



January 13, 2026

MEMORANDUM

TO: Karen Spears, Assistant Associate Director, Prince George's County
Department Permitting Inspection and Enforcement

VIA: Brooke Larman, Planning Technician Manager, Permit Review Section, Development
Review Division, M-NCPPC

FROM: Michelle Hughes, Planning Technician Supervisor, Permit Review Section, Development
Review Division, M-NCPPC

SUBJECT: Validation of Permit Issued in Error 41406-2018-RGW/01, 37152-2020-RGU

It has come to my attention that the above-mentioned permits may have been erroneously recommended for approval by the Maryland-National Capital Park and Planning Commission. The permits were subsequently issued by The Department of Permitting Inspections and Enforcement to operate a congregate living facility. The property was previously in the R-80 Zone and is currently in the RSF-95 Zone and is located at 6313 Joyce Dr, Temple Hills.

The property came into R-R zoning on May 1949 and was rezoned in 1984 to the R-80 Zone per 1984 Subregion VII Sectional Map Amendment and remained in the R-80 Zone until the adoption of the current Zoning Ordinance on April 1, 2022, at which time the property was reclassified to the RSF-95 Zone.

At the time the permit applications were filed, all development was required to be in conformance with the R-80 Zone upon completion of permit reviews. The permits do not appear to have been in compliance with Sections 27-442 and 27-420(a) of the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Permit 41406-2018-RGW/01 was issued for handicap ramp and fence on 12/13/2019 by The Department of Permitting Inspections and Enforcement and 37152-2020-RGU issued for a two-story addition on 11/25/2020 by The Department of Permitting Inspections and Enforcement. Additional information is provided as follows:

41406-2018-RGW/01 - Approved for 48' handicap ramp and 4-foot and 6-foot high fence. Issued 12/13/2019. Compliance with Section 27-420(a) Fences and walls. On a corner lot consisting of one (1) acre or less, fences in the front yard or side yard shall not be more than four (4) feet high unless a variance is approved by the Board of Appeals. A 6-foot-high fence in the side yard may have been erroneously recommended for approval by the Maryland-National Capital Park and Planning Commission.



37152-2020-RGU - Approved for a 2,462 square foot, two story addition with a maximum height of 40 feet. ssued 11/25/2020. Compliance with Section 27-442, Regulations, of the prior Zoning Ordinance requires a 20-foot rear setback. A 10-foot rear setback may have been erroneously recommended for approval by the Maryland-National Capital Park and Planning Commission.

If you have any questions or need any additional information, please feel free to contact me directly. I can be reached by email at Michelle.hughes@ppd.mncppc.org or by phone at 240-253-6491.

IN RE: Validation of Permit Issued in Error
(ERR- _____)

APPLICANT: Eucharia Ogu

PROPERTY: Mike William Assisted Living, LLC
6313 Joyce Drive
Temple Hills, MD 20748

AGENT/CORRESPONDENT: Rees Broome, PC
137 National Plaza, Suite 300
National Harbor, Maryland 20745

STATEMENT OF THE ALLEGED ERROR
(ERR- _____)

This application is for validation of a building permit (Case No. 31752-2020-1) issued in error on May 13, 2021 attached as Attachment 1, and a fence permit (No. 41406-2018-1) issued in error on August 30, 2018 attached as Attachment 2. This validation is requested in order to permit the existing congregate living facility to remain. The subject property is located in the RSF-95 (previously R-80) Zone. The property is located on approximately 14,162 square feet of land at 6313 Joyce Drive, Temple Hills, Maryland 20748. The property was originally developed as a single-family dwelling, but was converted to an 8-resident congregate living facility in 2018.

History of the Building Permit

The applicant applied for a Use and Occupancy Permit (24146-2018-0), attached as Attachment 3 to effect the conversion to a congregate living facility in 2018. During this initial time, an interior work building permit (No. 1052-2019-00), attached as Attachment 4, was issued on November 7, 2019 that describes the approved work as “Interior Work w/ Use For Congregate Living Facility with up to (8) Residents,” and the existing use as “Dwelling/Single Family Detach.”

