

EXHIBIT 12A 1 of 4 Architectural Plans - Pgs 1-9

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., February 11, 2022

Plat for Building Permit of :

SQUARE 4516 LOT 203

Scale: 1 inch = 20 feet

Recorded in Book 111 Page 188

Receipt No. 22-02504

Drawn by: A.S.

Furnished to: DAVID CUNNINGHAM

"I hereby certify that the dimensions and configuration of the lot(s) hereon depicted are consistent with the records of the Office of the Surveyor unless otherwise noted, but may not reflect actual field measurements. The dimensions and configuration of A&T lots are provided by the Office of Tax and Revenue and may not necessarily agree with the deed description(s)."

Surveyor, D.C.

LA - 1620 X .6 = 972 SF.
EX. HM. - 695.41 SF.
NEW REAR ADD. - 201.46 SF.
TOTAL - 896.87/1620 = 55%

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application B2207012; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

I also hereby certify that:

- 1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
 - 2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
 - 3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
 - 4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
 - 5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
- The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
- I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

Signature: [Signature]

Date: 240-216-8822

Printed Name: SYNDIA-1 01430 Relationship
to Lot Owner: Agent

If a registered design professional, provide license number
_____ and include stamp below.



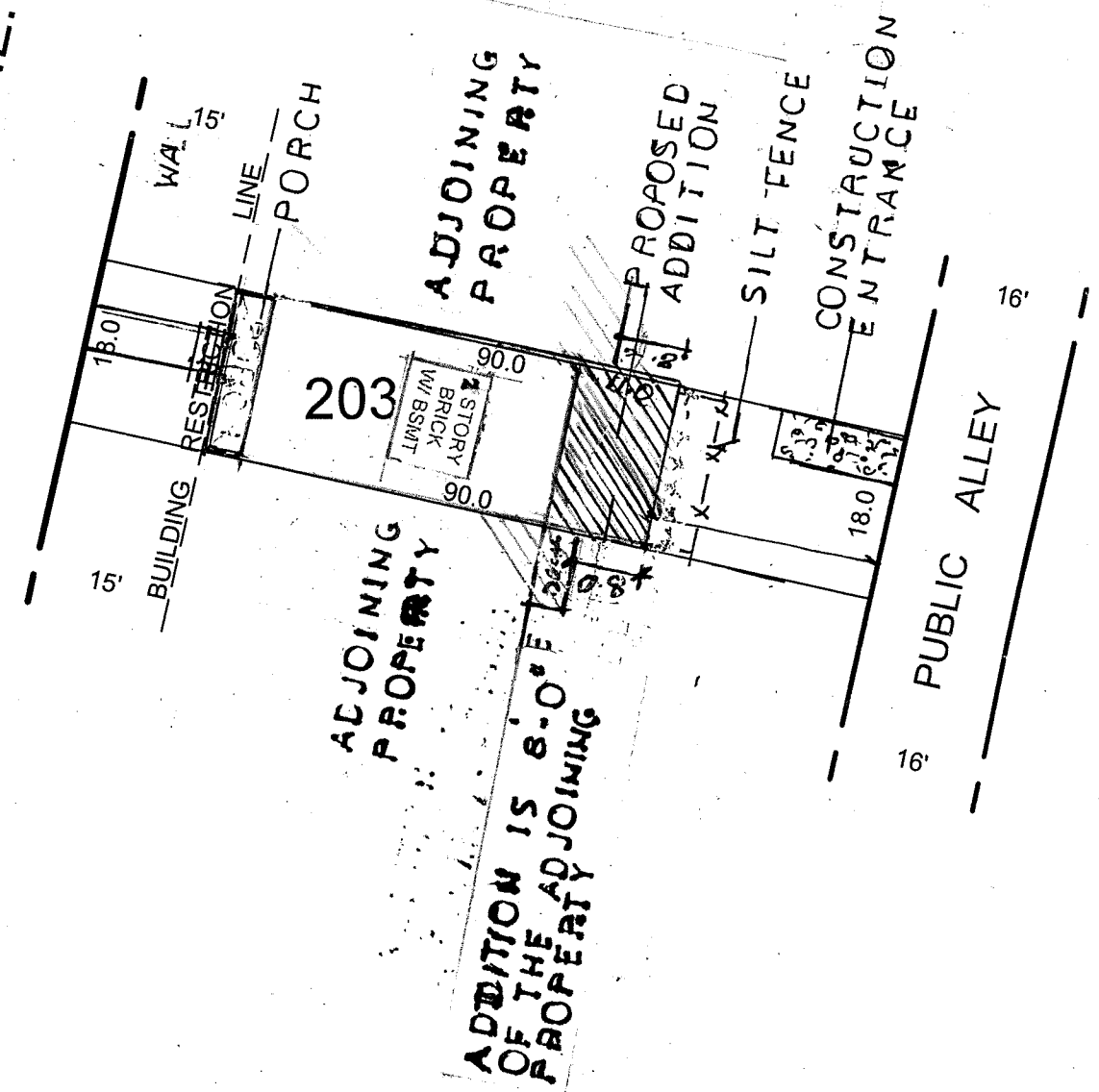
SCALE: 1:20

RF-1

DC DEPARTMENT OF BUILDINGS
OFFICE OF THE ZONING ADMINISTRATION
COMPLIES WITH THE REQUIREMENTS
OF 11 DCMR - ZONING REGULATIONS
OF THE DISTRICT OF COLUMBIA
DOB
GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR

