. LAYOUT TO BE APPROVED BY OWNERS' REPRESENTATIVE PRIOR TO INSTALLATION.
- PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY; HAVE NORMAL GROWTH HABITS, WELL-DEVELOPED DENSELY FOLIATED BRANCHES, AND VIGOROUS ROOT SYSTEMS; AND BE FREE FROM DEFECTS AND INJURIES.
- CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO GROWTH OF PLANT MATERIAL.
- ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GROWTH GUARANTEE BY AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE FOR TREES AND SHRUBS. REPLACEMENTS SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE.
- PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF WHEN PRACTICAL. IN THE EVENT THAT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE-DAY PERIOD AFTER DELIVERY. ANY PLANTS NOT INSTALLED DURING THIS PERIOD SHALL BE REJECTED UNLESS OWNER AND CONTRACTOR PROVIDE OTHERWISE BY WRITTEN AGREEMENT.
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOTBALL SHALL BE IN ACCORDANCE WITH THE MOST RECENT VERSION OF THE ANSI Z60 "AMERICAN STANDARD FOR NURSERY STOCK" PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE PLANTED IN AMENDED TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACK-FILLING PROGRESSES. PLANTING MIX TO BE AS SHOWN ON PLANTING DETAILS. LARGE PLANTING AREAS TO INCORPORATE FERTILIZER AND SOIL CONDITIONERS AS STATED IN PLANTING SPECIFICATIONS.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION. ALL PLANT MATERIAL SHALL BE SPRAYED WITH "WILT-PRUF" OR EQUAL AS PER MANUFACTURERS INSTRUCTIONS.
- NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE PLANTED LESS THAN TWO FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
- SET ALL PLANTS PLUMB AND STRAIGHT. SET A SUCH A LEVEL THAT A NORMAL OR NATURAL RELATIONSHIP TO THE GROUND IF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE THE PLANT IN THE CENTER OF THE PIT.
- ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING UTILIZING CLEAN, SHARP TOOLS. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND GREATER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES SHALL NOT BE CUT BACK. LONG SIDE BRANCHES SHALL BE SHORTENED.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE THE NATURAL CHARACTER OF PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
- TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING. ALL TREES 6" OR GREATER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED. THE LANDSCAPE CONTRACTOR SHALL REMOVE STAKING, GUYING, AND TREE WRAP AT THE END OF ONE YEAR MAINTENANCE AND GUARANTEE PERIOD.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" LAYER OF DOUBLE SHREDDED HARDWOOD BARK MULCH.
- NEW PLANTING AREAS AND SOD SHALL BE ADEQUATELY IRRIGATED OR WATERED TO ESTABLISH THE PROPOSED PLANTS AND LAWN.
- ALL PLANTS SHOWN ON THE APPROVED LANDSCAPE PLAN SHALL BE INSTALLED, INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. THE LANDSCAPE ARCHITECT SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THE REGARD. TREES, SHRUBS, VINES AND GROUNDCOVER AS REQUIRED BY OR ASSOCIATED WITH A SUBDIVISION OR SITE PLAN APPROVED BY THE PLANNING AUTHORITIES SHALL BE INSTALLED DURING THE FOLLOWING PLANTING SEASONS:

TYPE	DATES
PLANTS	03/15 TO 12/15
LAWNS	03/15 TO 06/15 09/15 TO 12/01

THE FOLLOWING TREE VARIETIES SHALL NOT BE PLANTED DURING THE FALL PLANTING SEASON DUE TO THE HAZARDS ASSOCIATED WITH PLANTING THESE TREES IN THIS SEASON:

ACER RUBRUM	POPULUS SPP.
BETULA SPP.	PRUNUS SPP.
CARPINUS SPP.	PYRUS SPP.
CRATAEGUS SPP.	QUERCUS SPP.
KOELREUTERIA PANICULATA	SALIX SPP.
LIQUIDAMBAR STYRACIFLUA	TILIA TOMENTOSA
LIRIODENDRON TULIPIFERA	ZELKOVA
PLATANUS ACERIFOLIA	

ANY PLANTINGS INSTALLED IN CONFLICT WITH THIS REQUIREMENTS MUST RECEIVE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. FAILURE TO COMPLY WITH THESE REQUIREMENTS WILL REQUIRE THE REMOVAL OF THE PLANTING IN QUESTION. THIS REQUIREMENTS DOES NOT APPLY TO SEEDING OR SODDING OR PLANTINGS SPECIFICALLY FOR SOIL STABILIZATION PURPOSES. PLANTINGS ASSOCIATED WITH ANY LOT GIVEN A CERTIFICATE OF OCCUPANCY OUTSIDE THESE PERIODS SHALL BE PROVIDED DURING THE PREVIOUS OR NEXT APPROPRIATE SEASON.

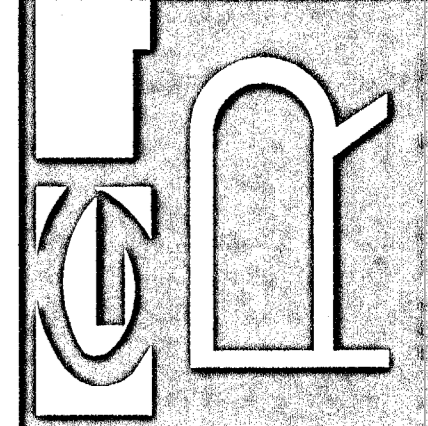
- ALL DISTURBED AREAS SHALL BE TREATED WITH 4" TOPSOIL AND SEEDING IN ACCORDANCE WITH PERMANENT STABILIZATION METHODS INDICATED ON SOIL EROSION AND SEDIMENT CONTROL SHEET.

PLANTING SPECIFICATIONS

- I. SCOPE OF WORK**
 - THIS WORK SHALL CONSIST OF CLEARING AND SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE, INCLUDING ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND ANY OTHER ITEMS NECESSARY FOR THE COMPLETION OF THIS PROJECT.
- II. MATERIALS**
 - GENERAL: ALL MATERIALS SHALL BE THE BEST OF ITS KIND AVAILABLE. SOIL AND PLANTING SHALL NOT BEGIN UNTIL ALL IRRIGATION WORK AROUND PLANTING AREAS IS COMPLETE AND APPROVED.
 - PLANTS: ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL-ROOTED, AND FREE FROM DISEASE AND INSECTS.
 - TOPSOIL: ORGANIC TOPSOIL SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN 2", WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS.
 - MULCH: MULCH SHALL BE DOUBLE-SHREDDED HARDWOOD BARK.
- III. FERTILIZER AND CONDITIONERS**
 - ORGANIC FERTILIZER SHALL BE PROCESSED SEWER SLUDGE WITH MINIMUM CONTENT OF 1% NITROGEN AND 2% PHOSPHORIC ACID, EQUAL TO "NITROHUMUS".
 - ORGANIC FERTILIZER AND SOIL CONDITIONER SHALL BE "GRO-POWER" OR EQUAL AND ORGANIC BASE MATERIALS COMPRISED OF DECOMPOSED ANIMAL AND VEGETABLE MATTER AND COMPOSTED TO SUPPORT BACTERIAL CULTURES, CONTAINING NOT POULTRY, ANIMAL OR HUMAN WASTE. GUARANTEED ANALYSIS (5-3-1); NITROGEN 5% PHOSPHATE 3%, POTASH 1%, 50% HUMUS AND 15% HUMIC ACIDS.
- IV. GENERAL WORK PROCEDURES**
 - LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTINGS.
- V. WEEDING**
 - BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- VI. TOPSOIL**
 - CONTRACTOR SHALL PROVIDE 4" MINIMUM THICK TOPSOIL LAYER IN ALL PLANTING AREAS. TOPSOIL SHALL BE SPREAD OVER A PREPARED SURFACE AS A UNIFORM LAYER TO PRODUCE A 4" COMPACTED THICKNESS. TOPSOIL PRESENT AT THE SITE, IF ANY, MAY BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED.
- VII. SOIL CONDITIONING**
 - CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE. CONDITIONER SHALL BE SPREAD EVENLY IN ALL PLANTING AREAS AND TILLED IN TWO DIRECTIONS INTO THE TOP 4", WITH THE FOLLOWING PER 1,000 SQUARE FEET:
 - 150 POUNDS "GRO-POWER" OR EQUAL
 - 100 POUNDS AGRICULTURAL GYPSUM
 - 20 POUNDS NITROFORM (COURSE) 3-0-0 BLUE CHIP
- VIII. PLANTING**
 - POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE BEFORE EXCAVATING THE PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
 - PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, TWICE THE WIDTH OF THE DIAMETER OF THE ROOT BALL AND DEPTH MATCHING ARLINGTON COUNTY DETAILS R7.2 AND R7.6. EACH PLANT PIT SHALL BE BACKFILLED WITH THE FOLLOWING PREPARED SOIL, MIXED THOROUGHLY:
 - 1 PART LEAF MOLD OR COMPOST
 - 1 PART COW MANURE BY VOLUME
 - 3 PARTS TOPSOIL BY VOLUME
 - 21 GRAMS "AGRICIFORM" PLANTING TABLETS OR EQUAL
 - 2 TABLETS PER 1 GAL. PLANT
 - 3 TABLETS PER 5 GAL. PLANT
 - 4 TABLETS PER 15 GAL. PLANTFOR LARGER PLANTS, 2 TABLETS PER 1/2" DIAMETER OF TRUNK CALIPER
 - PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT HALFWAY, INSERT PLANT TABLETS, COMPLETE BACKFILL AND WATER THOROUGHLY.
 - ALL PLANTS SHALL BE SET SO THAT THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
 - IMMEDIATELY AFTER PLANTING, STAKE ALL TREES TO PREVENT DAMAGE FROM WIND. FASTEN TREES TO UPPER END OF STATE IN AT LEAST TWO PLACES USING HOPE TYPE TIES.
 - PREPARE RAISED EARTH BASIN AS WIDE AS PLANTING HOLE OF EACH TREE.
 - WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH A MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
 - PRUNE ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS TO A MINIMUM OF 7"-0" BRANCHING HEIGHT.
- IX. GROUNDCOVER**
 - ALL GROUNDCOVER AREAS SHALL RECEIVE A 1/4" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOIL PRIOR TO PLANTING GROUNDCOVER.
 - SPACING AND VARIETY OF GROUNDCOVER SHALL BE AS SHOWN ON APPROVED DRAWINGS.
 - IMMEDIATELY AFTER PLANTING GROUNDCOVER, CONTRACTOR SHALL THOROUGHLY WATER THE GROUNDCOVER.
 - ALL GROUNDCOVER AREAS SHALL BE TREATED WITH A PRE-EMERGENT BEFORE FINAL LANDSCAPE INSPECTION. GROUNDCOVER AREAS SHALL BE WEEDED PRIOR TO APPLYING PRE-EMERGENT. PRE-EMERGENT SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATION.
- X. FINISH GRADING**
 - ALL AREAS WILL BE CONTRACTOR AT SUBSTANTIALLY PLUS/MINUS 0.1 FOOT OF FINISH GRADE.
 - ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANT WITH NO ABRUPT CHANGE OF SURFACE, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE. SOIL AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM BUILDING.
 - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
- XI. GUARANTEE**
 - CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF TWO YEARS FROM ACCEPTANCE OF JOB.
- XII. CLEAN UP**
 - UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - ALL TREES, SHRUBS, OTHER PLANTS AND PLANTS BEDS SHALL BE MAINTAINED BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. THIS WORK SHALL INCLUDE RESTORING PLANTING SAUCERS; TIGHTENING AND REPAIRING STAKES AND GUY SUPPORTS; RESETTING TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION REQUIRED; RESTORING OR REPLACING DAMAGED WRAPPINGS; AND SPRAYING WITH HERBICIDE AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
 - LAWNS SHALL BE MAINTAINED BY WATERING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING, AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN FREE OF ERODED OR BARE AREAS.
- XIII. MAINTENANCE**
 - COST PER MONTH AFTER INITIAL 90-DAY MAINTENANCE PERIOD.
- XIV. PLANTING MATERIAL GUARANTEE**
 - PLANTING MATERIAL SHALL BE OF GOOD NURSERY STOCK AND A NURSERY GUARANTEE SHALL BE PROVIDED BY THE GENERAL CONTRACTOR THROUGH THE DEVELOPER FOR TWO YEARS, INCLUDING THE REPLACEMENT AND MAINTENANCE (TO INCLUDE BUT NOT BE LIMITED TO PRUNING, FEEDING, SPRAYING, MULCHING, WEEDING, AND WATERING) OF ALL LANDSCAPE MATERIALS FOLLOWING THE ISSUANCE OF THE MASTER CERTIFICATE OF OCCUPANCY.
- XV. URBAN FORESTER NOTIFICATION**
 - THE DEVELOPER AGREES TO NOTIFY THE ARLINGTON COUNTY DEPARTMENT OF PARKS, RECREATION AND CULTURAL AFFAIRS URBAN FORESTER AT 703-228-6557 AT LEAST 72 HOURS IN ADVANCE OF THE SCHEDULED PLANTING OF ANY TREES IN THE PUBLIC RIGHT OF WAY AND TO BE AVAILABLE AT THE TIME OF PLANTING TO MEET WITH THE STAFF OF THE DEPARTMENT TO INSPECT THE PLANT MATERIAL, TREE PIT, AND THE TECHNIQUE OF PLANTING. SOIL USED IN THE TREE PIT MUST MEET THE SPECIFICATIONS FOR STREET TREE PLANTING "STANDARDS FOR PLANTING AND PRESERVATION OF TREES ON SITE PLANT PROJECTS" AVAILABLE FROM THE URBAN FORESTER.