As the congregate living facility saw success, Ms. Ogu decided to expand. The subject proposal was originally submitted under a building permit (Case No. 17707-2020) in May of 2020 to construct an addition to the current assisted living facility to increase the patient beds from 8 to 16. After an initial approval from DPIE, it was subsequently discovered that the approval had to be rescinded due to the need for a special exception prior to the construction taking place. A meeting was scheduled and held on August 19, 2020, in which DPIE requested to start (with the same drawings) while requesting removal of all notes for an assisted/congregate living facility and change it to a residential addition – in order to allow for the construction to take place, while giving a credit for the permit costs since the Applicant had paid the commercial rate for permit instead of residential. Everyone in the meeting was aware that the goal of the addition was to get the Special Exception to expand the number of beds. Members from the DPIE team on the call were from the office of the Director, Planning, Zoning, and others. After the call, a new permit application was submitted and approved by all parties, and construction commenced. The permit application was initially approved on November 25, 2020 (Case No. 31752-2020-1), and a revised permit (Attachment 1) was issued on May 13, 2021 to accommodate the removal of a planned basement due to elevation. It is this revised permit that the Applicant now seeks to validate.

Validation of these permits issued in error is requested alongside the concurrently-filed Special Exception, which proposes to increase the number of approved residents from 8 to 20. A site plan showing the current layout of the addition constructed pursuant to the approved building permit is attached as Attachment 5, and an architectural floor plan showing the present layout of the facility is attached as Attachment 6. These plans are consistent with the Special Exception request for this same facility.

Nonconformities Approved with the Building Permit

Sec. 27-442(e) of the Zoning Ordinance requires that a congregate living facility be at least 25 feet from the rear yard lot line. The renovations for the facility included a structural addition that extends from the rear of the building, which does not meet this setback requirement. Additionally, Table 4.7-1 and 4.7-2 of the Landscape Manual require that, because the congregate care facility is located adjacent to single family dwellings, the facility must provide a 30-foot buffer yard between the rear yard line and the facility's building. Because the building permit was approved with the current layout, the existing structures are in conformance with the building permit but not with the Zoning Ordinance.

History of the Fence Permit

The congregate living facility is a place of peace and safety for its residents. To achieve that environment, the Applicant sought, and was approved for a 6-foot-tall privacy fence. The fence permit, approved as No. 41406-2018-1 on August 30, 2018, allowed for the fence to be located in the side yard of the facility; as the property is a corner lot, this side yard faces Brinkley Road. This approval appears to be consistent with nearby properties, as a 6-foot-tall fence permit was also approved at 6312 Joyce Drive (No. 14783-2018-0), across the street from the subject property just 4 months before the Applicant's fence permit.

Nonconformities Approved with the Fence Permit

Sec. 27-420(a) of the Zoning Ordinance requires that a fence located in the front yard of a property, or the front and street-facing side yard of a corner lot, be no more than 4 feet tall. Because the fence permit was approved for a fence taller than 4 feet in a street-facing side yard, the existing fence is in conformance with the fence permit but not with Sec. 27-420(a) of the Zoning Ordinance.

Relief by Validation of the Building and Fence Permits

Because the building permit and fence permit were each approved with nonconformities to the Zoning Ordinance, the improvements associated with these permits are also now nonconforming with the Zoning Ordinance.

Since the property is not in conformance with the regulations that were in effect at time of construction or current requirements, Certification of Nonconforming Use cannot be pursued. Additionally, staff has indicated that the property is not sufficiently unique to qualify for a variance, and indicated in discussions that Validation of a Permit Issued in Error was appropriate relief to resolve the exceptional circumstances the Applicant is now faced with.

Conformance with Section 27-258 of the Zoning Ordinance:

The Applicant submits that the building and fence permits can be validated in accordance with Section 27-258 (a)(1), which explicitly authorizes validation of: “A building, use and occupancy, or absent a use and occupancy permit, a valid apartment license, or sign permit issued in error” without limitation as to the date of issuance of the permit. Validation of the building and fence permits would provide a valid means for this congregate living facility, for which renovations have already been completed and the fence already installed, to remain in its present configuration. The renovations that expanded the facility were necessary so that it may welcome an additional 12 residents upon approval of the concurrently-filed Special Exception.

Section 27-258 sets forth criteria for approval of this request. It states that the District Council shall only approve the application under the following circumstances.