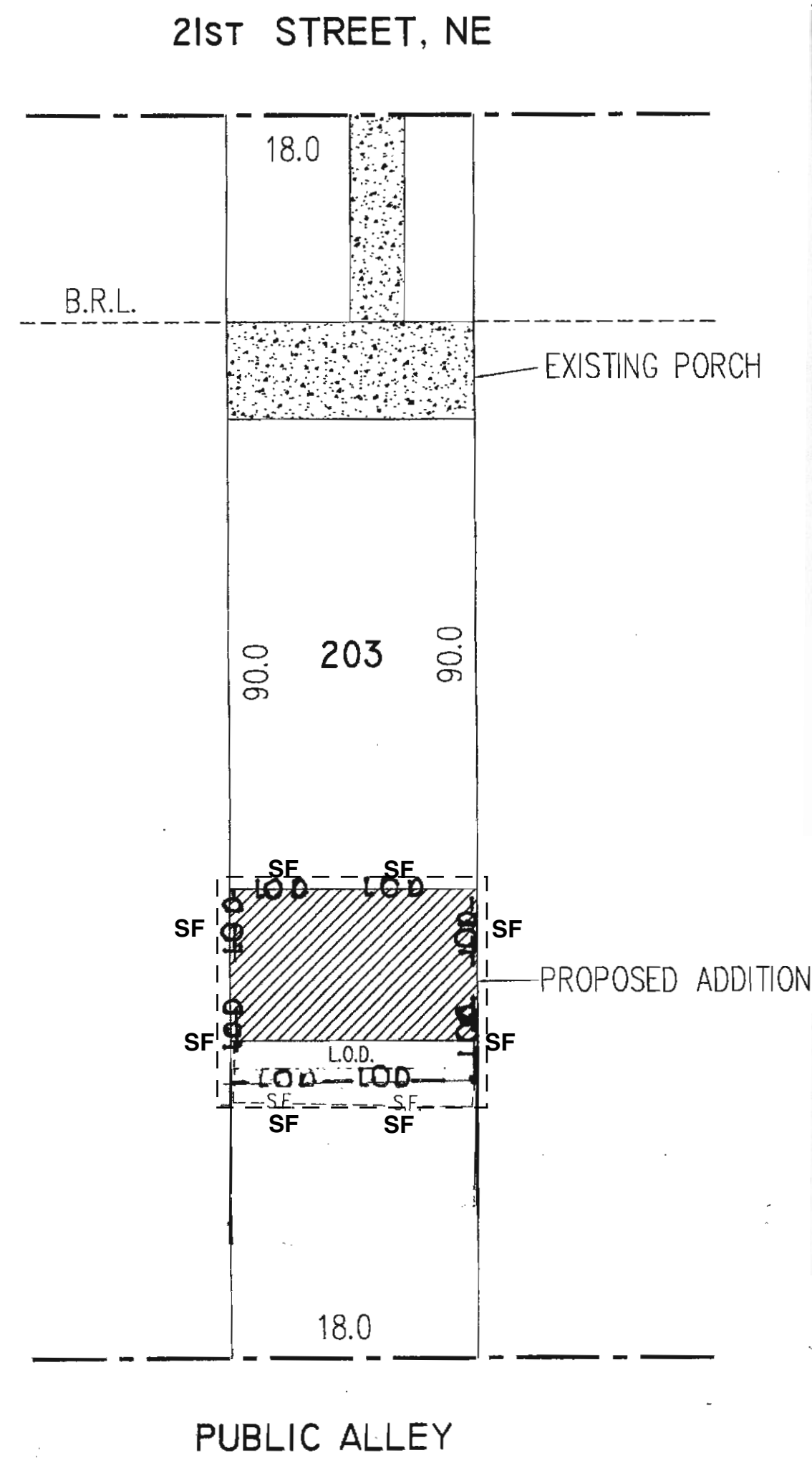
5/9/2023

21st STREET, N.E.

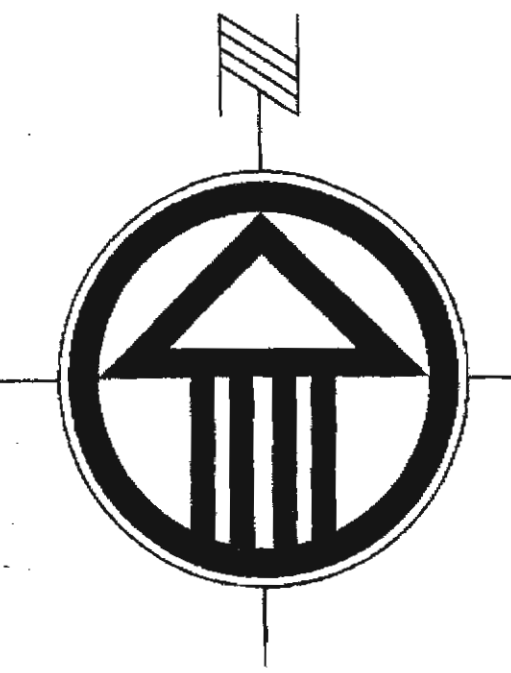


All work must be done strictly in accordance herewith with an approved plans. Approved plans shall be kept on the site until completion of the construction. No inspection will be made without approved plans on site. The approval does not prevent a field inspection from ordering corrections to meet codes when issues are noted during inspections

The following stamps were applied via the Surface and Groundwater System. Each stamp was signed electronically at the indicated time.



SCALE: 1 INCH = 10 FEET



LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- LIMITS OF DISTURBANCE
- (180 SF) AREA OF DISTURBANCE = 234 - SF**
- 95 CU FT CU FT VOLUME OF EXCAVATION 95 CU FT**
- (3.5 CU YD CU YARD VOLUME OF EXCAVATION 3.5 CU YARD**

SITE INFORMATION

PROJECT AREA 180 SQ FT
DISTURBED AREA 180 SQ FT
EXCAVATION VOLUME 95 CU. FT
CUT: 2.2 CU YD
FILL: 2.2 CU YD
IMPERVIOUS AREA 234 SQ FT
Sequence of construction

- 1- Contact DDOE for pre-construction meeting
- 2- Install sediment control measure: silt fence
- 3- Obtain DDOE inspector approval prior to commencing work
- 4- Commence clearing & grubbing operations
- 5- Replace landscape timbers as shown on plan
- 6- Commence interior building work
- 7- Install landscaping per plan
- 8- Install topsoil per plan
- 9- Stabilize site
- 10- After approval of DDOE inspector, remove sediment controls

Soils note
The on-site soils are 100% CxB
Croom urban land complex-0

Note Construction Entrance

The SCE is not feasible due to site constraints and the scope of work. The construction entrance is to be the movement of material by hand or wheel barrow to the truck at the public alley.