LANDSCAPE MAINTENANCE MANAGEMENT PROGRAM

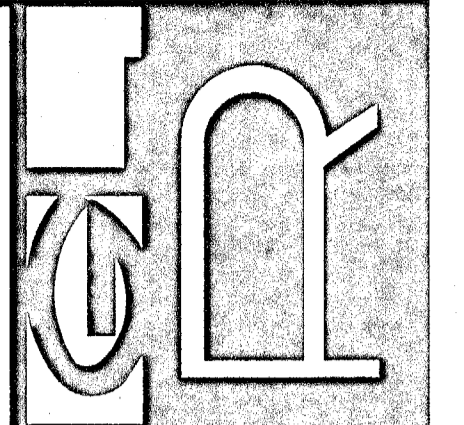
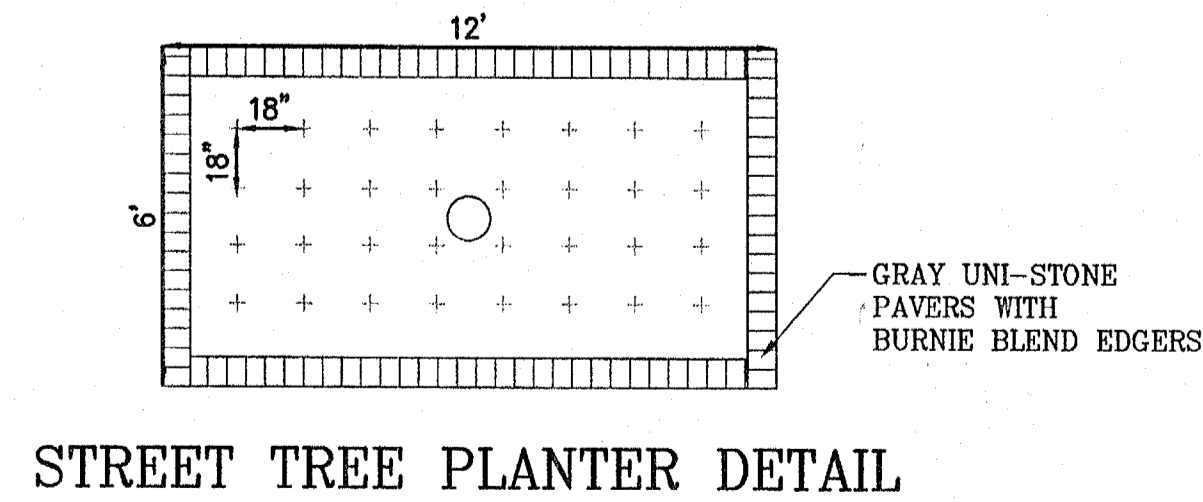
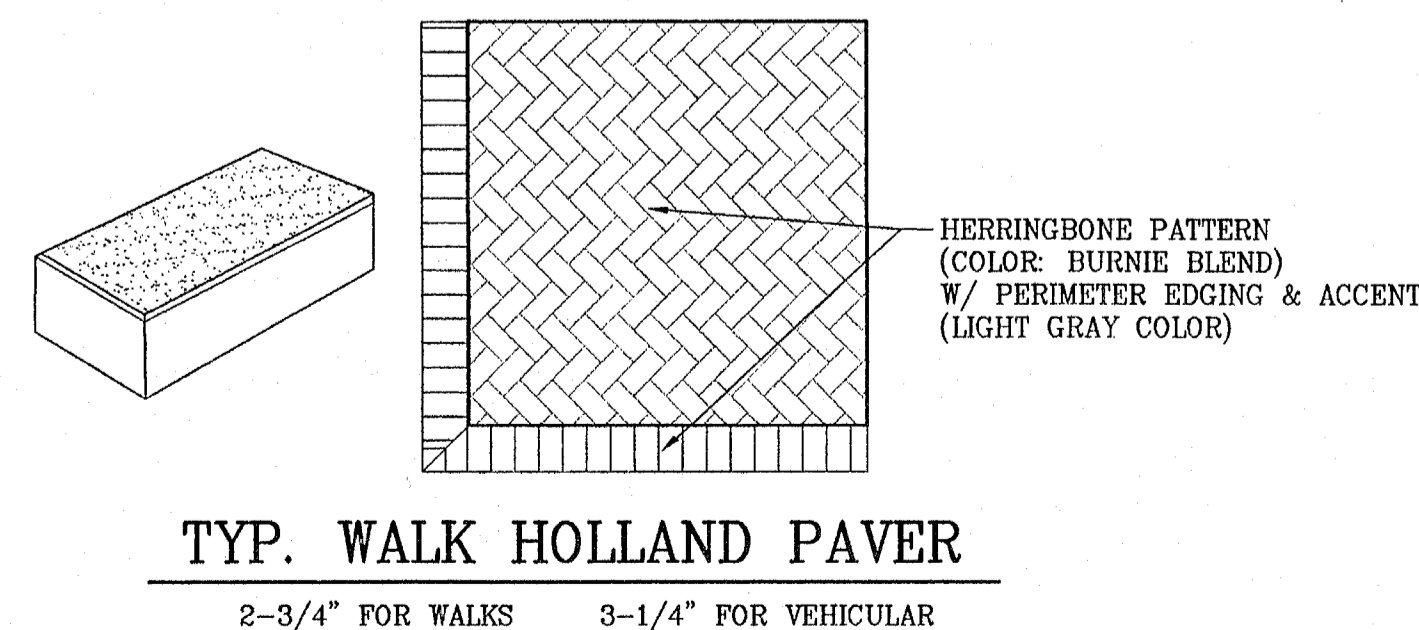
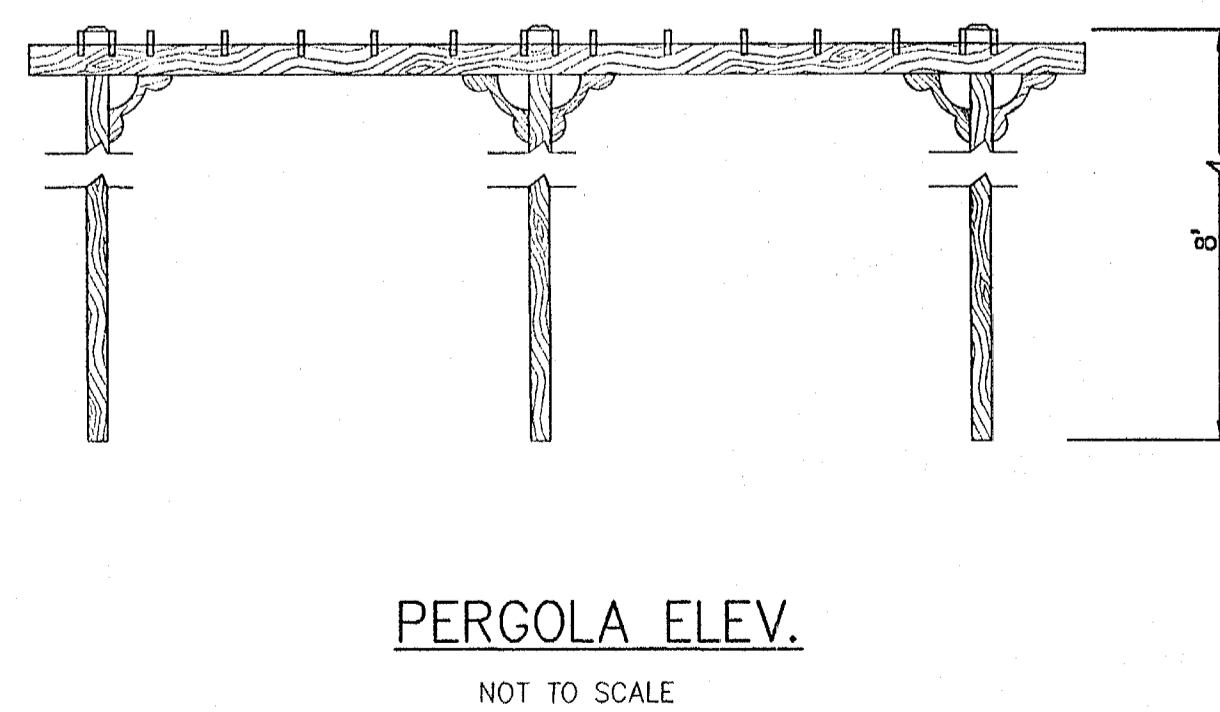
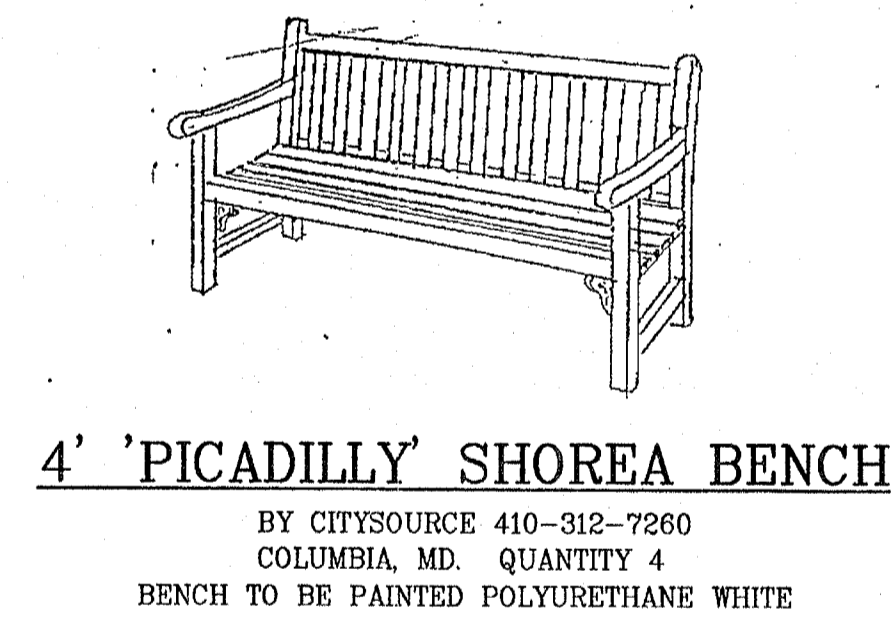
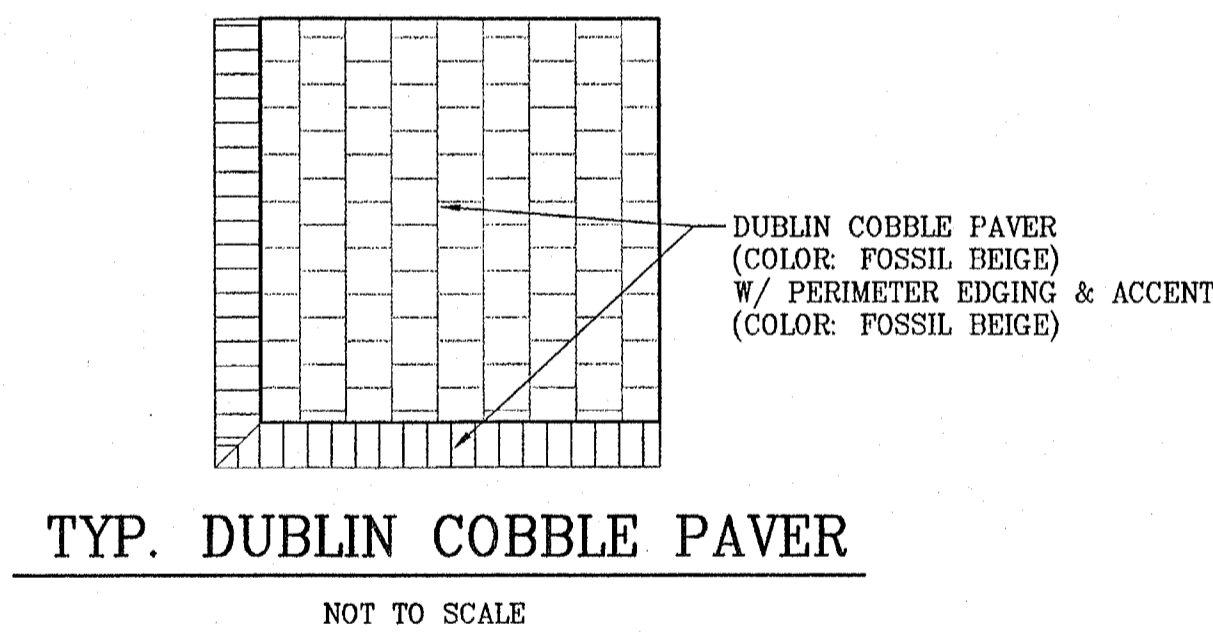
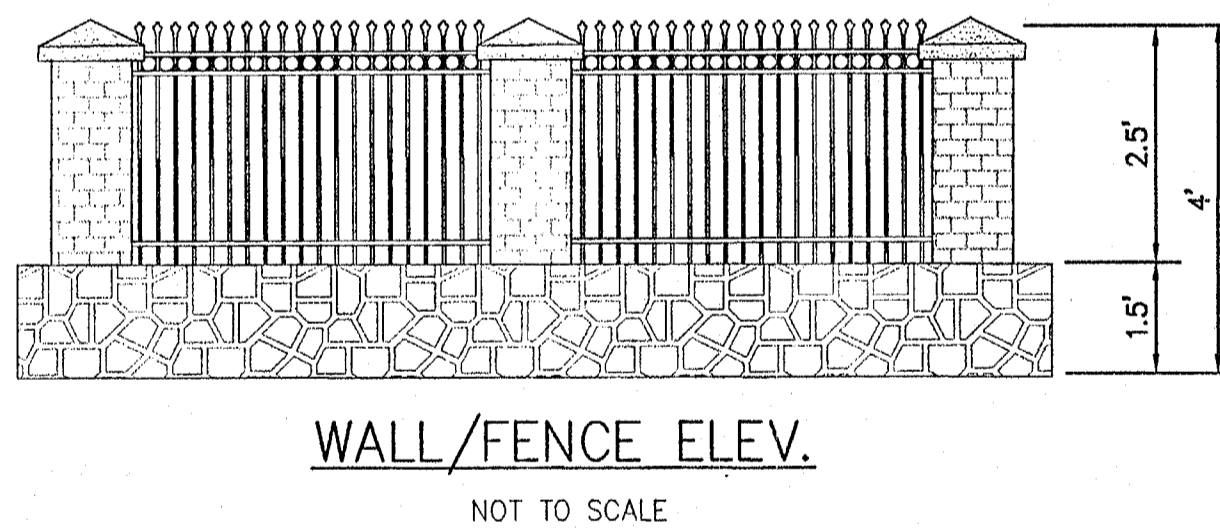
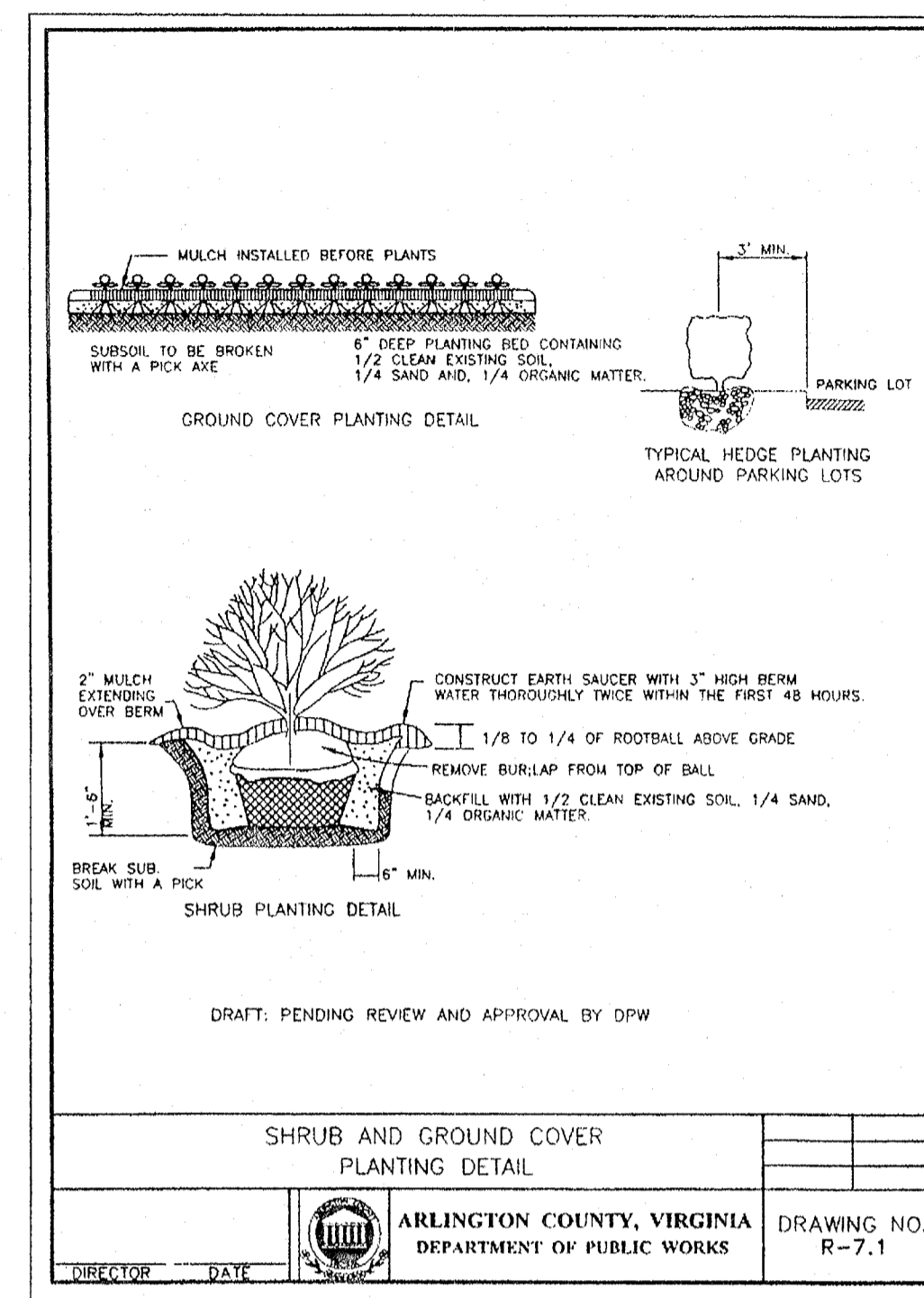
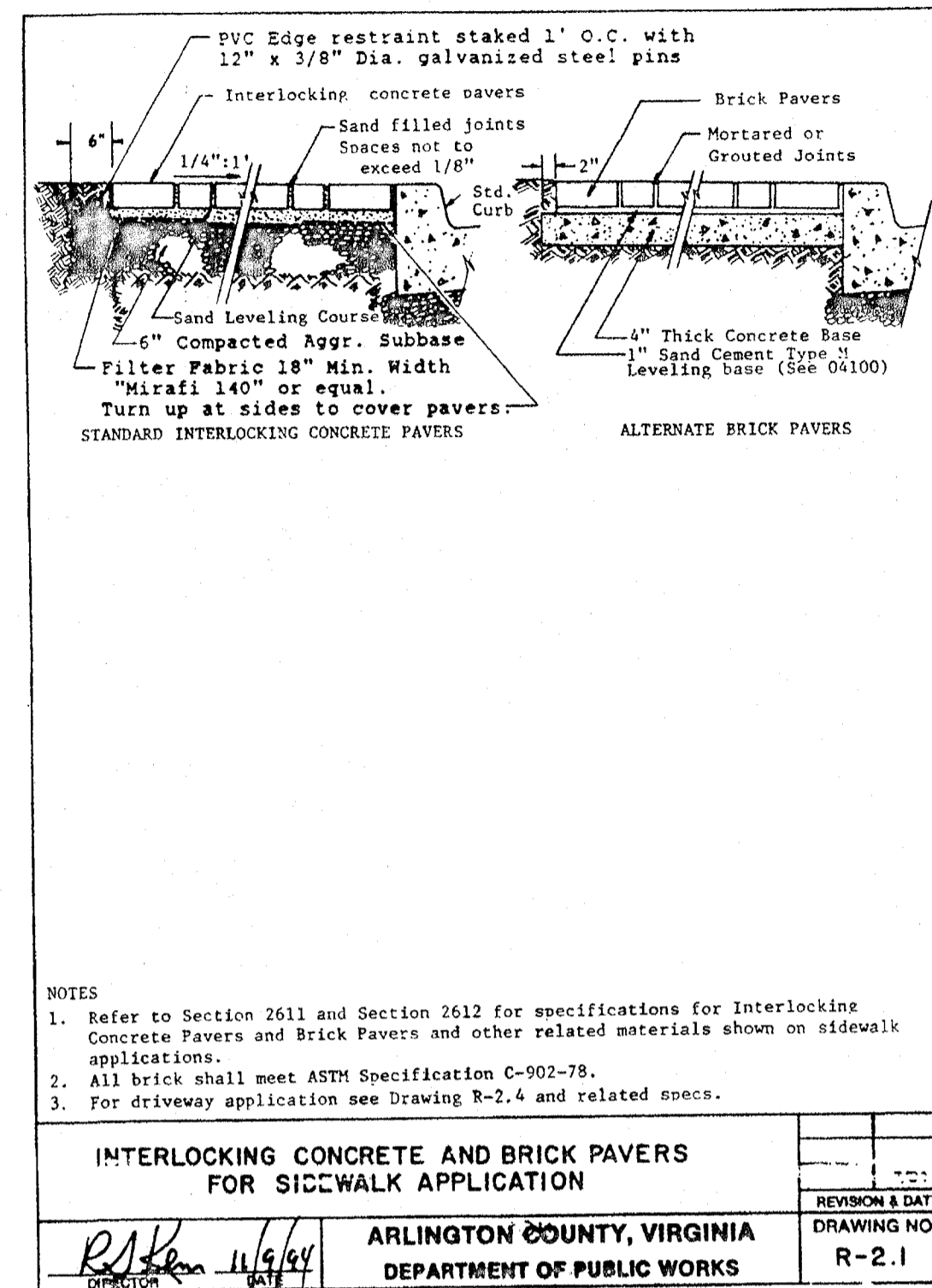
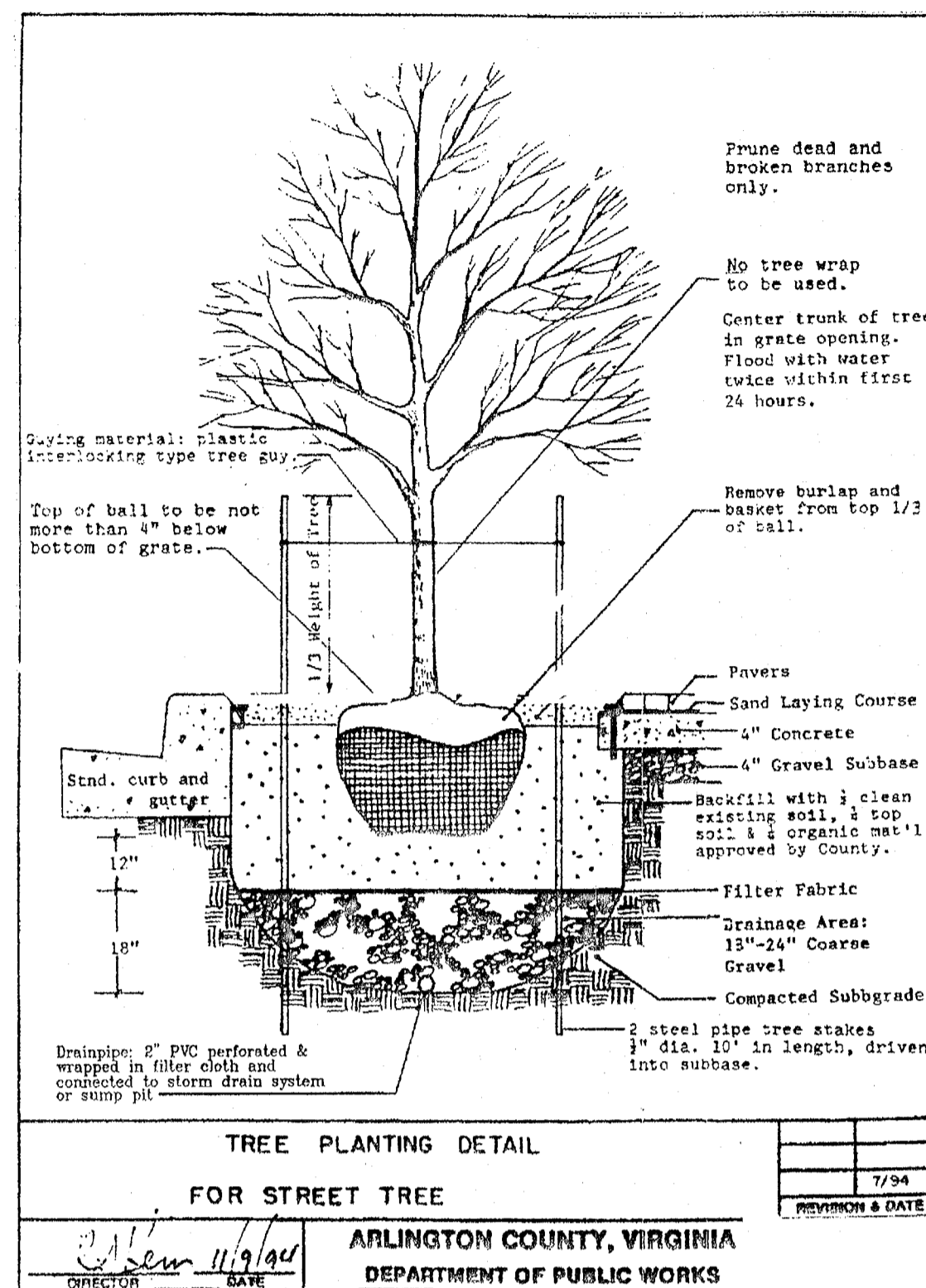
- I. GENERAL**
 - ALL PLANTING AREAS, INCLUDING LAWNS, BUFFERS, AND PARKING LOTS, SHALL BE PERIODICALLY INSPECTED A MINIMUM OF ONCE PER MONTH, EVERY TWO (2) WEEKS DURING THE GROWING SEASON, OR AFTER EACH MOWING SESSION. A FALL CLEAN-UP SHALL BE PERFORMED EACH YEAR.
 - REMOVE ALL LITTER, DEBRIS AND WEEDS
 - MAINTAIN A MINIMUM OF A 2-INCH DEPTH OF ORGANIC HARDWOOD MULCH OR EQUAL IN ALL PLANTING BEDS.
- II. IRRIGATION (IF APPLICABLE)**
 - AUTOMATIC SPRINKLERS SHALL BE CLEANED OUT AND TURNED OFF IN THE FALL PRIOR TO THE FIRST FROST, AND TESTED WHEN TURNED ON IN THE SPRING.
 - EVALUATE SUCCESS OF IRRIGATION SYSTEM AND MODIFY AS NECESSARY. WATER REQUIREMENTS:
 - NEW TURF: KEEP MOIST UNTIL ALL SEED GERMINATES AND BECOMES AN ESTABLISHED STAND OF TURF.
 - EXISTING TURF: DURING DRY PERIODS, WATER TWICE A WEEK FOR 20 MINUTES AT A TIME, OR SET IRRIGATION FOR COVERAGE OF 1-2 INCHES PER WEEK.
- III. SEASON FLOWERS**
 - ANNUAL FLOWER BEDS SHALL BE PERIODICALLY MULCHED AND THE SOIL AMENDED ANNUALLY. NEW PLANTINGS SHALL BE PROVIDED IN WAY OF EACH YEAR. DURING THE GROWING SEASON, ALL BEDS SHALL RECEIVE PERIODIC INSPECTIONS PER NOTE 1, IRRIGATION AND WEEDING TO MAINTAIN A NEAT APPEARANCE.
- IV. TURF**
 - LAWN AREAS SHALL NOT EXCEED A HEIGHT OF 4 INCHES. APPROXIMATELY 12-15 MOWINGS PER YEAR WILL BE REQUIRED.
 - FERTILIZER AND SOIL AMENDMENTS SHOULD BE ADDED AS NECESSARY AND/OR ON A SEASONAL BASIS. FERTILIZER IS OPTIMALLY APPLIED TO LAWN AND TURF AREAS THREE TIMES PER SEASON. TIMING, FREQUENCY, AND RATE OF APPLICATION SHALL BE ADJUSTED ACCORDING TO WEATHER AND TO HORTICULTURAL AND SOIL TEST CONDITIONS FOR EACH SPECIFIC SITE. FERTILIZER SHALL BE APPLIED BY ACCEPTED METHODS ONLY. SAFETY SHALL BE OF PRIME CONSIDERATION. CARE SHALL BE TAKEN NOT TO APPLY FERTILIZER WHEN THE GROUND IS WET.
 - SOIL AMENDMENTS SUCH AS LIME, GYPSUM OR PEAT MOSS MAY BE ADDED TO THE SOILS OF LAWNS, TURF OR PLANTING AREAS PERIODICALLY. THE NEED FOR SUCH SOIL AMENDMENTS SHALL BE ANALYZED DURING THE PERIODIC INSPECTIONS AND IN CONJUNCTION WITH SOIL TESTS.
 - SOIL AMENDMENTS SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURERS' SPECIFICATIONS OR BASED UPON SOIL TEST RESULTS. APPLY A 3-1-2 (21-7-14, 10-4-6, OR 24-4-?) ORGANIC FERTILIZER TWICE A YEAR BETWEEN MARCH 15 TO APRIL 15 AND SEPTEMBER 1 TO OCTOBER 1. IF NECESSARY, TWO ADDITIONAL APPLICATIONS MAY BE MADE IN MAY AND NOVEMBER. DO NOT APPLY FERTILIZER OR SOIL AMENDMENTS WHILE TURF IS EITHER WET OR UNDER EXTREME STRESS, IN WINDY CONDITIONS, OR WHEN CHILDREN ARE PRESENT.
- V. PRUNING**
 - REMOVAL OF DEAD, DISEASED, INSECT INFESTED OR WEAK WOOD SHALL TAKE PLACE IN THE DORMANT SEASON OR AFTER FLOWERING. EXCESSIVE SHOOTS AND SUCKERS SHALL BE REMOVED.
 - SHRUB MATERIAL USED AS A SCREEN SHALL BE PRUNED AS A MASS TO ENHANCE THEIR NATURAL FORM.
 - ROOT PRUNING OF TREES ADJACENT TO CURBS OR SIDEWALKS SHALL OCCUR DURING PERIODIC INSPECTIONS WITH KNOWLEDGE OF MOST RECENT PRUNING. NO MORE THAN 1/3 OF ROOT SYSTEM SHALL BE PRUNED DURING A YEAR.
- VI. INSECT AND DISEASE CONTROL**
 - THE CONTROL OF INSECTS AND DISEASE ASSOCIATED WITH ALL PLANTING AREAS SHALL ALWAYS BE A MAINTENANCE PRIORITY. ALL PLANTINGS, INCLUDING EXISTING MATURE TREES, SHALL BE PERIODICALLY INSPECTED FOR INSECT OR DISEASE INFESTATION. METHODS UTILIZED TO CONTROL INSECTS OR DISEASE MAY RANGE FROM SPRAYING AND PRUNING TO PLANT REMOVAL. WHATEVER METHOD IS UTILIZED, SAFETY AND CONTROL SHALL BE OF PRIME CONCERN. TRAINED AND CERTIFIED PERSONNEL SHALL PERFORM THESE TASKS.
- VII. RENOVATION**
 - RENOVATION INCLUDES THE RESEEDING OR REPLANTING OF LANDSCAPE AREAS DAMAGED, DESTROYED OR FAILING DUE TO INSECTS, DISEASE, WEATHER OR PHYSICAL DAMAGE.
 - LAWN - ALL AREAS WHERE SOIL HAS BEEN EXPOSED SHALL BE RENOVATED DURING THE NEXT PLANTING SEASON. PROPER HORTICULTURAL AND SOIL EROSION PREVENTION METHODS SHALL BE UTILIZED. IF SOIL EROSION HAS OCCURRED, THE AREA SHALL BE REPAIRED WITH A SEED MIXTURE COMPATIBLE TO EXISTING PLANTINGS.
 - PLANTINGS - ALL PLANTINGS WHICH ARE DAMAGED OR DESTROYED SHALL BE REPLACED DURING THE NEXT GROWING SEASON. A FAILING, DAMAGED, OR DESTROYED LANDSCAPE SCREEN OR BUFFER MUST BE RENOVATED OR REPLACED WITHIN A REASONABLE PERIOD OF TIME, BUT NOT TO EXCEED THE SUBSEQUENT GROWING SEASON.
- VIII. SITE AMENITIES**
 - BENCHES, PATHS, BICYCLE RACKS, TRASH RECEPTACLES AND SIGN SHALL BE INSPECTED AT LEAST TWICE A YEAR, ONCE IN MARCH AND ONCE IN AUGUST, TO DETERMINE THEIR CONDITION. ANY DAMAGED, WORN OR UNSAFE CONDITIONS SHALL BE RECTIFIED IMMEDIATELY.
- IX. PAVED SURFACES**
 - ALL PAVED SURFACES, CONCRETE SIDEWALKS, ASPHALT PAVEMENT AND DECORATIVE PAVEMENT SHALL BE INSPECTED ON A REGULAR BASIS. ALL SUCH SURFACES SHALL BE INSPECTED AT LEAST ONCE PER MONTH.
 - TRASH, STAINS, AND/OR OBSTRUCTIONS SHALL BE REMOVED IMMEDIATELY. PAVEMENT SHALL BE INSPECTED FOR DAMAGE, CRACKS, AND/OR POT HOLES, AND RETURNED TO THEIR ORIGINAL CONDITIONS.
 - SNOW SHALL BE REMOVED DURING AND FOLLOWING EVERY STORM. SIDEWALKS AND PARKING AREAS SHALL BE KEPT CLEAR OF ICE AND SNOW DURING BUSINESS HOURS.