- (A) No fraud or misrepresentation had been practiced in obtaining the permit;**

Response: The Applicant is not aware of, nor is there any information or evidence that would suggest, any fraud or misrepresentation in obtaining either the fence permit or the building permit.

The fence permit was approved in 2018, and lists both the address and height of the fence. It is therefore apparent that the permit application requested a 6-foot-tall fence on a corner property, and was nonetheless approved.

The building permit was approved in 2021 to allow the building to be renovated to accommodate additional residents. The Applicant's engineer, Millennium Engineering, met with County staff (DPIE) multiple times to discuss the layout of the proposed renovations. Millennium Engineering understood that the renovations were acceptable to staff, but that the application should indicate a "single family dwelling." This is consistent with the above-described 2019 interior building work permit, No. 1052-2019-00, which designates the use as a single family dwelling but also indicates that the work approved is for a congregate living facility. Millennium Engineering therefore applied for the building permit with a designation of single family dwelling. The Use & Occupancy Permit for the congregate living facility was existing and valid at that time. It is therefore apparent that the building permit application asked for a particular layout that did not conform with the existing and planned future use as a congregate living facility, and was nonetheless approved.

(B) If, at the time of the permit's issuance, no appeal or controversy regarding its issuance was pending before any body;

Response: At the time of approval of the building and fence permits, no appeal or controversy regarding such approvals was pending before any body.

(C) The Applicant has acted in good faith, expending funds or incurring obligations in reliance on the permit; and

Response: The Applicant has acted in good faith, expending funds and incurring obligations associated with the building and fence permits, as it was necessary to purchase materials and labor to install the improvements. In particular, the Applicant has made improvements and renovations on the interior and exterior of the building, as well as repairs and maintenance of the property. Receipts and checks showing a series of these expenditures is attached as Attachment 7. For a business of this size, these expenses are enormous and would never had been expensed but for expectation that it could rely on all the permits that had been issued.

(D) The Validation will not be against the public interest.

Response: Validation of this rental license would not be against the public interest. The Applicant's congregate living facility has existed in its current layout for several years, serving the residents of Prince George's County, and has received no complaints from the surrounding community. Further, validation will permit the planned expansion

for an additional 12 residents; like many places across the country, Prince George's County is facing an increased need for senior housing. The property is located in Planning Area 81A, in Camp Springs. The 2013 Central Branch Avenue Corridor Revitalization Sector Plan describes that this area has a "large senior population" and that resources are necessary to serve the "underserved senior population." As such, the additional space for aging County residents meets a key need in the region.

CONCLUSION

For all of the above-stated reasons, the Applicant respectfully submits that this Request for Validation of a Permit Issued in Error for the building permit and fence permit (Attachments 1 and 2) for the subject property be approved.

Respectfully Submitted,



Traci R. Scudder
Rees Broome, PC
Attorney for Applicant

/s/ Michael D. Herman
Law Offices of Michael D. Herman, Esq.
Attorney for Applicant

PRINCE GEORGE'S COUNTY

PERMIT

ISSUANCE DATE : May-13-2021

EXPIRATION DATE :

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT PERMITTING CENTER
 9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774 (301) 883-5900

PROPERTY OWNER

OGU EUCHARIA N & IGNATIUS OGU
 6313 JOYCE DR
 TEMPLE HILLS, MD 20748 (301) 535-9851



CONTRACTOR

EUCCHARIA N & IGNATIUS OGU
 6313 JOYCE DR
 TEMPLE HILLS, MD 20748 (301) 535-9851
 LICENSE NUMBER: OWNER

OCCUPANT

MIKE- WILLIAM ASSISTED LIVING
 6313 JOYCE DR
 TEMPLE HILLS, MD 20748 (301) 535-9851

ARCHITECT

DC DESIGN GROUP
 1337 DEL MAR DR
 KISSIMMEE, FL 34759 (717) 982-7357

TYPE OF PERMIT : **DPIE RGU**
 WORK DESCRIPTION : **Rev01: raise the elevation of the structure (previous permit application had a basement) due to the existing elevat**
 EXISTING USE : **SFD**
 USE (DER PROPOSED) : **SFD**
 SUBDIVISION : **JOHN LYNN SUB**