GOVERNMENT OF THE DISTRICT OF COLUMBIA

PERMIT OPERATIONS DIVISION

PLANS APPROVED

Permit No. B2207032 Date 06/30/23

These plans are conditionally approved as submitted or noted during plan review and are subject to field inspection. Approved plans must be kept on site and are needed for all inspections. No changes or modifications to these plans. Changes require a revision permit with the revised plans. Trade Permits are required for trade work, e.g. Electrical or Plumbing

Mechanical Review - Golnaz Bastani - 06-30-2023
Electrical Review - Golnaz Bastani - 06-30-2023
Plumbing Review - Golnaz Bastani - 06-30-2023
DC Water Review - David Bilardi - 06-30-2023
DOE EV Review - Lila Seidensticker - 06-30-2023
Energy Review - Golnaz Bastani - 06-30-2023
Structural Review - Golnaz Bastani - 06-30-2023
Neighbor Notification - Kolas Eliot - 06-30-2023
DOE SE SV Review - Amanze Williams - 06-30-2023

SHEET TITLE
SEDIMENT CONTROL

PROJECT TITLE
LOT 203 SQUARE 4516

CLIENT
SUNARCH, LLC
2409 OXON RUN DRIVE
TEMPLE HILLS, MARYLAND 20748

DIGITERRA
LANDSCAPE ARCHITECTS SITE PLANNERS
LAND DEVELOPMENT CONSULTANTS
8000 SIMPSON LANE, SUITE 100
DOWNTOWN, MD 21034
WWW.DIGITERRADESIGN.COM
PROJECT NO. 219-0606
DESIGNED BY: DVO
CHECKED BY: RC
DRAWN BY: REM
JURISDICTION: LM WASHINGTON, DC

FILE
219-0606

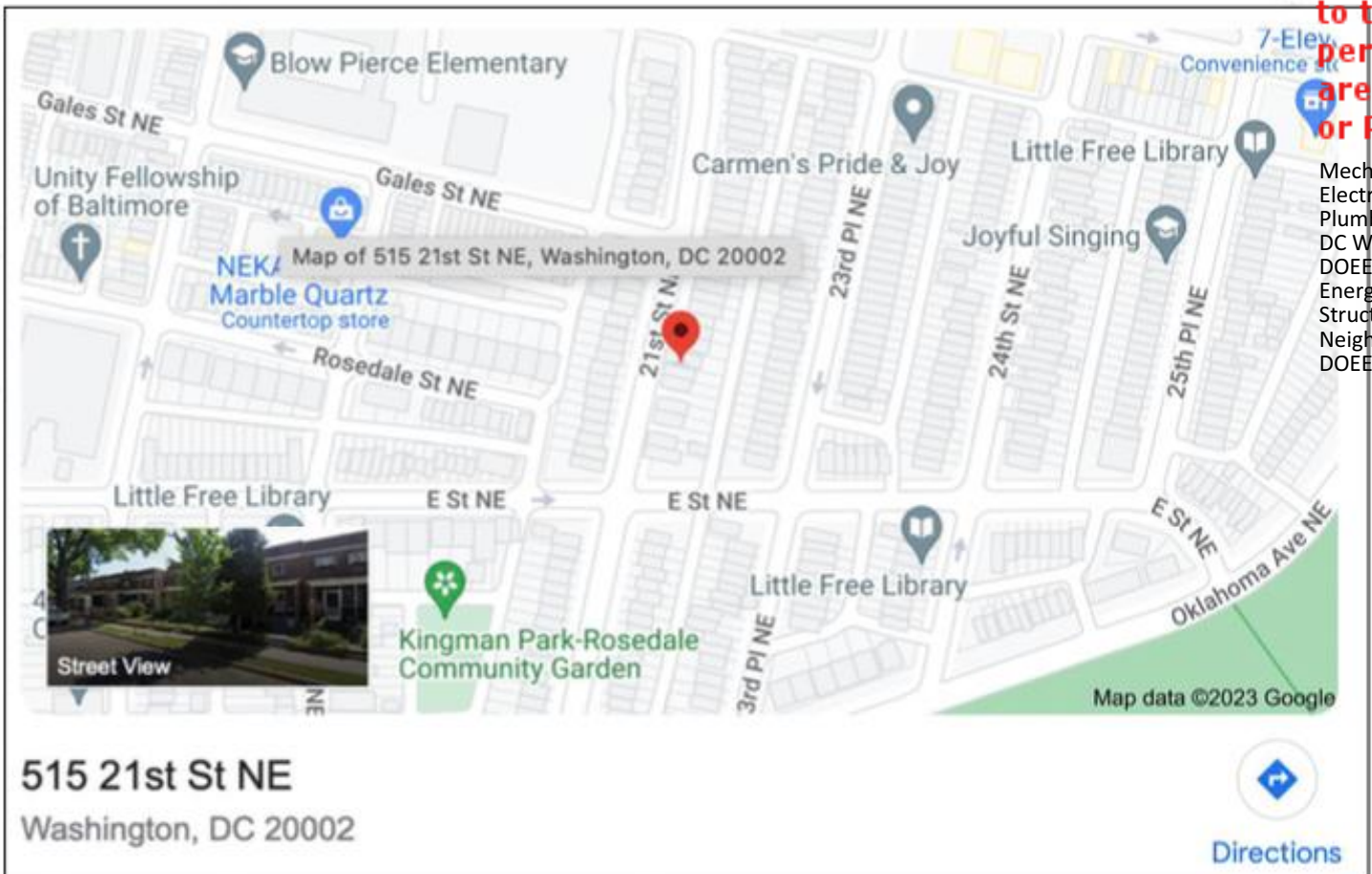
DATE

SCALE
1" = 10'

PLAN NUMBER

SEC 1

VICINITY MAP





REAR ELEVATION



FRONT ELEVATION

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Structural Review - Golnaz Bastani - 06-30-2023
Neighbor Notification - Kolas Elion - 06-30-2023
DOEE SE-SW Review - Amanze Williams - 06-30-2023

CAD Services

Email: rfsmills@verizon.net

Oxon Hill, Maryland 20745

MEP Consultant

Marcel Cherfan
P.O. Box 87192
Montgomery Village, MD 20886

Project

ALTERATION / ADDITION
515 21 st STREET, NE
WASHINGTON DC

No.	Revision/Issue	Date

Consultants


Sunday Ojigbo
(B.S. Arch/ M.S. Planning)
2409 Oxon Run Drive
Temple Hills, Md 20744