G.L. Rupert & Associates
Registered Landscape Architects
12300 Blakely Ct. Silver Spring, Md. 20904
301-572-5333

LANDSCAPE NOTES
The Amelia Residences
WILSON BOULEVARD ♦ ARLINGTON, VIRGINIA

REVISIONS:
AUGUST 12, 2004
COUNTY COMMENTS
SCALE: NONE
DATE: 8/12/04
DRAWING NO: 6.2
7 OF 18



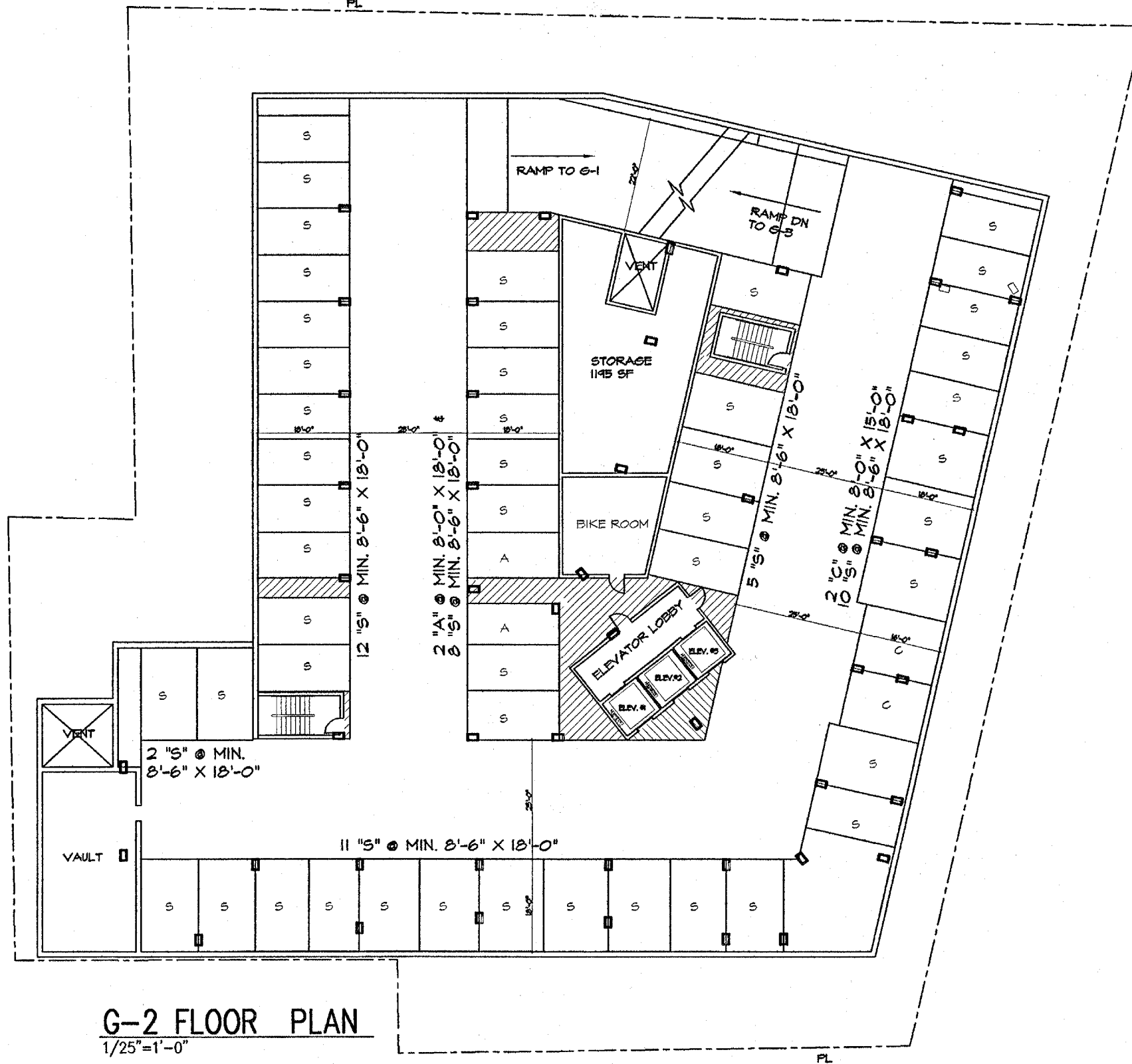
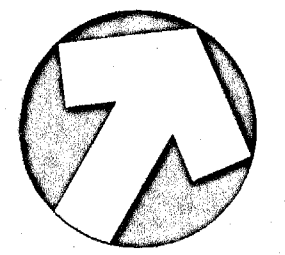
G.L. Rupert & Associates
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12300 Blakely Ct. Silver Spring, Md. 20904
301-572-5333