OWNERSHIP :	HEIGHT FT :	14	ELECTRICITY :	
LIBER : 40904	WIDTH FT :	40	CENTRAL A/C :	
FOLIO : 005	DEPTH FT :	62	OCCUPANCY LOAD :	2680
ED/ACCT NO. : 06 / 0625277	NO STORIES :		SITE CERTIFICATE :	
LOT : 1	DWELL UNTS :		STRUCTURE CERT :	
BLOCK : A	PARKING SP :		SEWER :	WSSC
TAX MAP : 097	LIVE LOAD :		WATER :	WSSC
SCD :	USE GROUP :		HEATING :	
SPEC EXCEPT :	TYPE CONST :		PARCEL :	

Conditions

Must comply with Sec. 27-420. Fences and walls. Please note: Except for fences less than four (4) feet in height, fences not requiring a permit, and fences on land assessed as agricultural uses, all structural support (vertical posts and horizontal rails) shall face the interior of the subject lot.
As outlined in County Code Subtitle 4-111 no work shall be performed during the hours of 9:00 p.m. to 7:00 a.m., unless work is performed pursuant to Section 4-120 of this Subtitle.
Only the Licensed Contractor or Homeowner, named on the Permit as contractor, is permitted to perform the scope of work on the permit at the address specified.

YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.

THIS PERMIT IS VOID SIX (6) MONTHS FROM DATE ISSUED IF CONSTRUCTION HAS NOT STARTED, HAS BEEN SUSPENDED OR DISCONTINUED UNLESS OTHERWISE INDICATED

Melinda Bolling

Melinda Bolling

INSPECTION APPROVALS

BUILDING INSPECTOR	HEALTH	ELECTRICAL	PLUMBING	FIRE MARSHALL
APPROVED :				

6313 JOYCE DR TEMPLE HILLS 20748

ISSUANCE DATE : Aug-30-2018

PRINCE GEORGE'S COUNTY
PERMIT

CASE NUMBER : 41406-2018-01

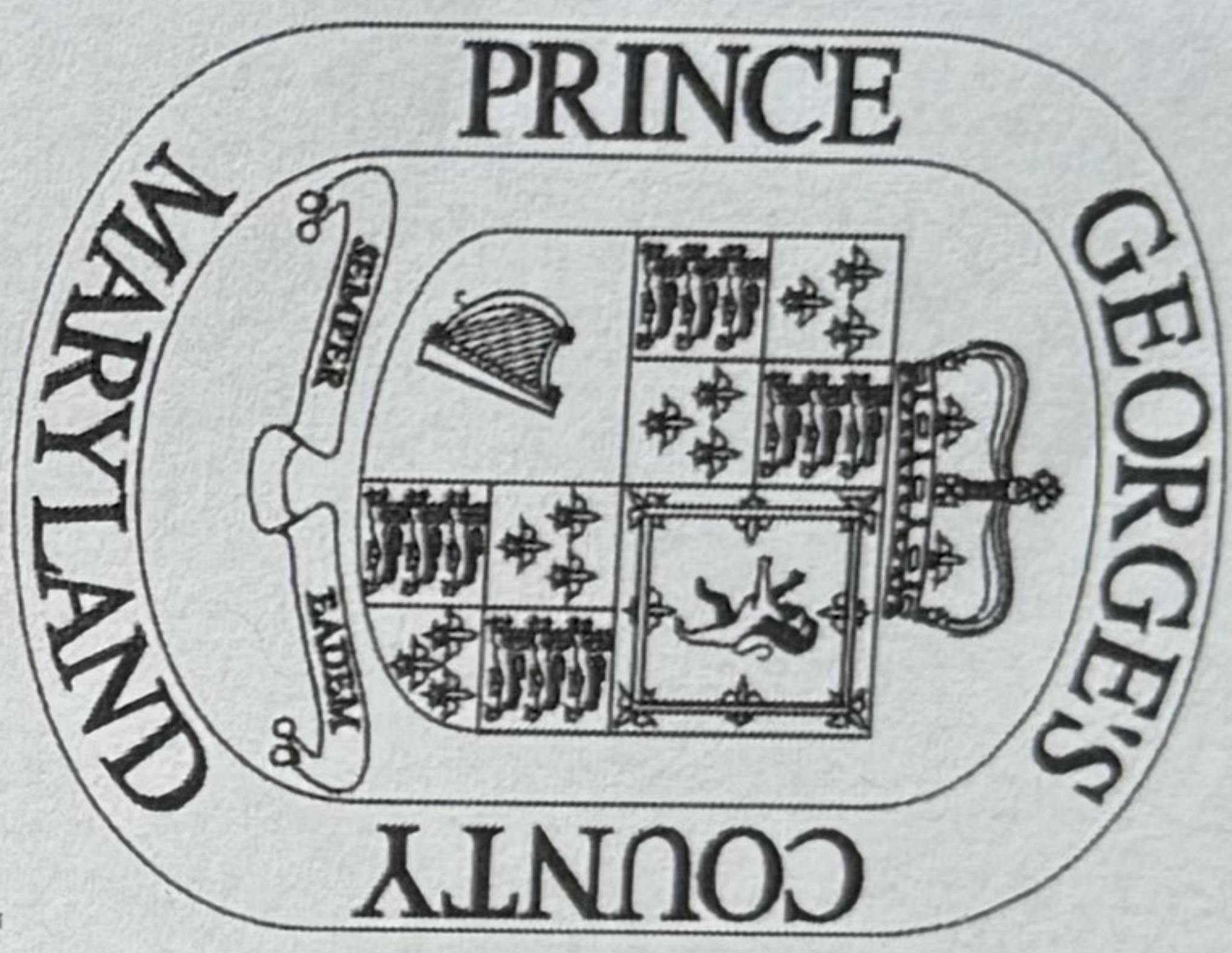
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT PERMITTING CENTER
9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774 (301) 883-5900