Sheet Title

ELEVATIONS

Project No.	Sheet
Date 1-25-22	A-0
Drawn By RFM	
Scale AS SHOWN	

Mechanical Review - Golnaz Bastani - 06-30-2023
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Plumbing Review - Golnaz Bastani - 06-30-2023
HVAC Water Review - Vahid Bilvardi - 06-30-2023
HVEE EV Review - Lala Seidensticker - 06-30-2023
Energy Review - Golnaz Bastani - 06-30-2023
Structural Review - Golnaz Bastani - 06-30-2023
Neighbor Notification - Koos Eilon - 06-30-2023
HVEE SE-SW Review - Amani Williams - 06-30-2023


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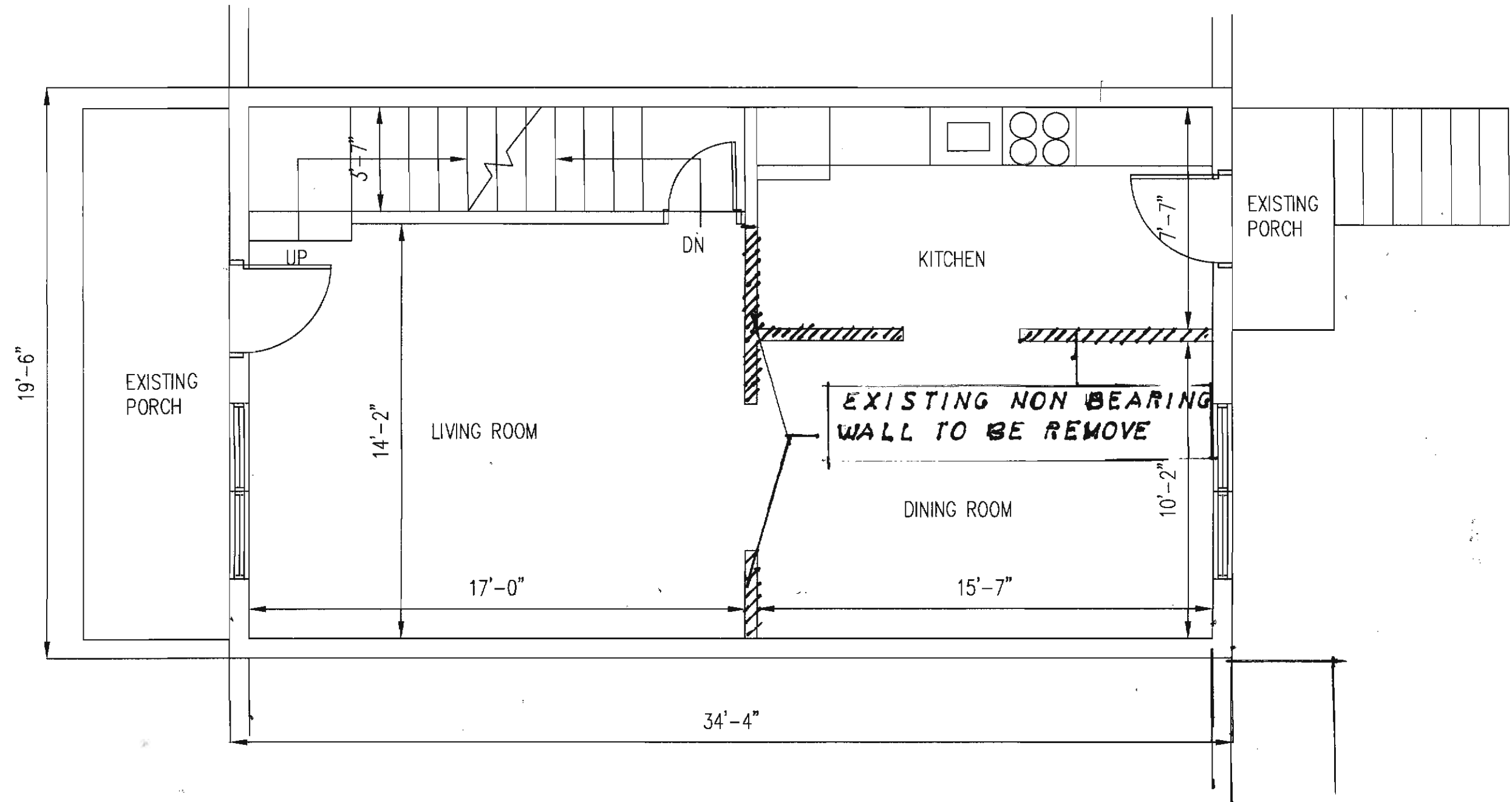
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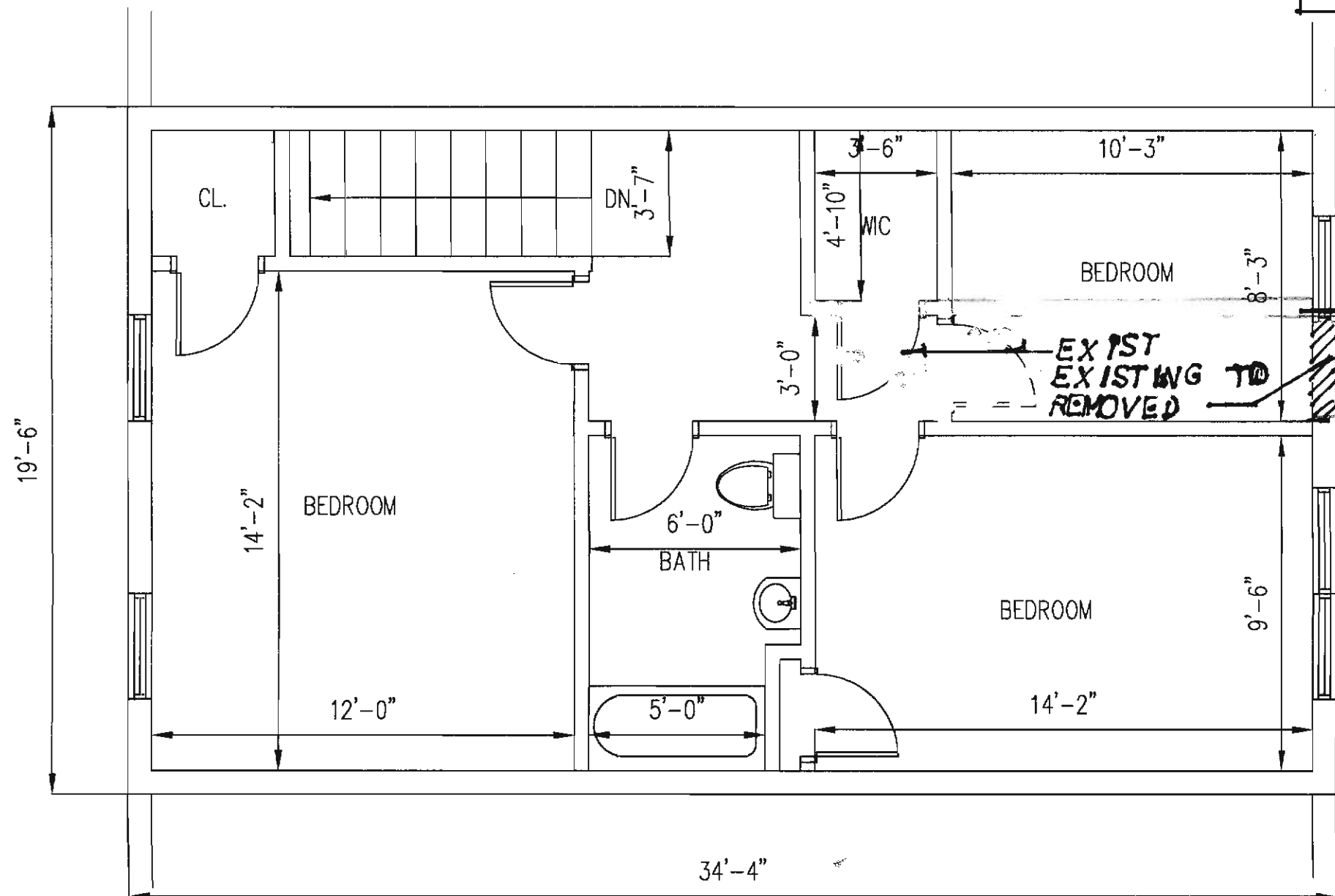
Sheet Title