LANDSCAPE DETAILS
The Amelia Residences
WILSON BOULEVARD ♦ ARLINGTON, VIRGINIA

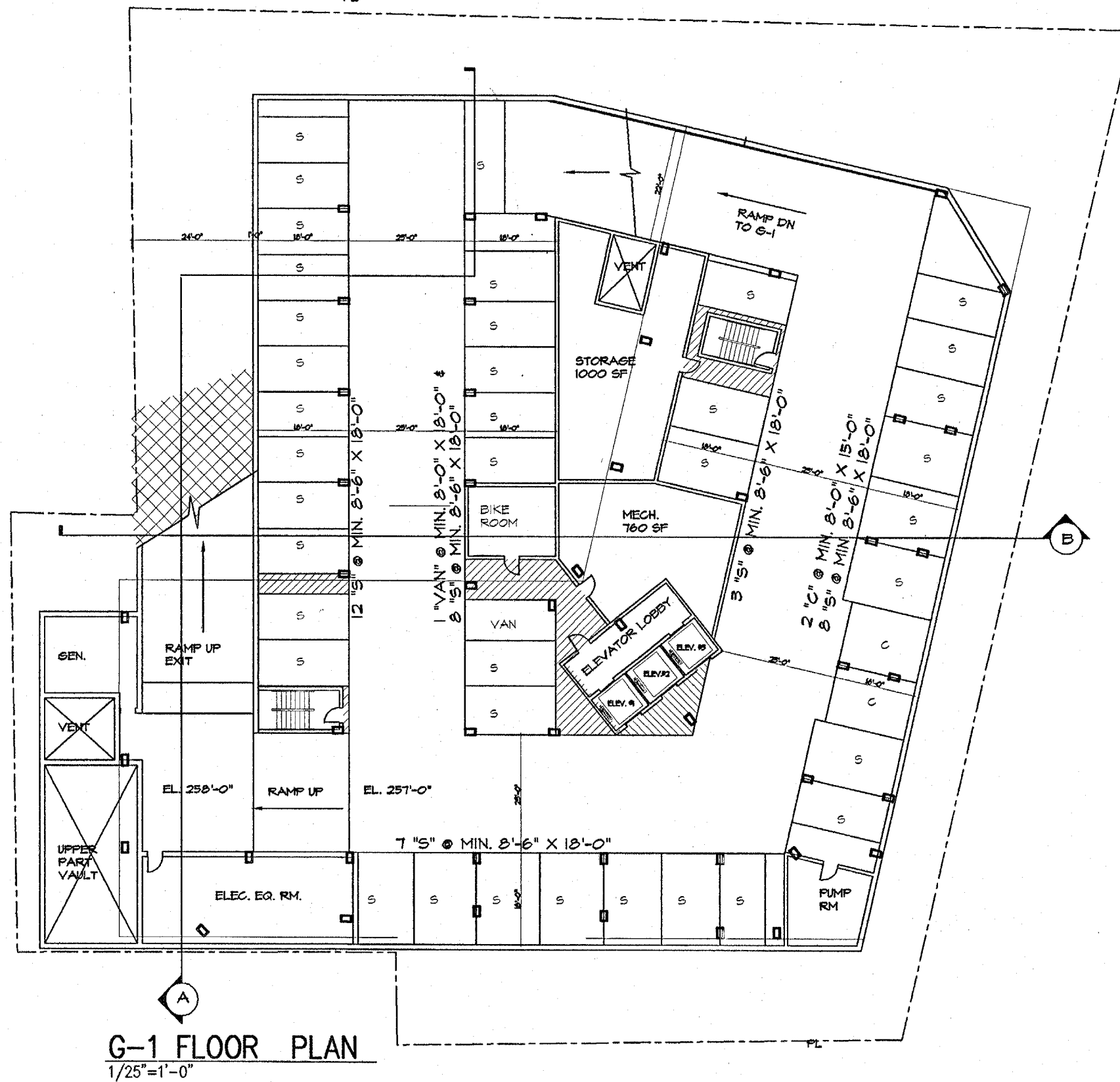
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AUGUST 12 2004
COUNTY COMMENTS
SCALE: NONE
DATE: 8/12/04
DRAWING NO: 6.3
OF: 16

REVISIONS:
 COUNTY COMMENTS
 AUGUST, 12, 2004

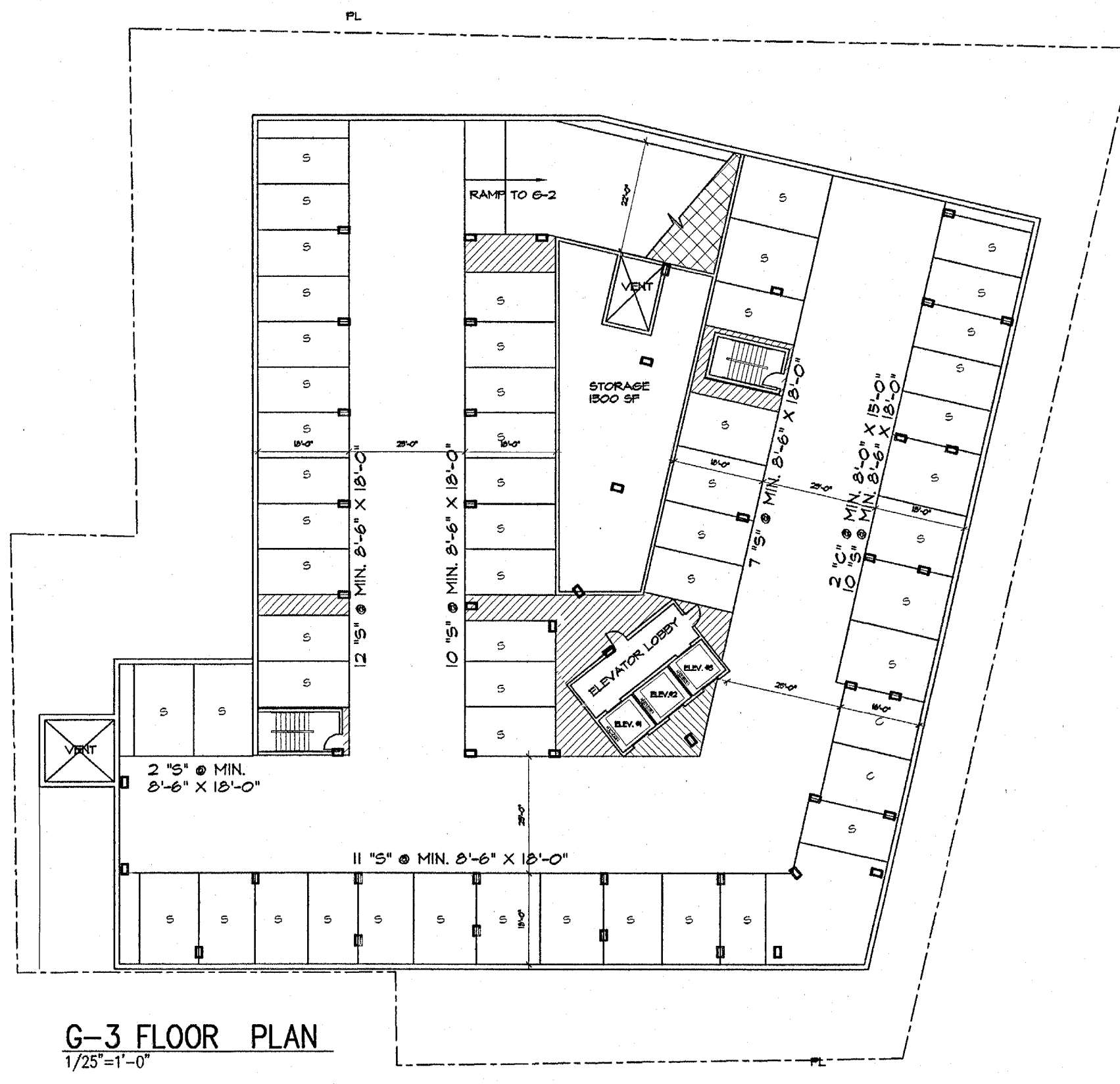
NORTH



G-2 FLOOR PLAN
 1/25"=1'-0"



G-1 FLOOR PLAN
 1/25"=1'-0"

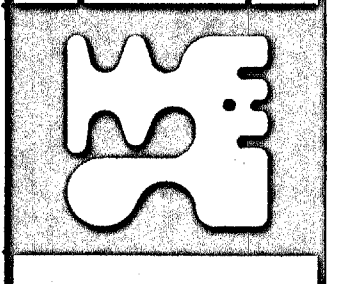


G-3 FLOOR PLAN
 1/25"=1'-0"

PARKING/BICYCLES				
PARKING	S	C	A	TOTAL
G-1 RETAIL	7			7
G-2 VISITOR	6			6
G-1	25	2	1	28
G-2	48	2	2	52
G-3	52	2	-	54
TOTAL/UNIT	125	6	3	134
			2%	
CARS/UNIT	125 : 108 = 1.24			

JOB NO. 0375
 DATE: 5,28,04

GARAGE FLOOR PLANS
THE AMELIA RESIDENCES
 8801 WILSON BLVD, ARLINGTON, VA
 SHERIDAN-BEHREND-PEUSTICE & ASSOC., LTD
 ARCHITECTS/P.L.L.C.



ZONE: R-C
 AREA: .8367 36,446 SF
 GFA: 36,446 SF X 3.24 = 118,085 SF

FIRST FLOOR

RETAIL:
 APT. RELATED:

NOT COUNTED/CODE:

CODE-SERVICE/RECEIVING/HOLDING
 CODE-GARAGE ENTRANCE
 CODE-TRASH & RECYCLING RM
 CODE-FIREMAN'S RM

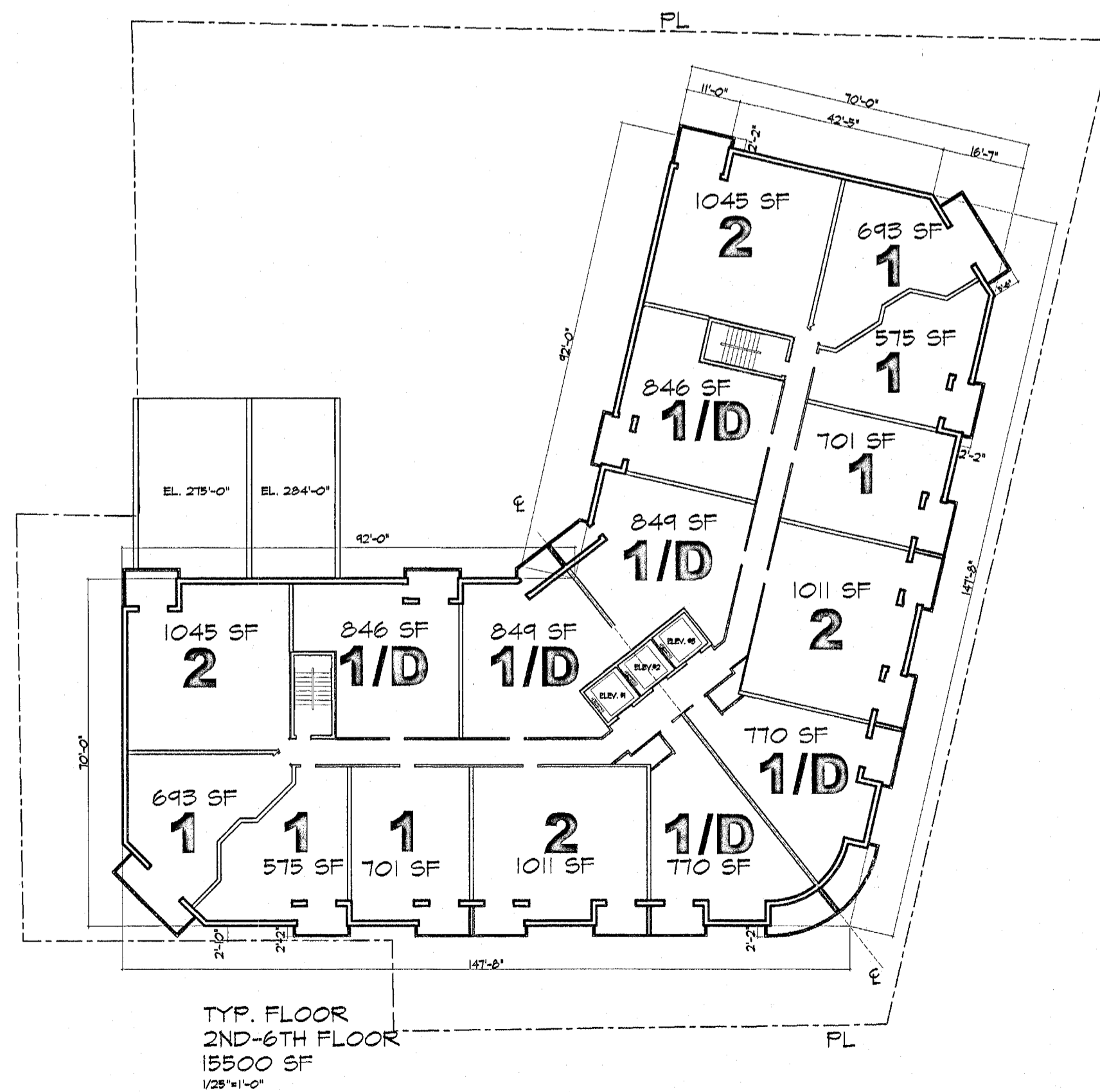
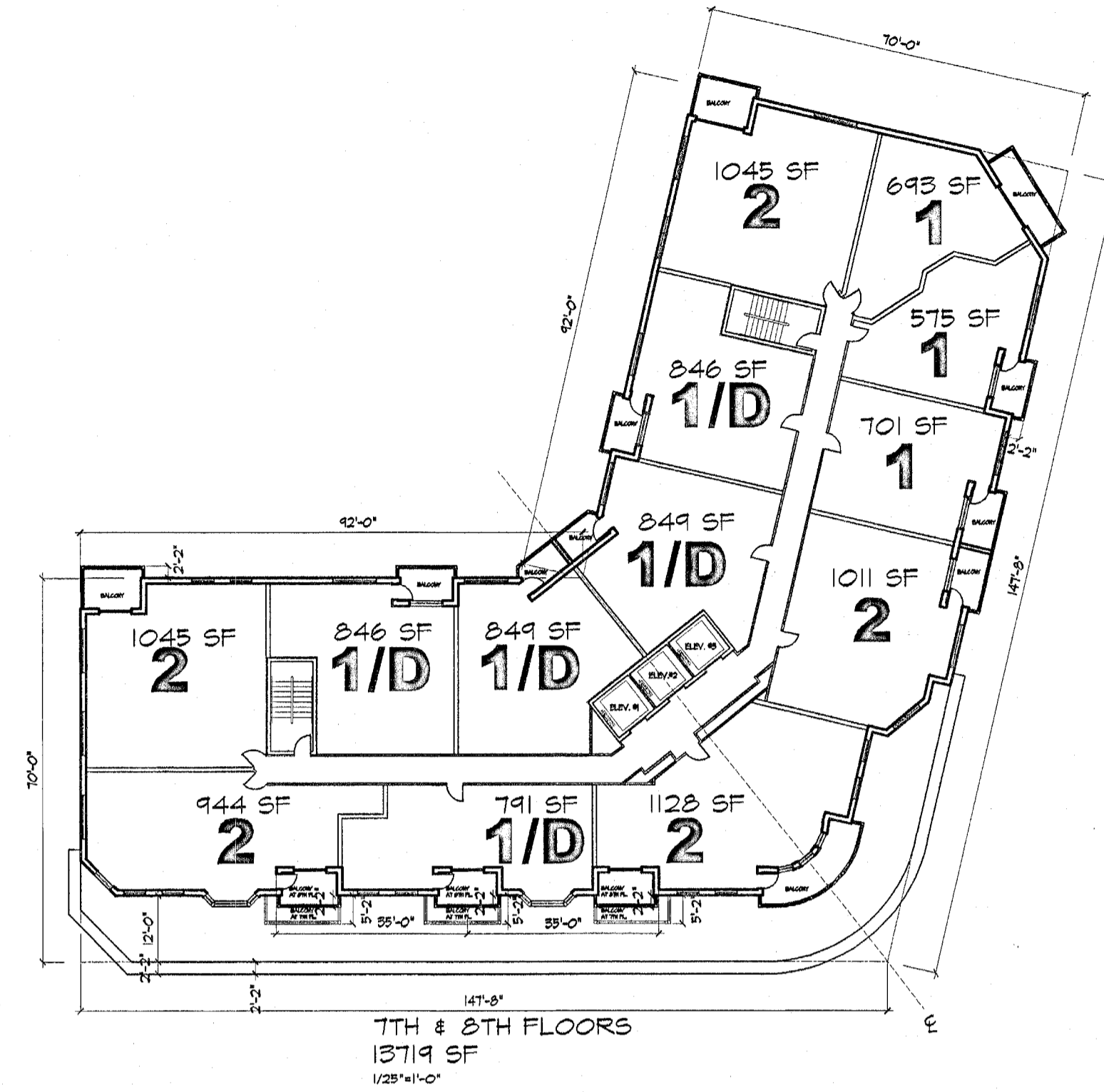
REQUESTED MODIFICATION TO EXCLUDE FAR:

CENTRAL SYSTEM SHAFT: 21
 MECH. VENT SHAFTS:
 GARAGE STORAGE:

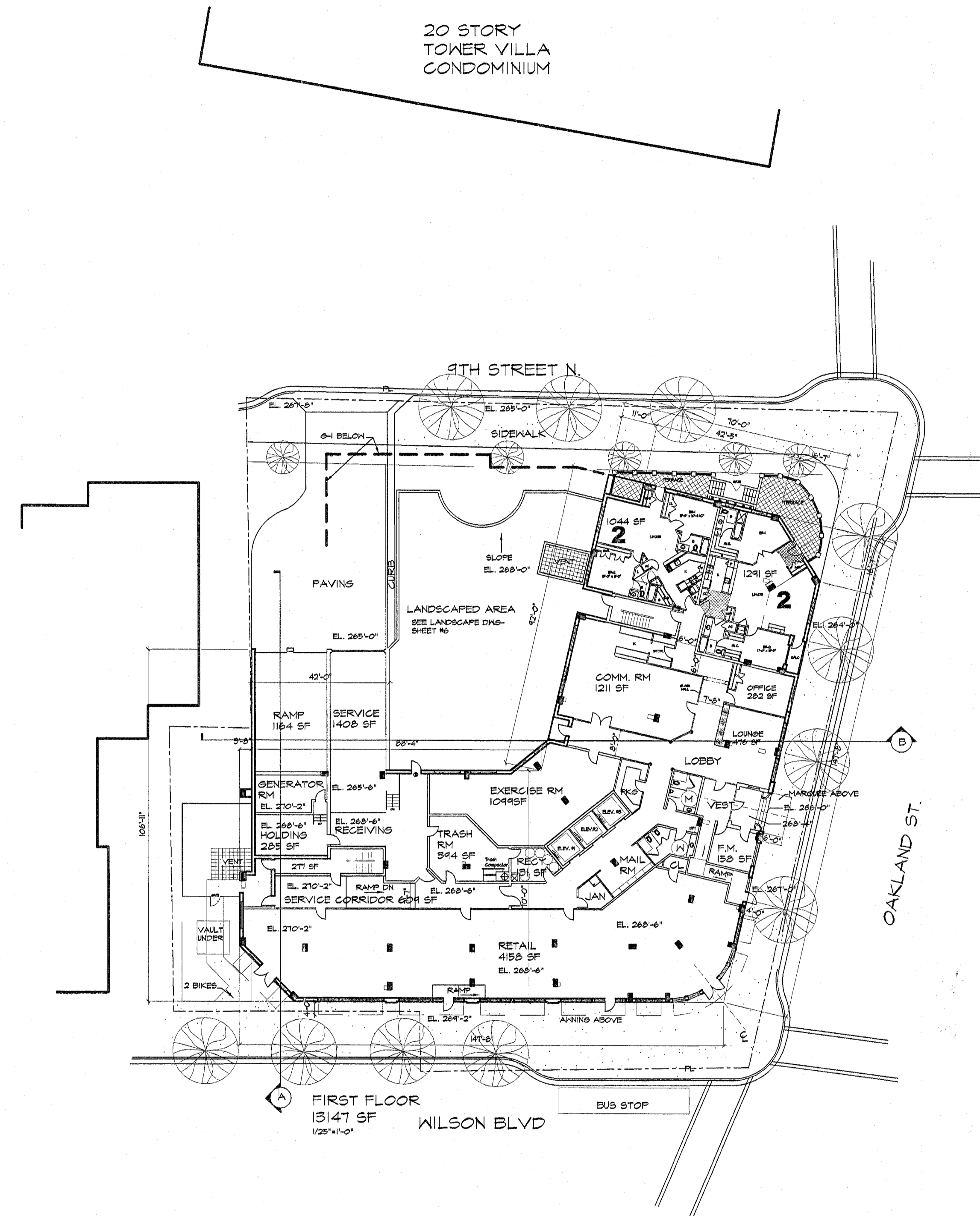
2 THRU 6 (15,500 X 5) =
 7 & 8 (13,719 X 2) =
 TOTAL =

DENSITY:

FL.	1BR	1BR/D	2BR	TOTAL
1	6	2	2	16
2	6	4	4	16
3	6	4	4	16
4	6	4	4	16
5	6	4	4	16
6	6	4	4	16
7	5	5	13	13
8	5	5	13	13
	36	32	40	108 UNITS



BRIGHTON GARDENS

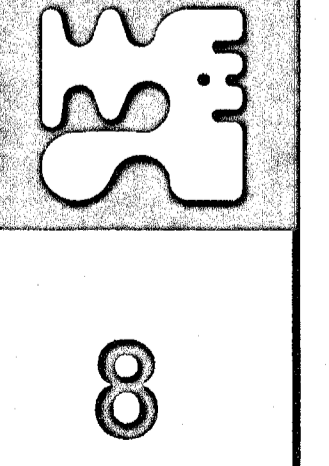


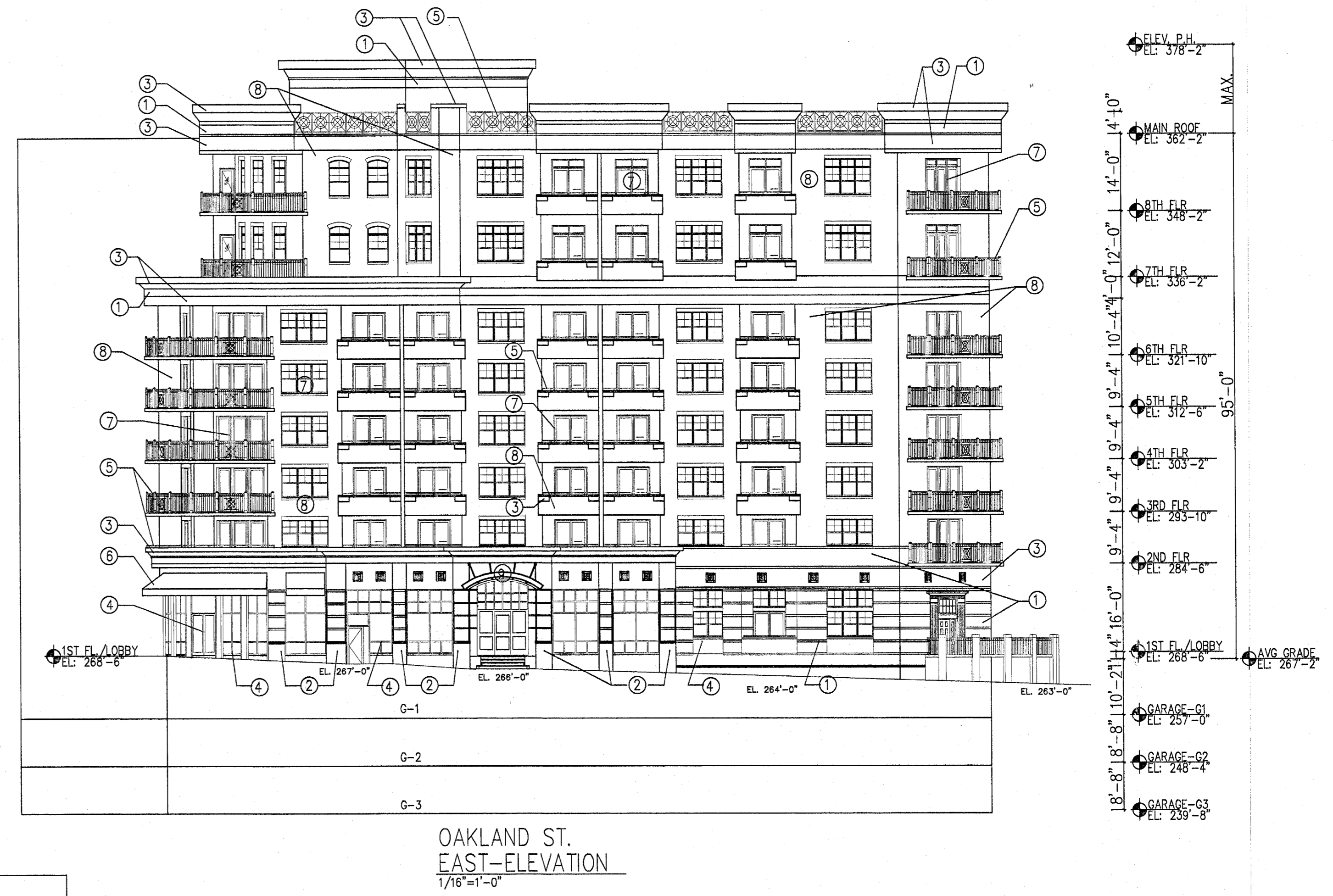
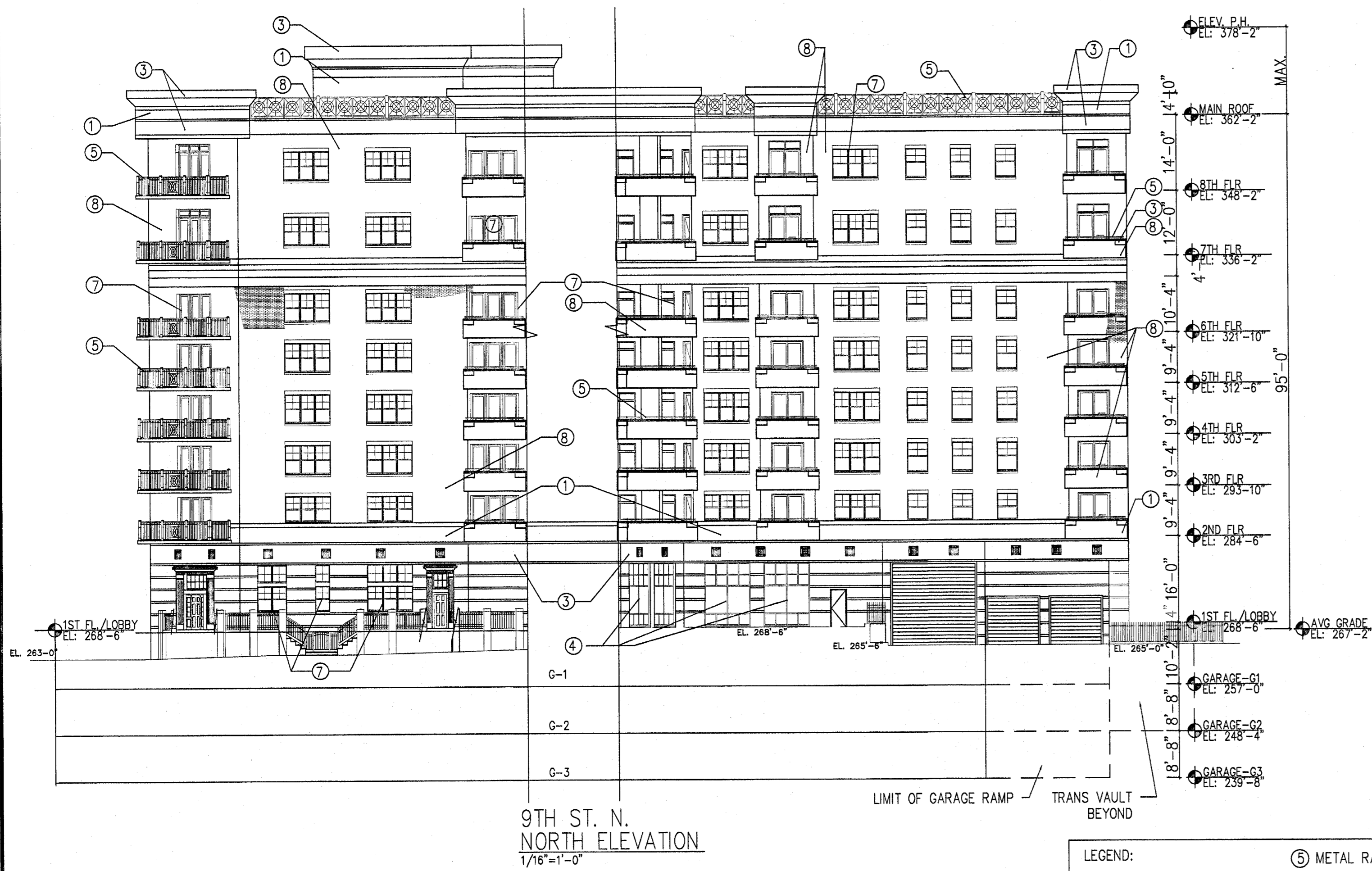
PARKING/BICYCLES

PARKING	S	C	A	TOTAL
G-1 RETAIL	7			7
FG-2 VISITOR	6			6
G-1	25	2	1	28
G-2	48	2	2	52
G-3	52	2	-	54
TOTAL/UNIT	125	6	3	134
				2%
CARS/UNIT	128.4			108 =

JOB NO. 0375
 DATE: 5.28.04

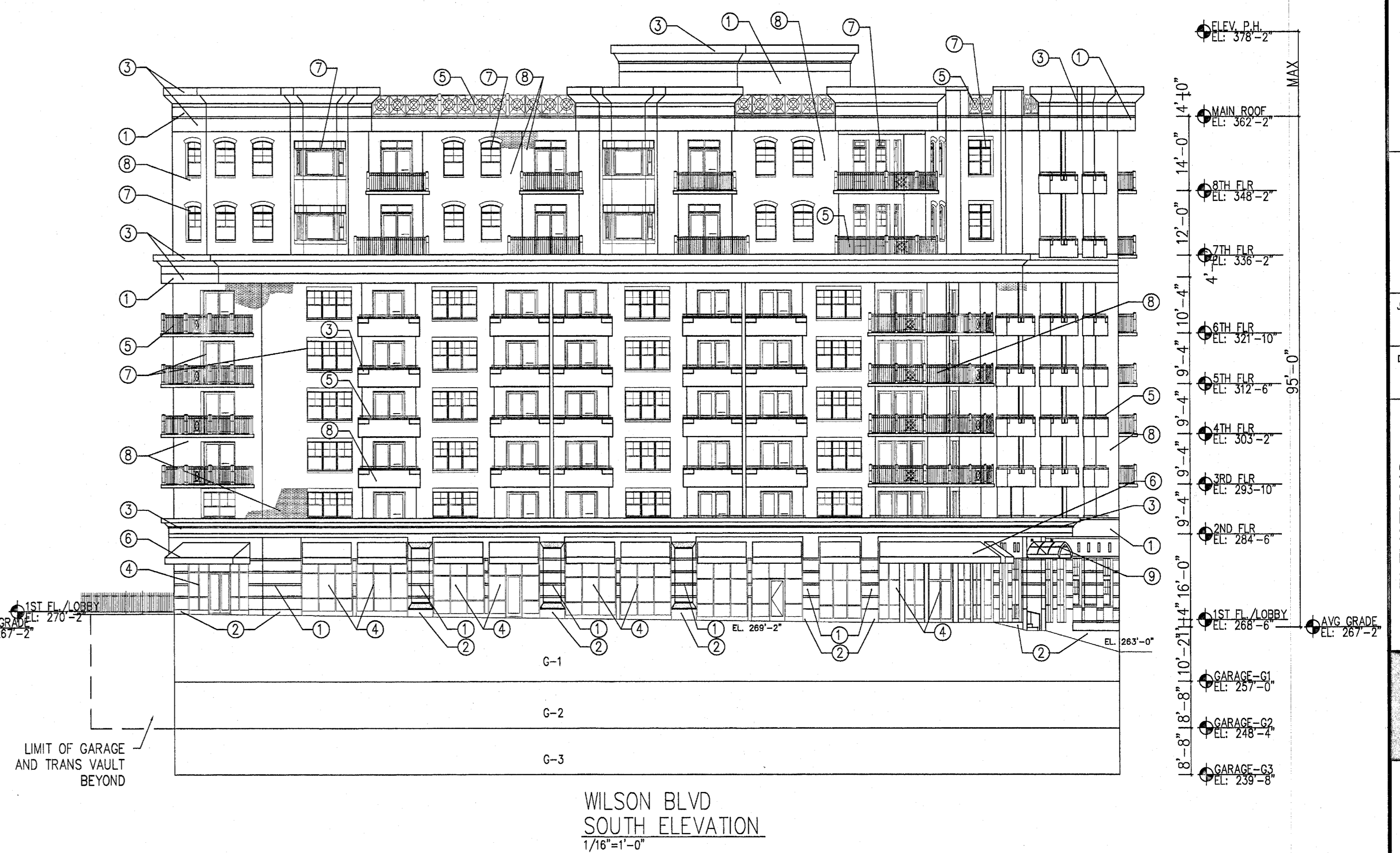
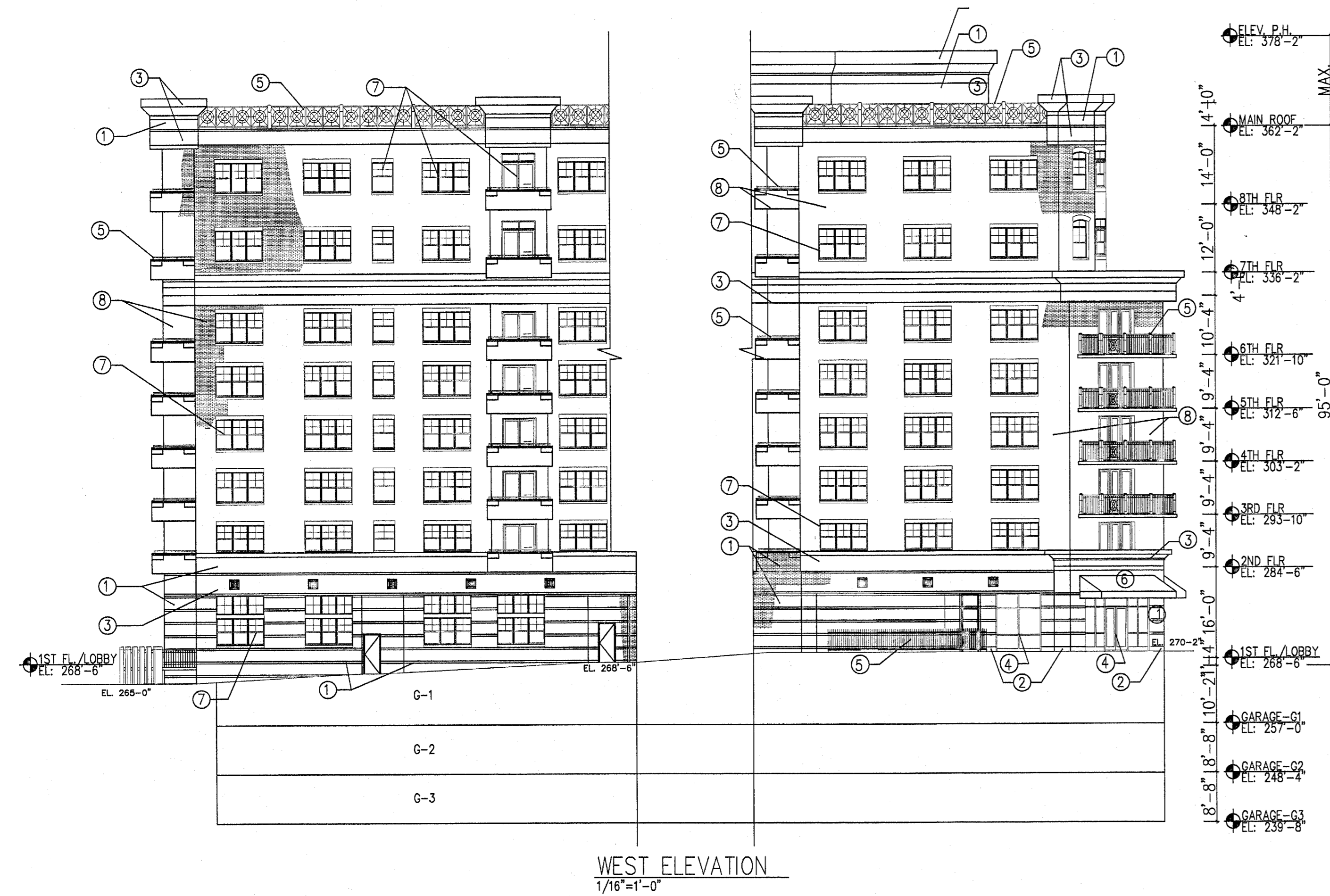
1ST FL. THRU 8TH FLOOR
THE AMELIA RESIDENCES
 3801 WILSON BLVD, ARLINGTON, VA
 SHERIDAN-REIN-REUSTICE & ASSOC., LTD.
 ARCHITECTS A.L.A. ARLINGTON, VA





LEGEND:

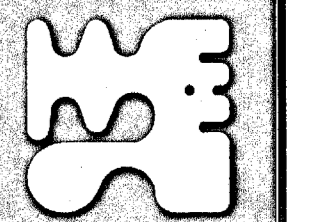
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② GRANITE	⑥ CANVAS CANOPY
③ PRECAST CONCRETE	⑦ WOOD WINDOWS & DOORS
④ ALU. FRAME, INSUL. GLASS	⑧ FACE BRICK-BROWN
	⑨ METAL MARQUEE



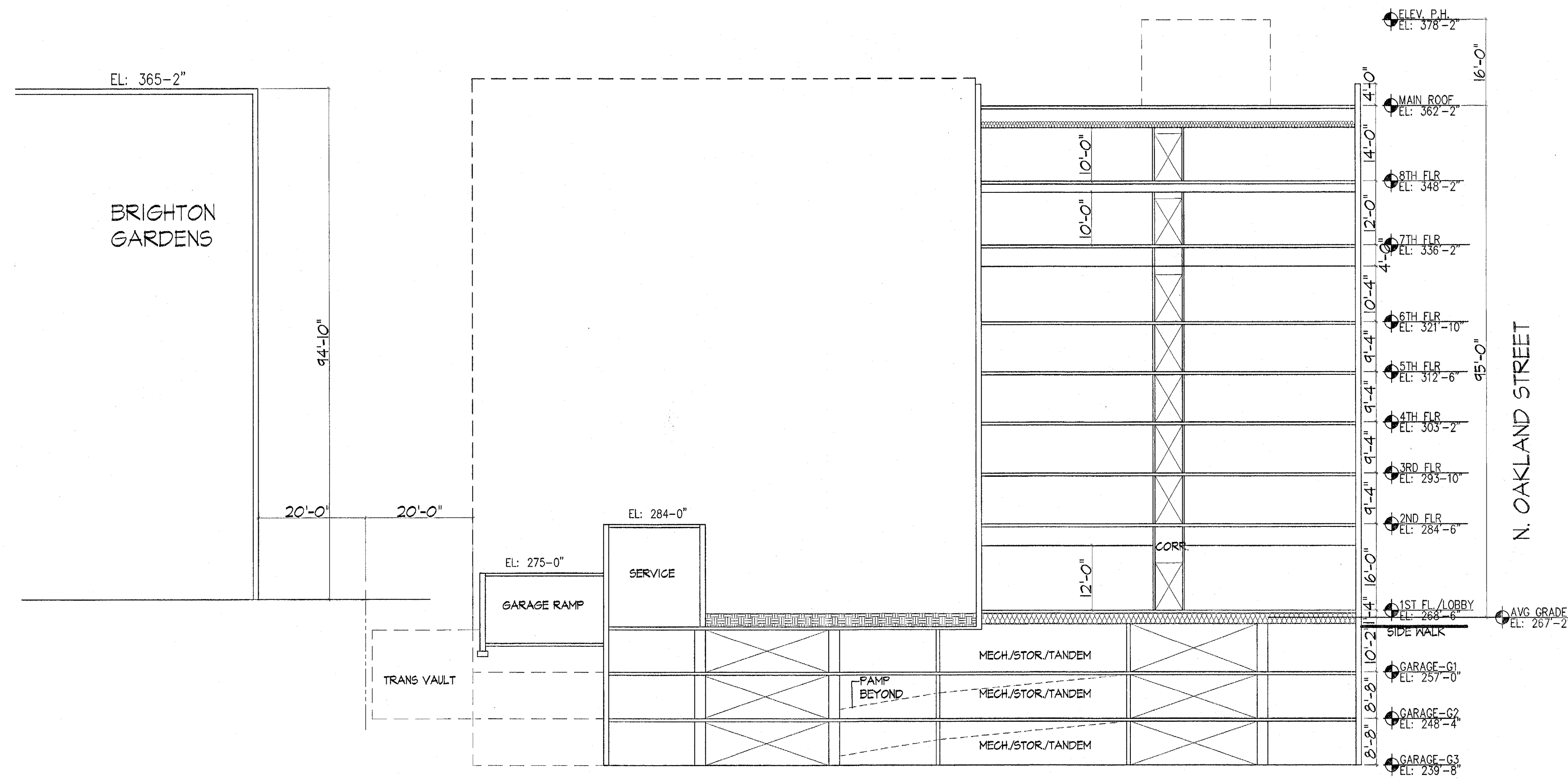
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DATE: 5.28.04

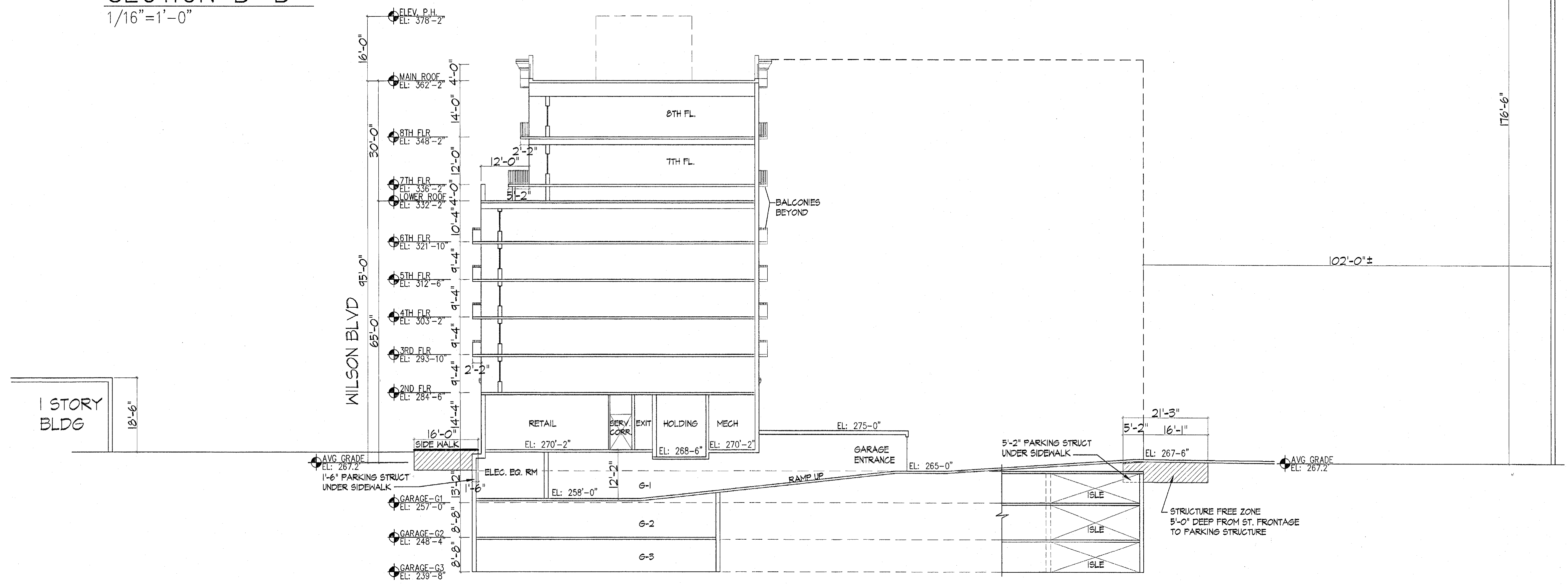
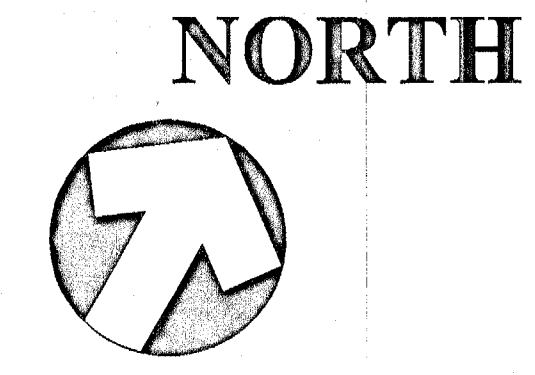
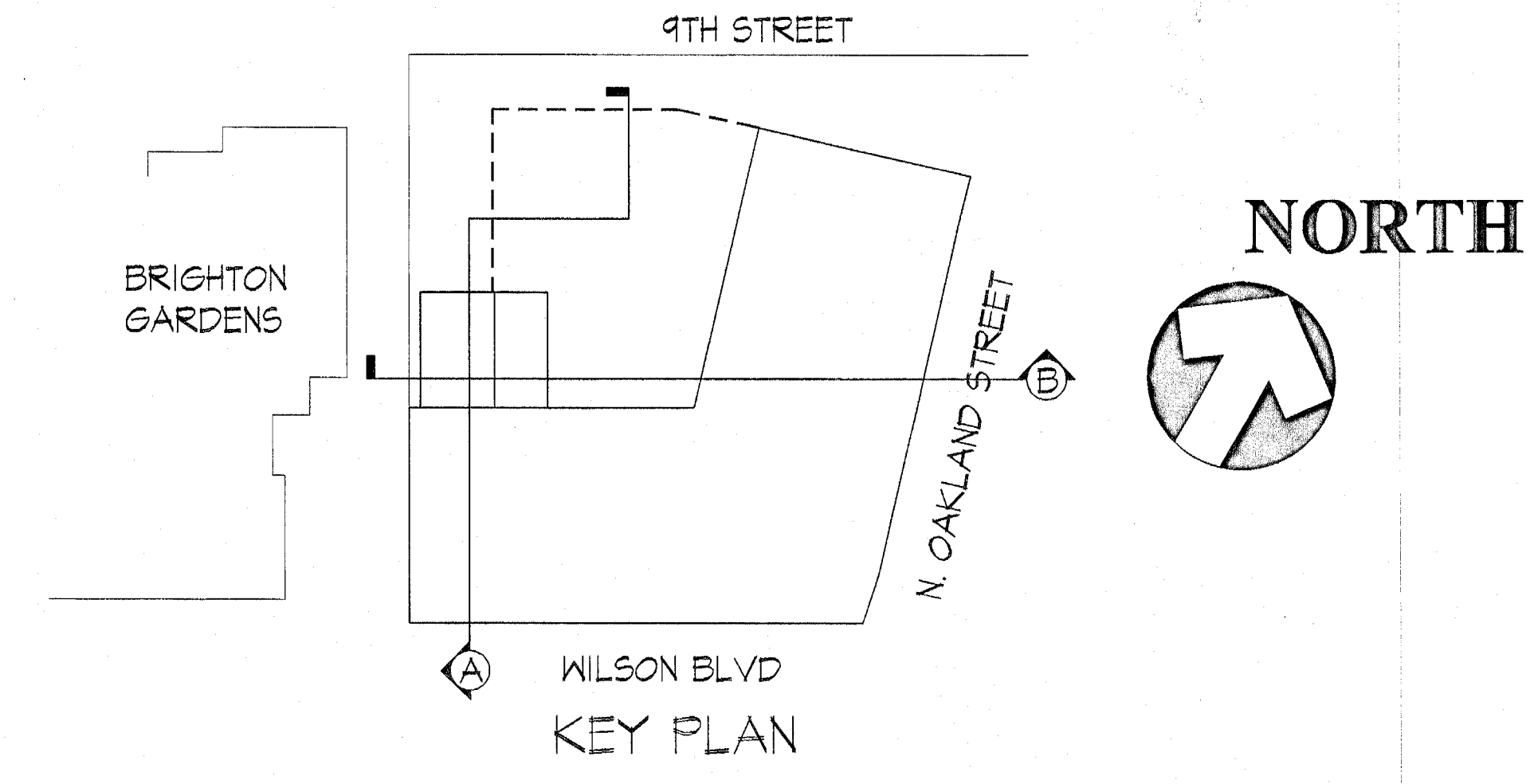
ELEVATIONS
 THE AMELIA
 RESIDENCES
 3801 WILSON BLVD, ARLINGTON, VA
 SHERIDAN-BERHANE-HUSTICE & ASSOC., LTD
 ARCHITECTS A.I.A.
 ARLINGTON, VA



REVISIONS:
 COUNTY COMMENTS
 JUNE 12, 2004
 DEC. 07, 2004



SECTION B-B
 1/16"=1'-0"

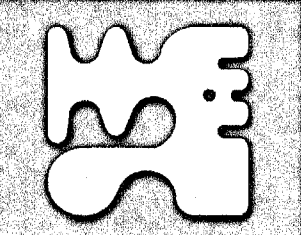


SECTION A-A
 1/16"=1'-0"

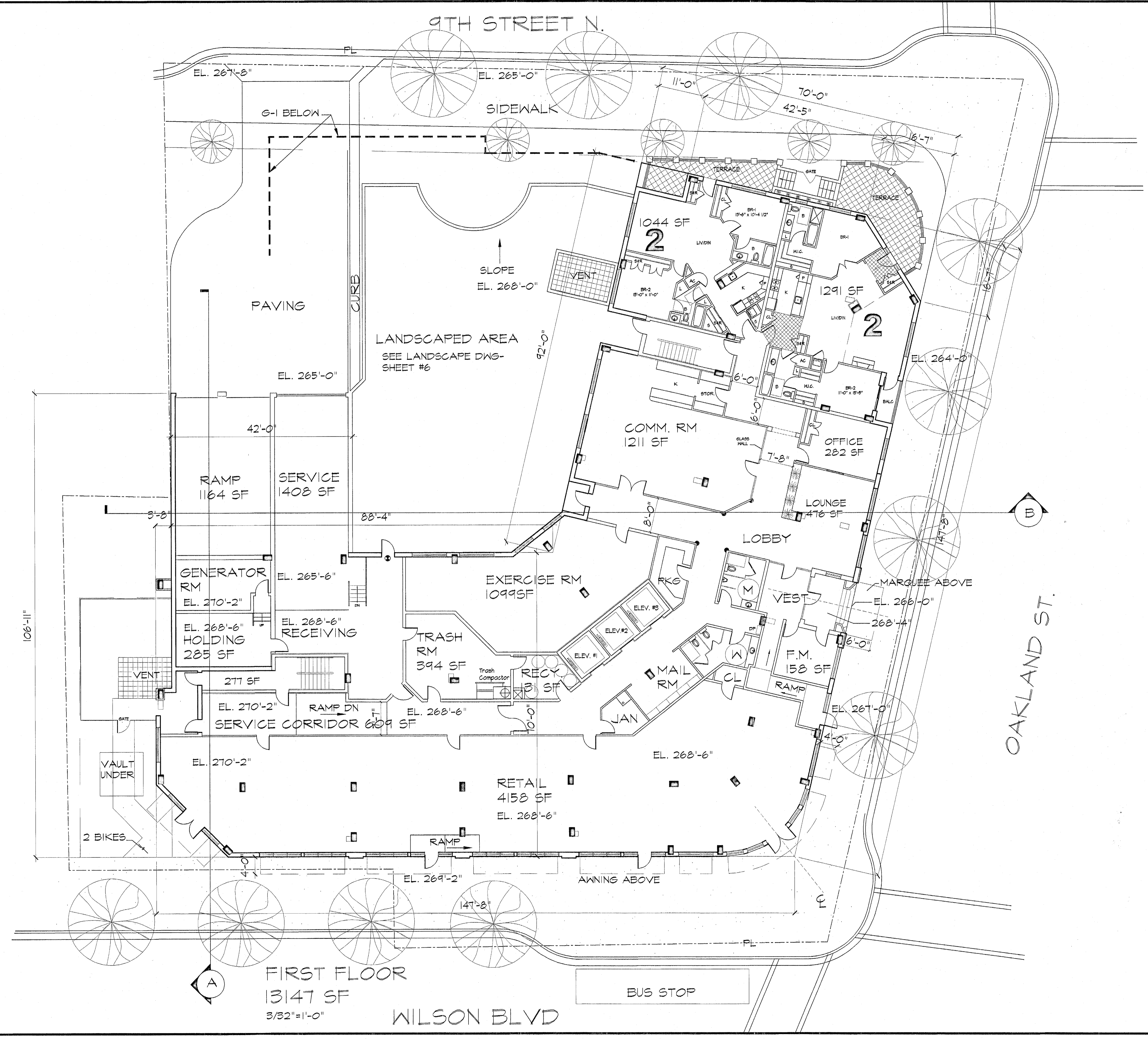
20 STORY
 TOWER VILLA
 CONDO

JOB NO. 0375
 DATE: 5,28,04

SECTIONS
**THE AMELIA
 RESIDENCES**
 3901 WILSON BLVD, ARLINGTON, VA
 SHERIDAN BENTEN-BUSTICE & ASSOC., LTD.
 ARCHITECTS, VA