FLOOR PLANS
EXISTING

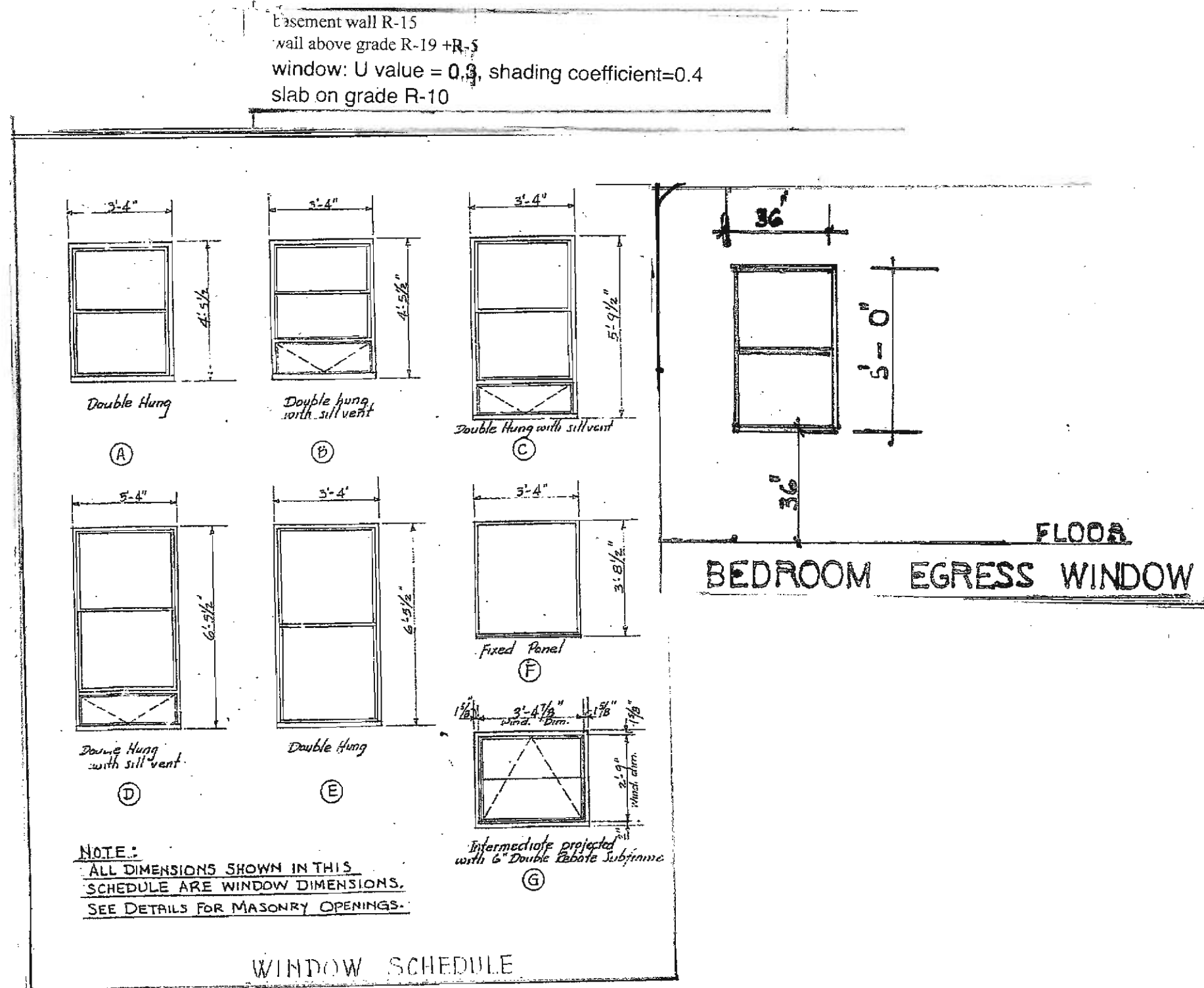
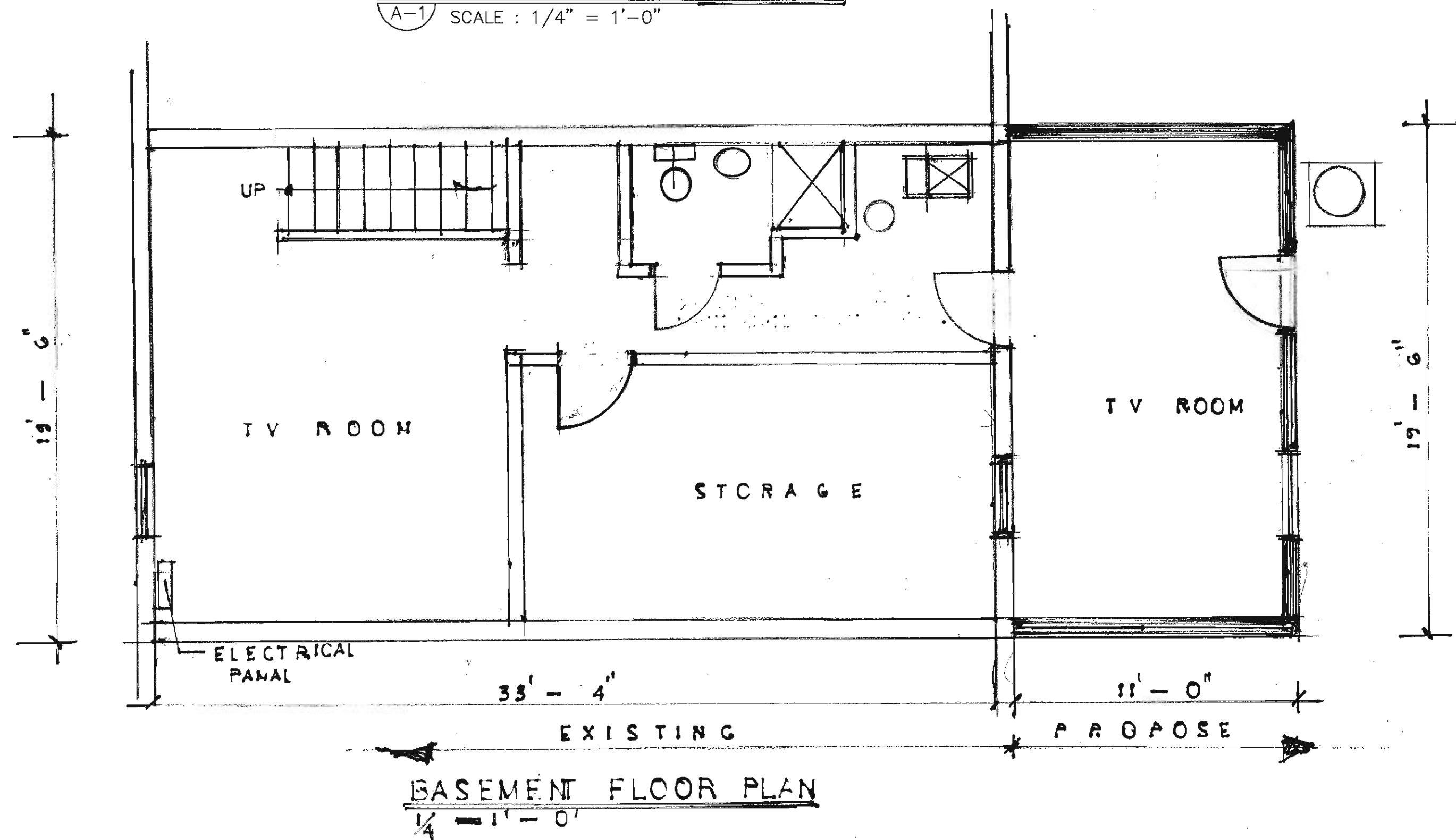
Project No.	Sheet
Date 1-25-22	A-1
Drawn By RFM	
Scale AS SHOWN	