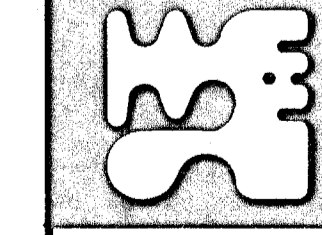
REVISIONS:
 COUNTY COMMENTS
 JUNE 12, 2004
 DEC. 07, 2004



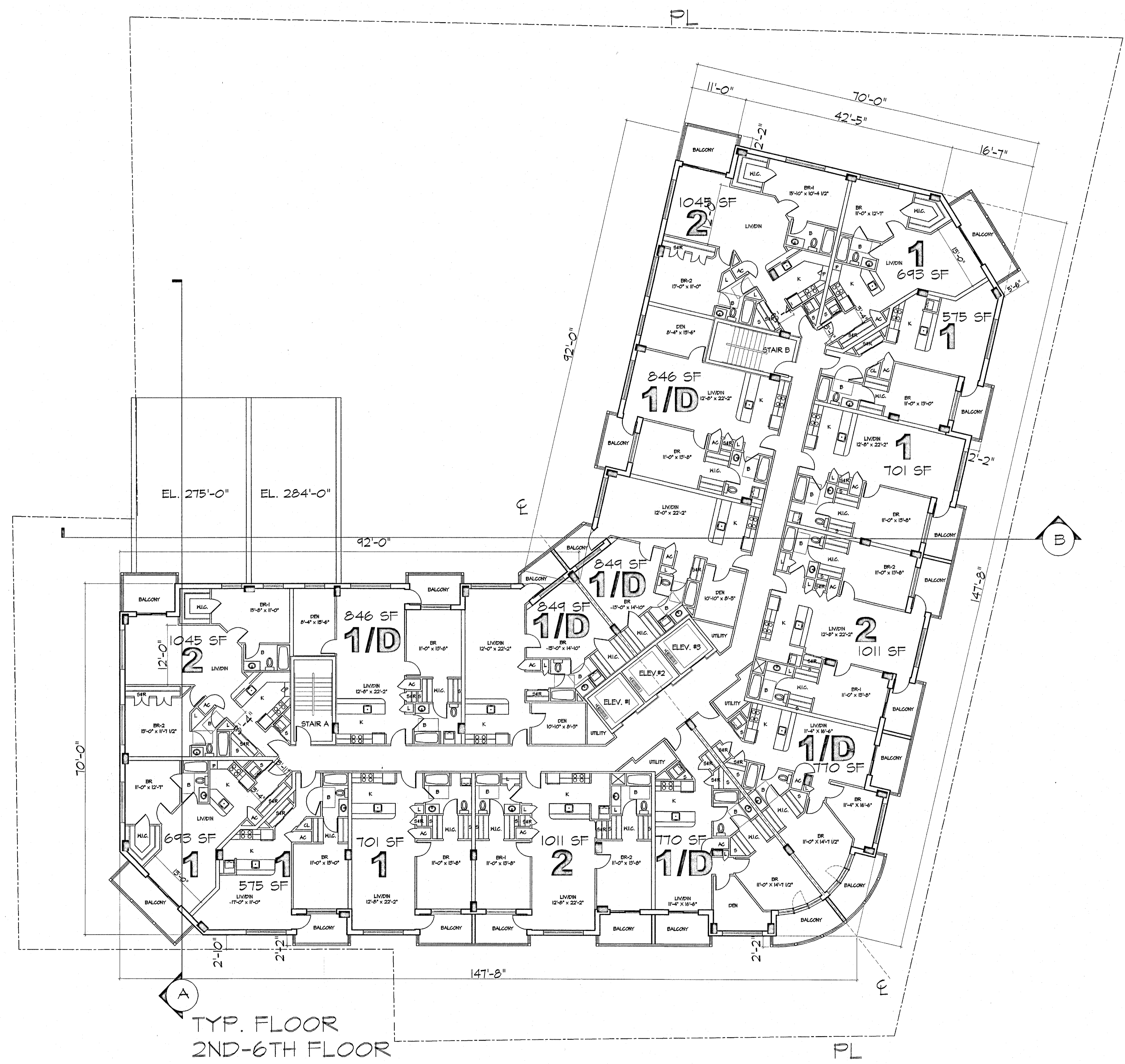
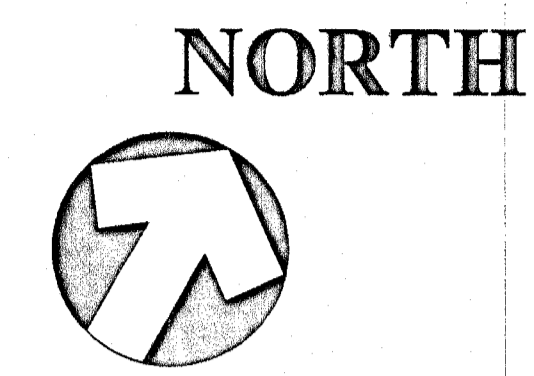
FIRST FLOOR
 13147 SF
 3/32"=1'-0"
 WILSON BLVD

JOB NO. 0375
 DATE: 5,28,04

1ST FLOOR PLAN
THE AMELIA
 RESIDENCES
3801 WILSON BLVD, ARLINGTON, VA
 STEREO ANIMATED PERSPECTIVE & ASSOCIATES, LTD.
 ANNEBORO, VA



REVISIONS:
 COUNTY COMMENTS
 AUGUST, 12, 2004

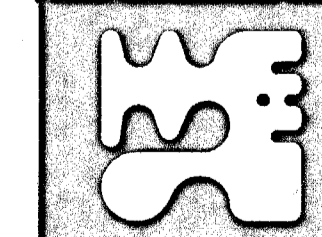


TYP. FLOOR
 2ND-6TH FLOOR
 15500 SF
 3/32"=1'-0"

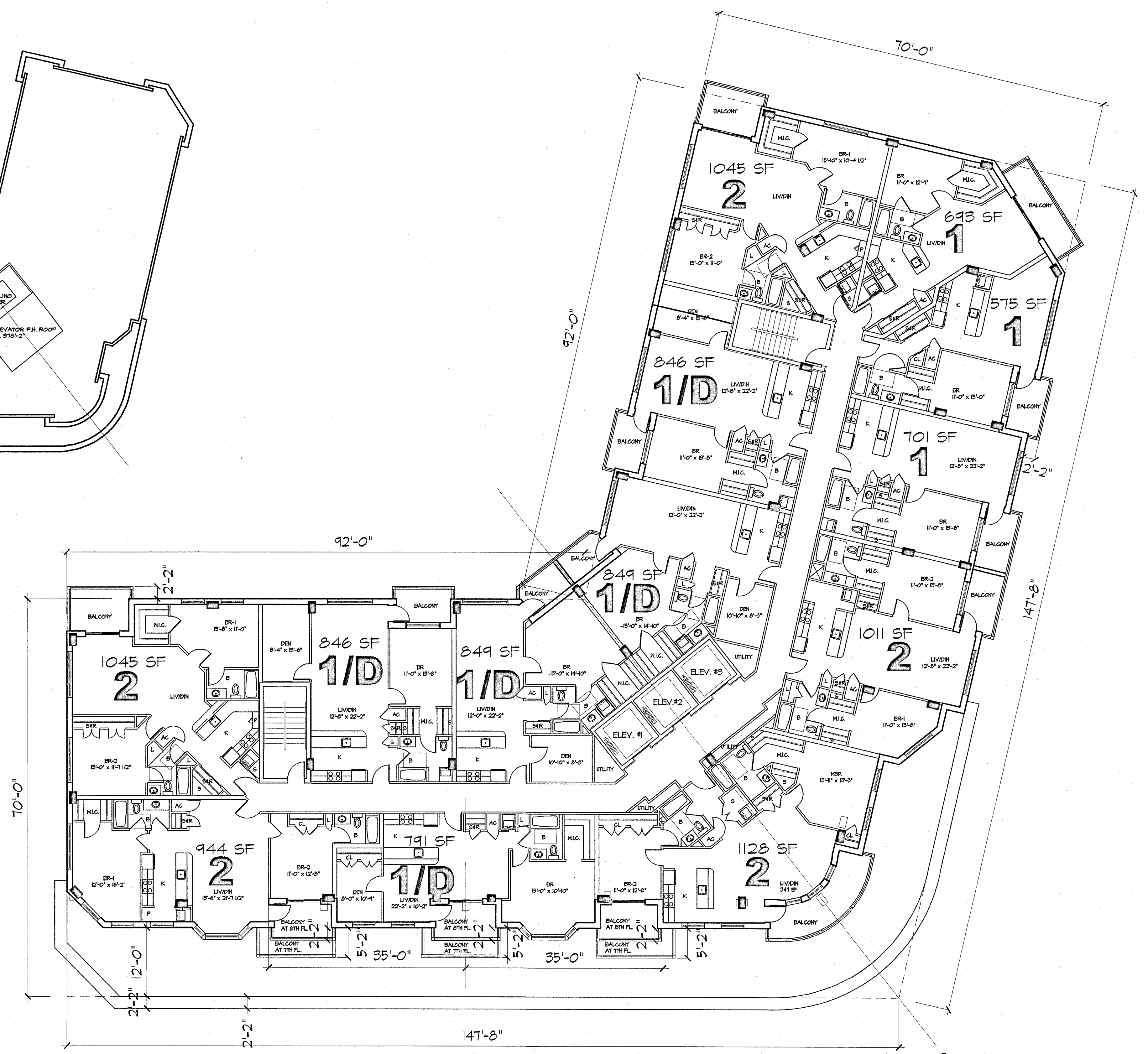
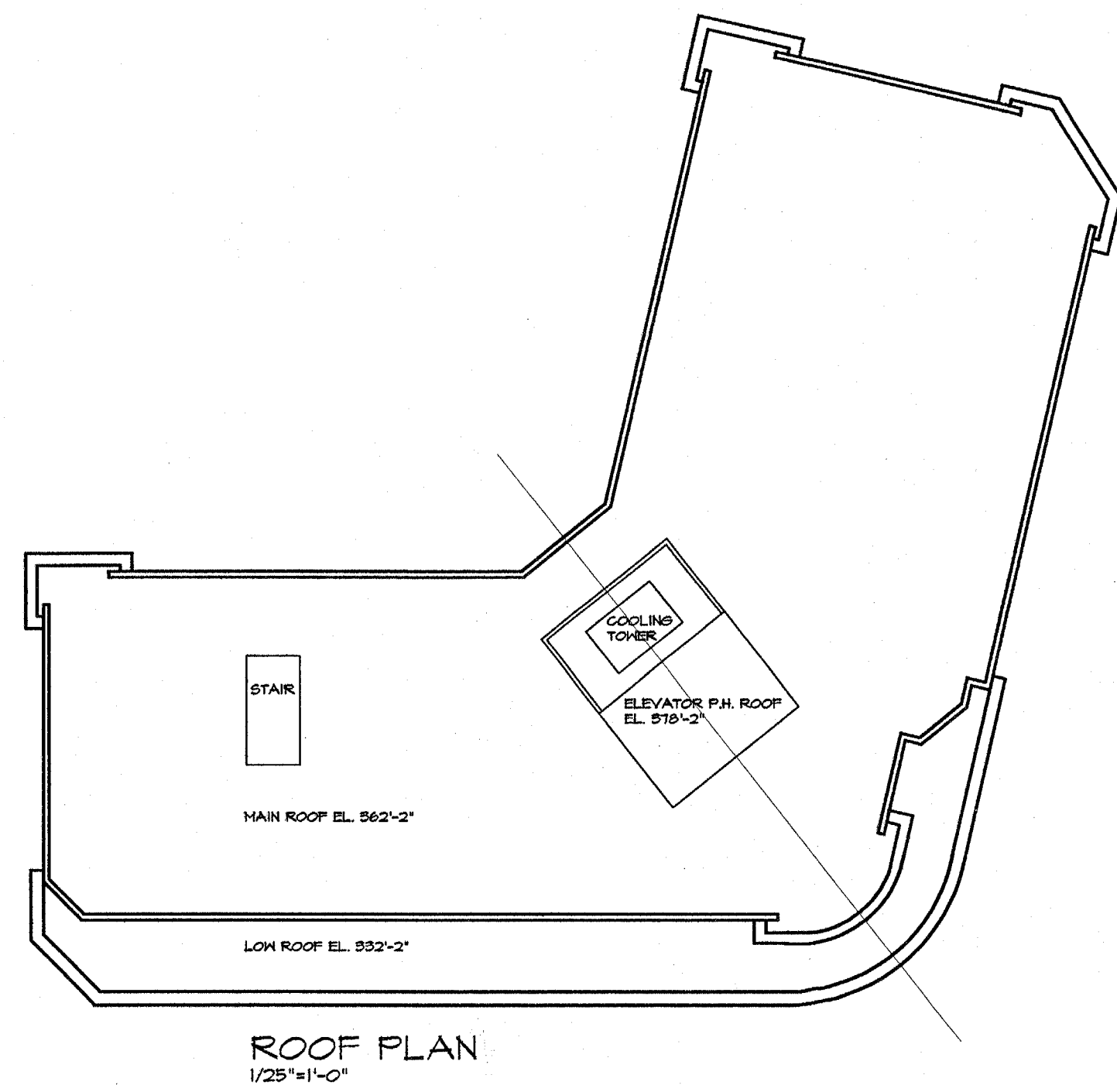
JOB NO. 0375

DATE: 5,28,04

APARTMENT UNIT TYPES
**THE AMELIA
 RESIDENCES**
 3801 WILSON BLVD, ARLINGTON, VA
 SHERIDAN-BERMAN-REUSTICE & ASSOC. LTD.
 ARCHITECTS A.L.L. ALEXANDRIA, VA



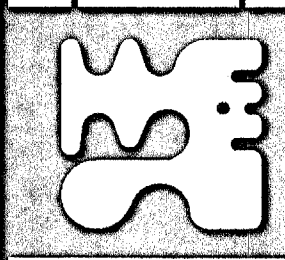
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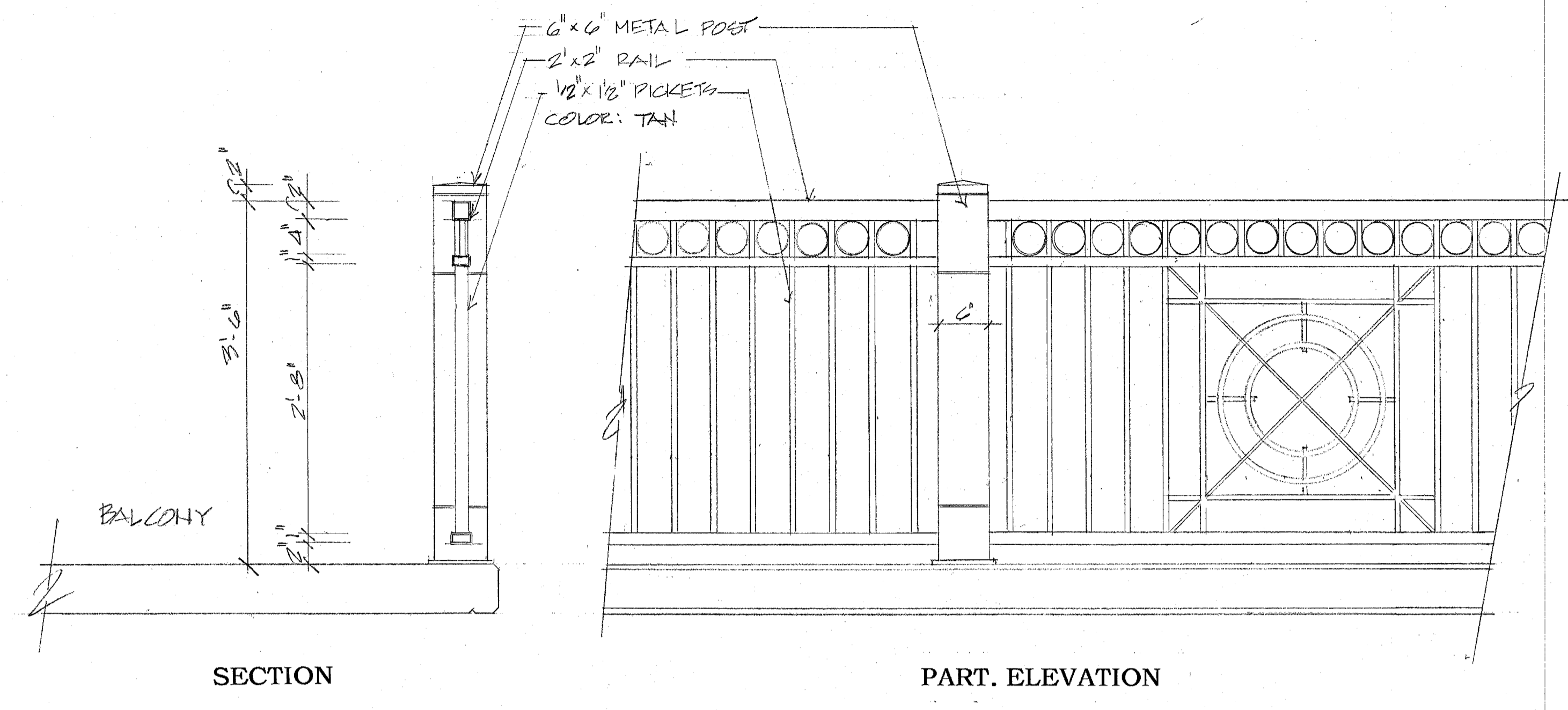
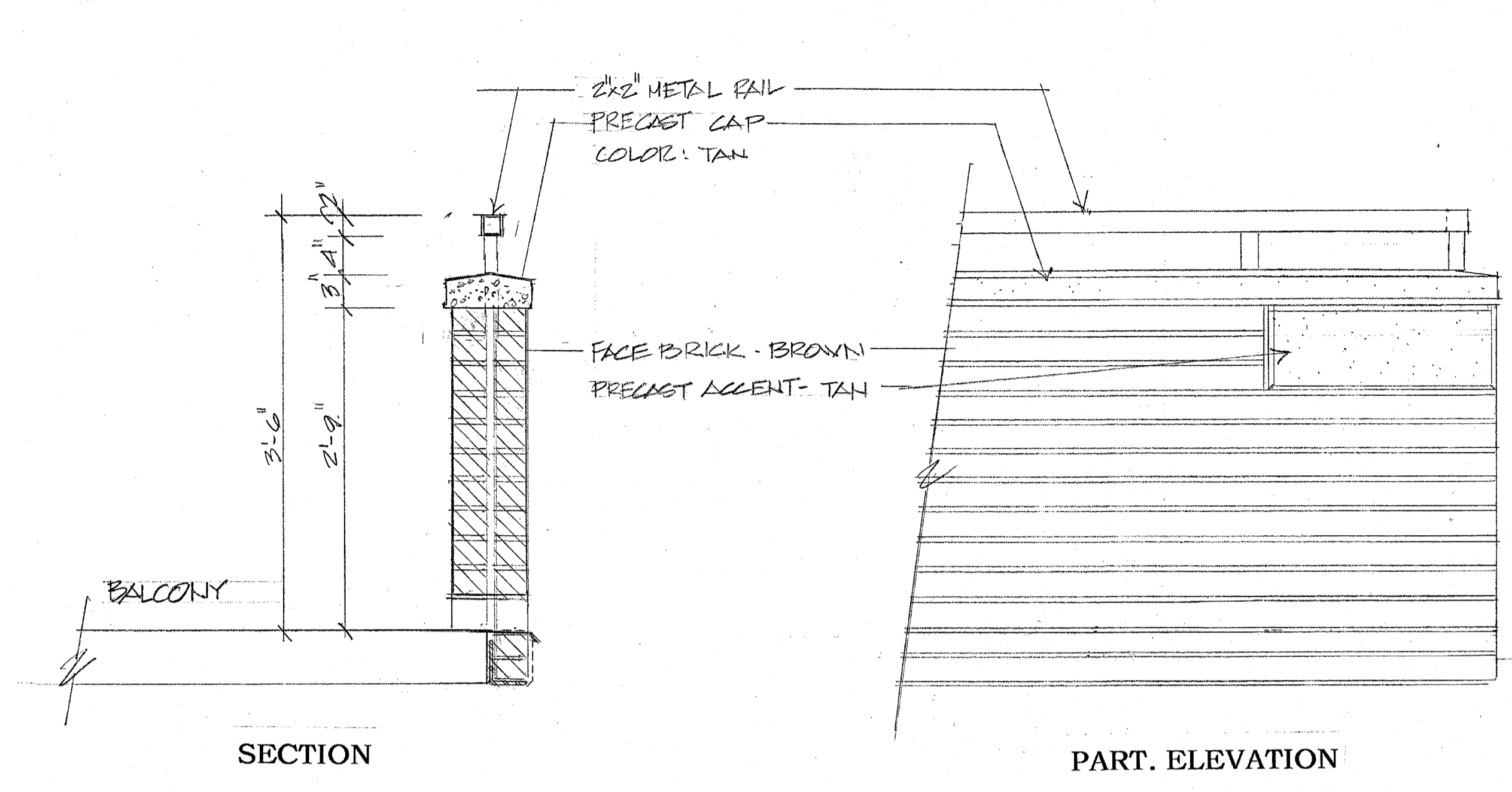
7TH & 8TH FLOORS
 13719 SF
 3/32" = 1'-0"

JOB NO. 0375
 DATE: 5.28.04

APARTMENT UNIT TYPES &
 LOWER ROOF PLAN
**THE AMELIA
 RESIDENCES**
 3801 WILSON BLVD, ARLINGTON, VA
 SHERIDAN-BERMAN JUSTICE & ASSOC., LTD
 ARCHITECTS A.L.L.
 ARLINGTON, VA



REVISIONS:
APR. 22.04 - BAL
POST.



TYPICAL BALCONY RAILINGS



DETAILED ELEVATION-WILSON BLVD

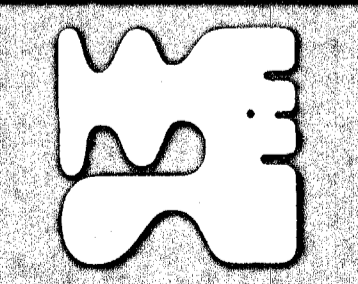
FINISH MATERIAL LEGEND

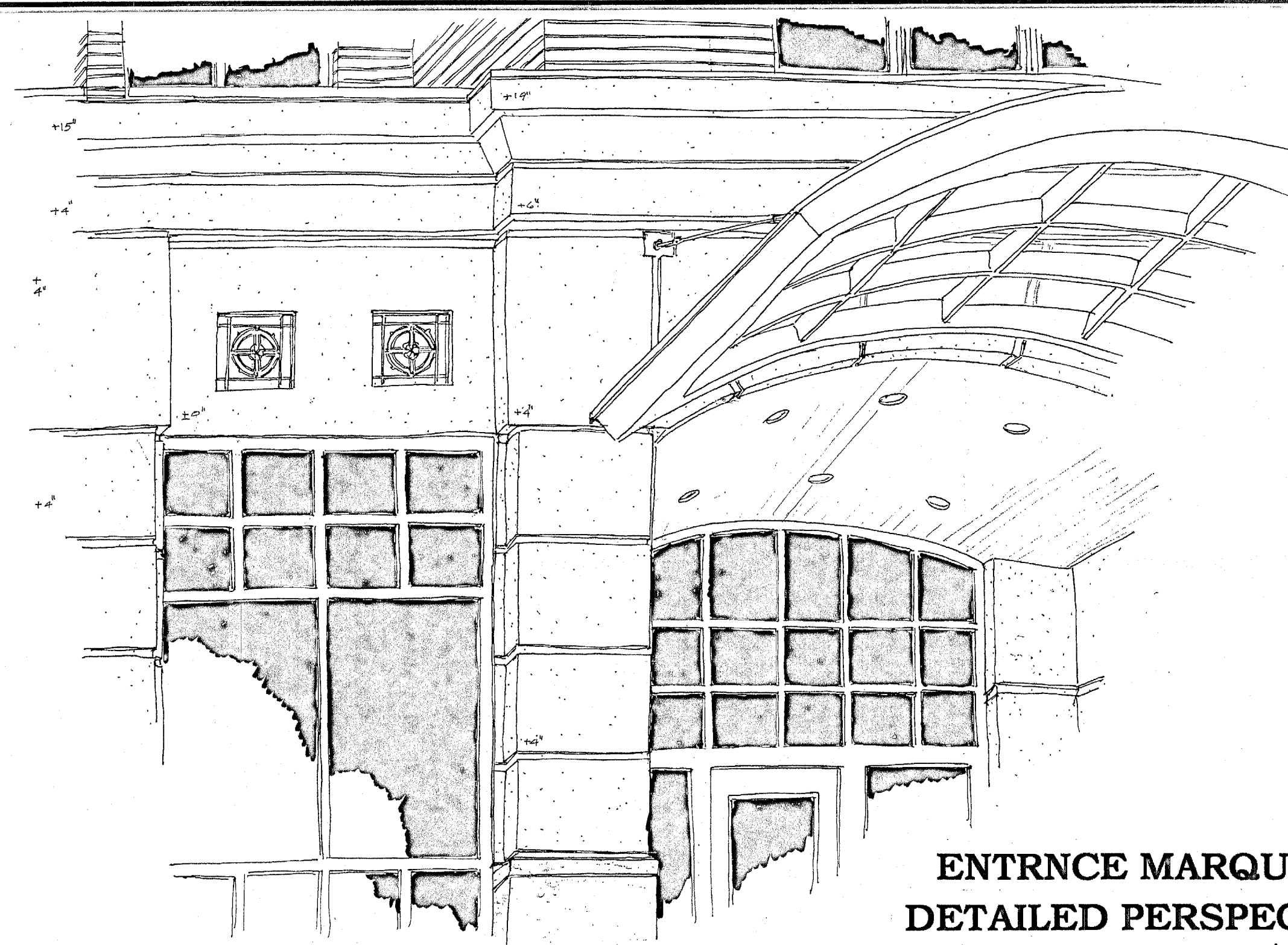
- 1. Brick - Tan
- 2. Granite
- 3. Precast Concrete
- 4. Alum. Frame, Insulated Glass
- 5. Metal Railing
- 6. Canvas Canopy
- 7. Wood/Window & Doors
- 8. Brick - Brown

JOB NO. 0375

DATE 5,28,04

DETAILED ELEVATION
THE AMELIA
RESIDENCES
3801 WILSON BLVD., ARLINGTON, VA
SHERIDAN-BEHM-EUSTICE & ASSOC., LTD.
ARCHITECTS A.I.A. ARLINGTON, VA

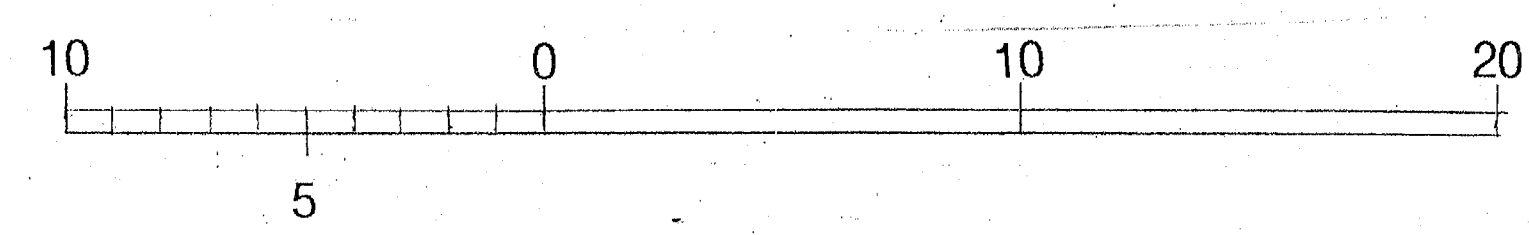




ENTRANCE MARQUEE
DETAILED PERSPECTIVE



DETAILED ELEVATION-N. OAKLAND ST.

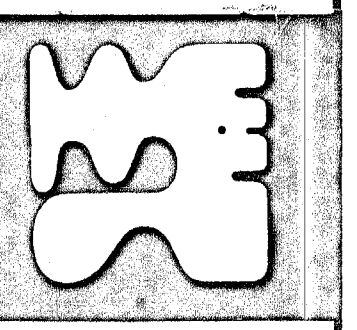


FINISH MATERIAL LEGEND

- 1. Brick - Tan
- 2. Granite
- 3. Precast Concrete
- 4. Alum. Frame, Insulated Glass
- 5. Metal Railing
- 6. Canvas Canopy
- 7. Wood/Window & Doors
- 8. Brick - Brown
- 9. Metal Marquee

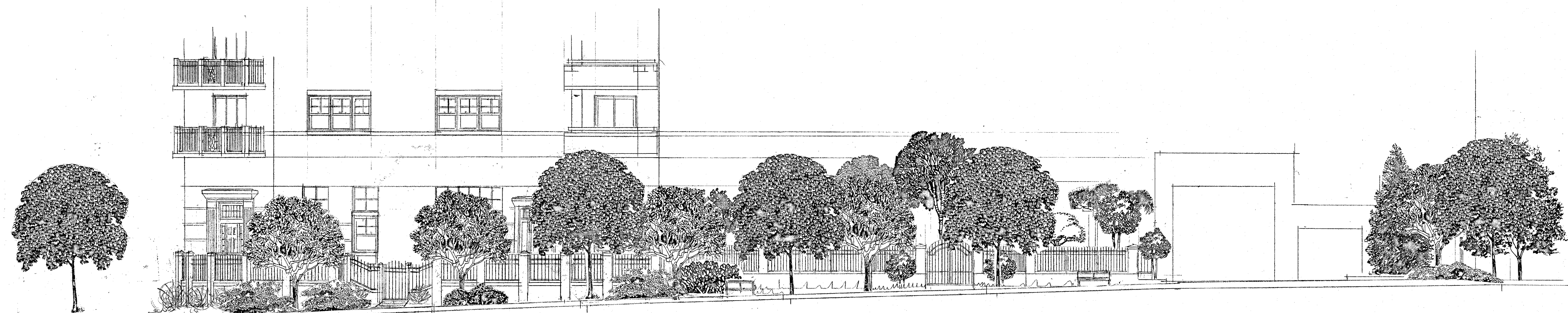
DETAILED ELEVATION

0375
5,28,04



15

REVISIONS:



LANDSCAPE ELEVATION FROM 9TH ST. N.

JOB NO.

0375

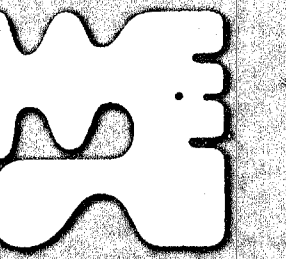
DATE

5,28,04

LANDSCAPE ELEVATION
FROM 9TH ST. N.

THE AMELIA
RESIDENCES

3801 WILSON BLVD., ARLINGTON, VA
SHERIDAN-BEHM-EUSTICE & ASSOC. LTD.
ARCHITECTS, A.P.A. ARLINGTON, VA.



16

REVISIONS
DATE
BY
DESCRIPTION
NOV 15 2004



LANDSCAPE ELEVATION FROM 9TH ST. N.

NOV 15 2004

ARLINGTON COUNTY, VIRGINIA
OFFICE OF THE COUNTY BOARD

2100 CLARENDON BOULEVARD, SUITE 300
ARLINGTON, VIRGINIA 22201-5406
(703) 228-3130 • FAX (703) 228-7430
E-MAIL: countyboard@arlingtonva.us



HOPE HALLECK
CLERK TO THE
COUNTY BOARD

September 30, 2009

MEMBERS
BARBARA A. FAVOLA
CHAIRMAN
JAY FISETTE
VICE CHAIRMAN
MARY HYNES
J. WALTER TEJADA
CHRISTOPHER ZIMMERMAN

Amerlia 2, L.C.
Mr. Christopher Brigham
8321 Old Courthouse Road
Suite 300
Vienna, VA 22182

Dear Mr. Brigham:

RE: SP #108 SITE PLAN AMENDMENT TO MODIFY THE COMPACT PARKING RATIO, FOR PROPERTY KNOWN AS THE AMELIA AND LOCATED AT 816 N. OAKLAND ST. (RPC #14-041-187).

At its meeting of April 28, 2009, the County Board adopted the following ordinance:

On block vote, after a duly advertised public hearing, the Board adopted the following ordinance:

BE IT ORDAINED that, pursuant to application SP #108 on file in the Office of the Zoning Administrator for an amendment to a special exception for a site plan to modify the compact parking ratio for the parcel of real property known as 816 N. Oakland Street (The Amelia) (RPC #14-041-187), approval is granted and the parcel so described shall be used according to the approval requested by the application.

Sincerely,

Hope L. Halleck
Clerk

c: Code Enforcement
Planning
DES, Transportation Planning
✓ Zoning
CF: 4/28/09 - 1.