01 EXIST FIRST FLOOR/DEMO
A-1 SCALE : 1/4" = 1'-0"



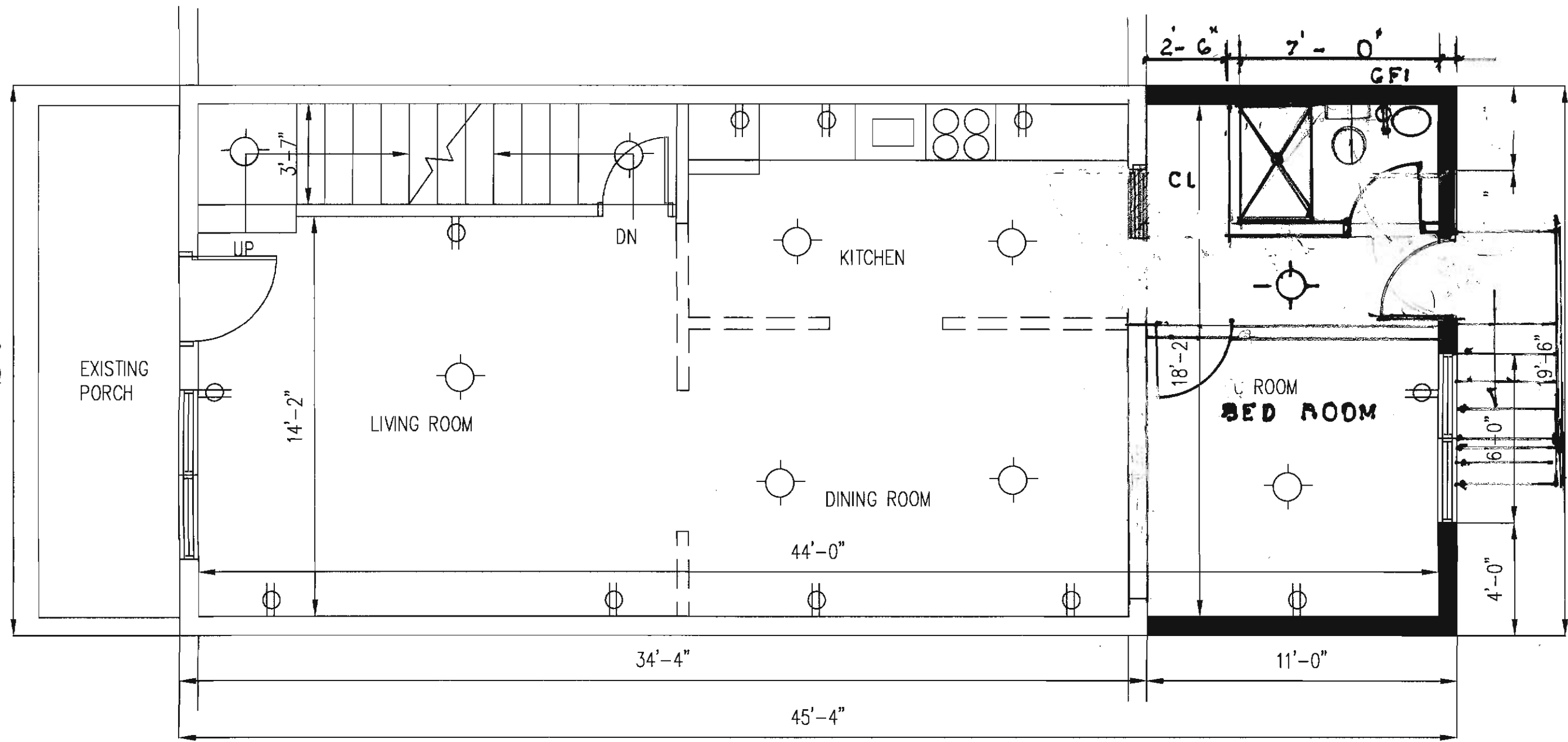
02 EXIST SECOND FLOOR / DEMO
A-1 SCALE : 1/4" = 1'-0"



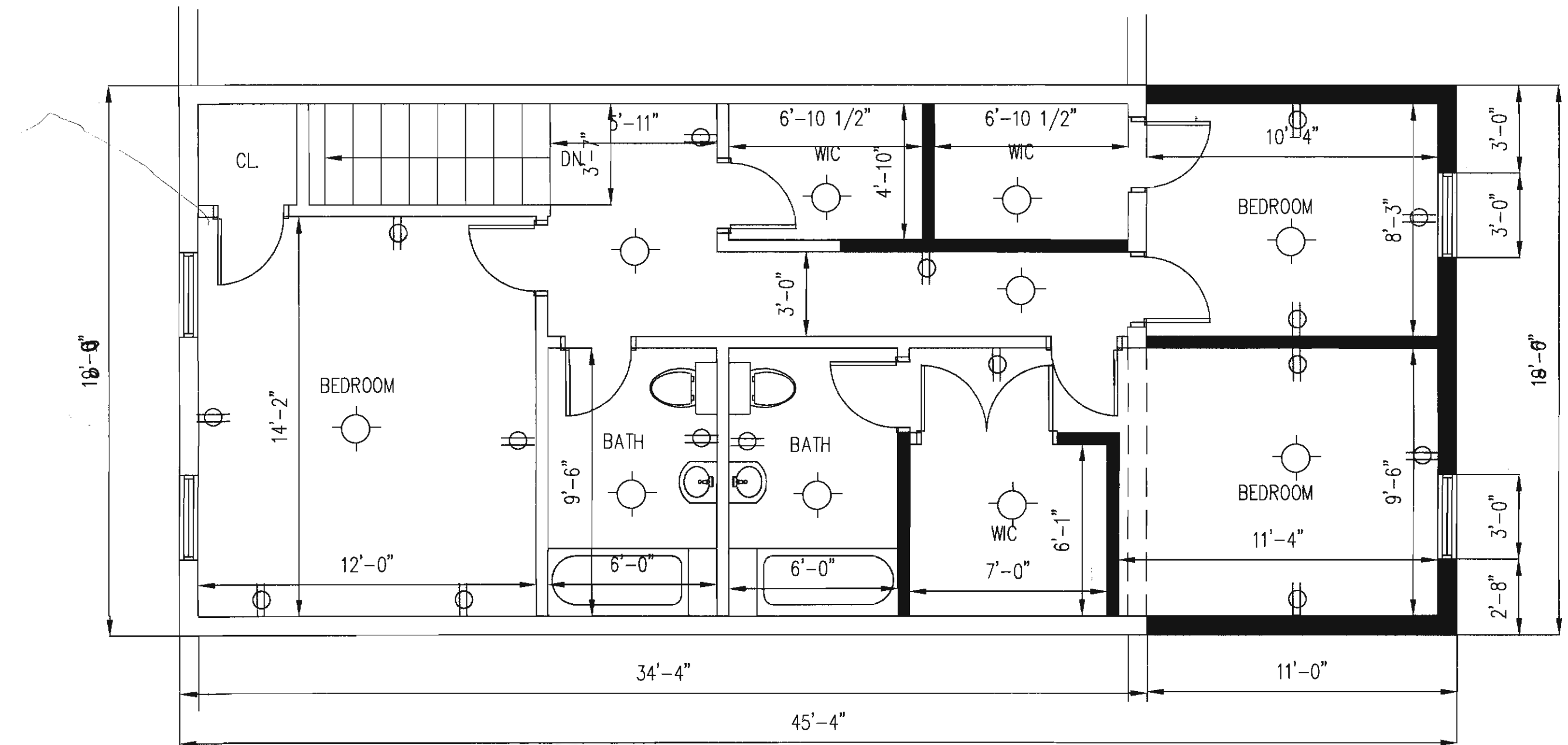
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RF-1



01 PROPOSED FIRST FLOOR
SCALE : 1/4" = 1'-0"



02 PROPOSED SECOND FLOOR
SCALE : 1/4" = 1'-0"

STRUCTURAL NOTE

Design:

Roof Trusses.....30PSF(Snow)
Roof Rafter.....30PSF
Sleeping Rooms.....30PSF
Stairs.....40PSF
Wind Load.....20PSF
Wind Speed.....90 MPH
Footing Frost Line.....30" below grade
Bearing Soil Pressure.....1500 PSF

Concrete & Foundation

All reinforced concrete is in accordance with the American concrete institute ACI 318-11.

A. Minimum specified compressive Strength: Fc @28days

Location of Concrete.....Min Comp Strength, Fc

Car Port.....3500 PSI
Driveway, Curbs, Walks, Patios
Porches, steps, & Stairs.....3500 PSI

Wood

Wood Structural Member

A. Joists, Header, and Trimmers shall be minimum #2 HEM-FIR having the following properties unless noted otherwise.

Fb - 850 PSI
Fc - 405 PSI
Fv - 75 PSI
E - 1,300,000 PSI

B. Exterior bearing wall studs shall be minimum #2 grade Spf 2x4's having the following properties unless noted otherwise

Fb - 875 PSI
Fc - 1,100 PSI
E - 1,400,000 PSI

Exterior wall R-15
wall above grade R-19 +R-5
window: U value = 0.3, shading coefficient=0.4
slab on grade R-10

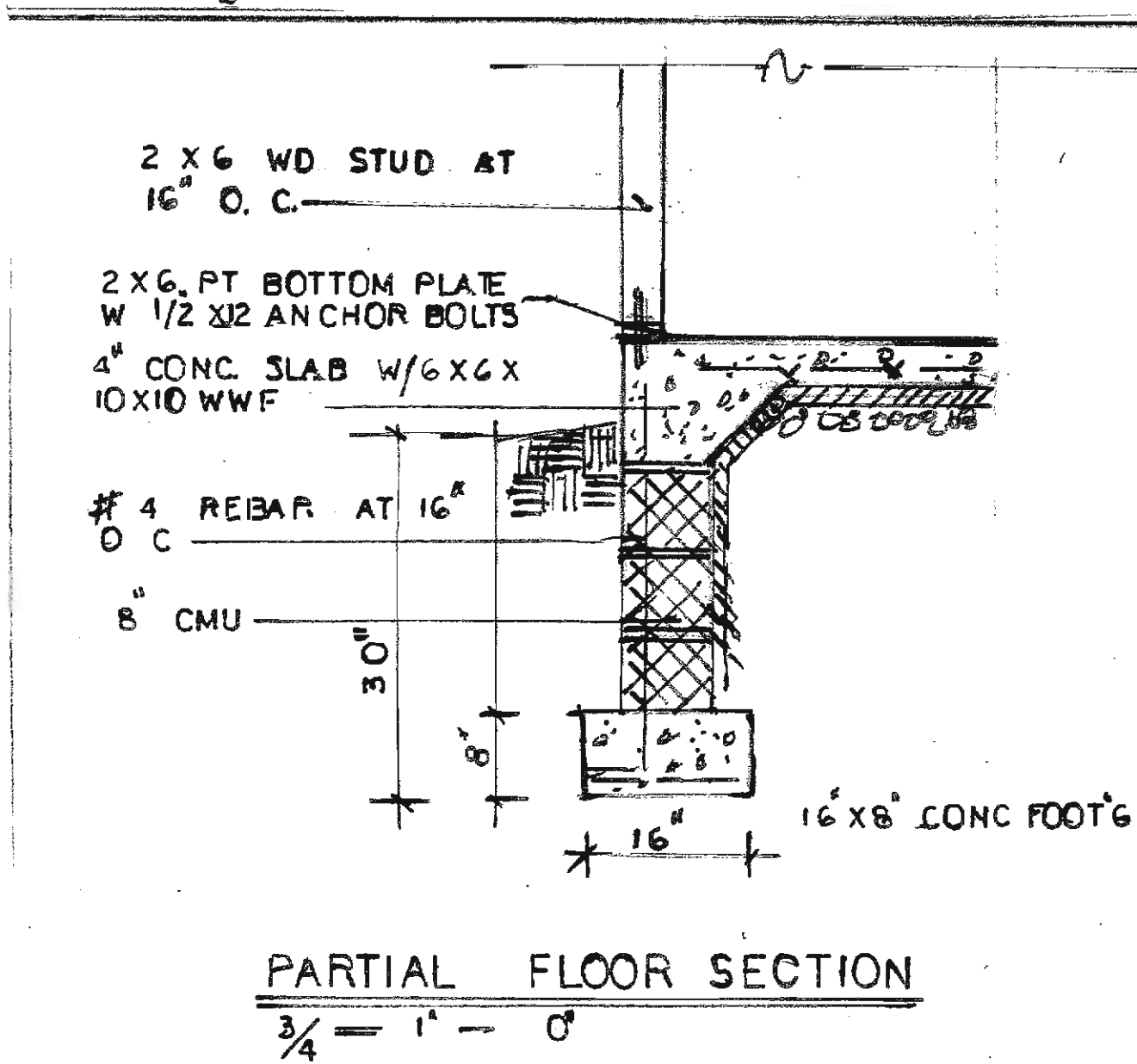
LEGEND

- NEW WALL
EXISTING WALL
WALL TO BE REMOVED

Electrical legend

- Symbol Description
- arc Bedroom Receptacle
 - Duplex Outlet (Grounded Type)
 - WP Weather Proof Duplex Outlet
 - Wall Switch Controlled Duplex Outlet
 - Above Counter Location
 - Flush Floor Wall Switch Controlled Duplex Outlet
 - 220 Volt Outlet or Connection
 - Television Antenna/Cable Outlet
 - Telephone Outlet Location
 - Door Chime Location
 - 120 Volt Junction Box
 - Single Pole Wall Switch
 - Single Pole Wall Switch with Dimmer
 - 3-way Wall Switch
 - 3-way Wall Switch with Dimmer
 - Ceiling Mounted Light Fixture
 - Wall Bracket Mounted Light Fixture
 - Suspended Ceiling Mounted Light Fixture
 - Recessed Directional Ceiling Light Fixture
 - Recessed Ceiling Light Fixture
 - Recessed Light for Wet Area
 - One Tube Under Counter Fluorescent Light
 - Exterior Cast Aluminum Flood Lights
 - Ceiling Mounted Fan - Paddle
 - Ceiling Mounted Fan - Exhaust
 - Ceiling Mounted Fan and Heater
 - PL Porcelain Lampholder
 - Door Bell Button
 - SD Smoke Detector
 - Ceiling Mounted Fan, Light, and Heater

NOTE: SMOKE DETECTORS WILL BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP



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SERVICE

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FLOOR PLANS- PROPOSED
ELECTRICAL/ NOTES

Project No.	Sheet
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Drawn By RFM	
Scale AS SHOWN	