EXPIRATION DATE :

PROPERTY OWNER
EUCHARIA OGU
6313 JOYCE DR
TEMPLE HILLS, MD 20748

(240) 464-6813

OCCUPANT



CONTRACTOR
EUCHARIA OGU
6313 JOYCE DR
TEMPLE HILLS, MD 20748
LICENSE NUMBER:

(240) 464-6813

ARCHITECT

TYPE OF PERMIT :

DPIE RGW

WORK DESCRIPTION :

REVISED TO SHOW FULL LENGTH OF RAMP ON 49' ON SITE PLAN & 36" DEPTH ON DRAWINGS 00: Wheelchair Ramp/6' FT FENCE
Single family home
DWELLING/SINGLE FAMILY DETACH, FENCE
JOHN LYNN SUB

EXISTING USE :

USE (MNCPPC ZONING) :

SUBDIVISION :

OWNERSHIP :

LIBER :

FOLIO :

ED/ACCT NO. :

LOT :

BLOCK :

TAX MAP :

SCD :

SPEC EXCEPT :

Conditions

HEIGHT FT: 4
WIDTH FT: 4
DEPTH FT: 45
NO STORIES: 1
DWELL UNITS: 1
PARKING SP: 0
LIVE LOAD: A
USE GROUP: 097
TYPE CONST:

OCCUPANCY LOAD :
SITE CERTIFICATE :
STRUCTURE CERT :
SEWER :
WATER :
HEATING :
PARCEL :

ELECTRICITY :
CENTRAL A/C :
ELEVATOR :
ESCALATOR :
BASEMENT :
BOILER NUMBER :
CBCA :
HISTORICAL :
SIGN NUMBER :

As outlined in County Code Subtitle 4-111 no work shall be performed during the hours of 9:00 p.m. to 7:00 a.m., unless work is performed pursuant to Section 4-120 of this Subtitle.

Only the Licensed Contractor or Homeowner, named on the Permit as contractor, is permitted to perform the scope of work on the permit at the address specified.

SEPARATE ELECTRICAL AND MECHANICAL TRADE PERMITS ARE REQUIRED FOR ALL NEW & ALTERED MECHANICAL & ELECTRICAL WORK.
THIS PERMIT IS VOID SIX (6) MONTHS FROM DATE ISSUED IF CONSTRUCTION HAS NOT STARTED, HAS BEEN SUSPENDED OR DISCONTINUED UNLESS OTHERWISE INDICATED
INSPECTION AREA :

Davit A. Abraham (Director)

BUILDING INSPECTOR	HEALTH	ELECTRICAL	PLUMBING	FIRE MARSHALL
APPROVED :				

PRINCE GEORGE'S COUNTY

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
PERMITTING CENTER

CERTIFICATE OF OCCUPANCY

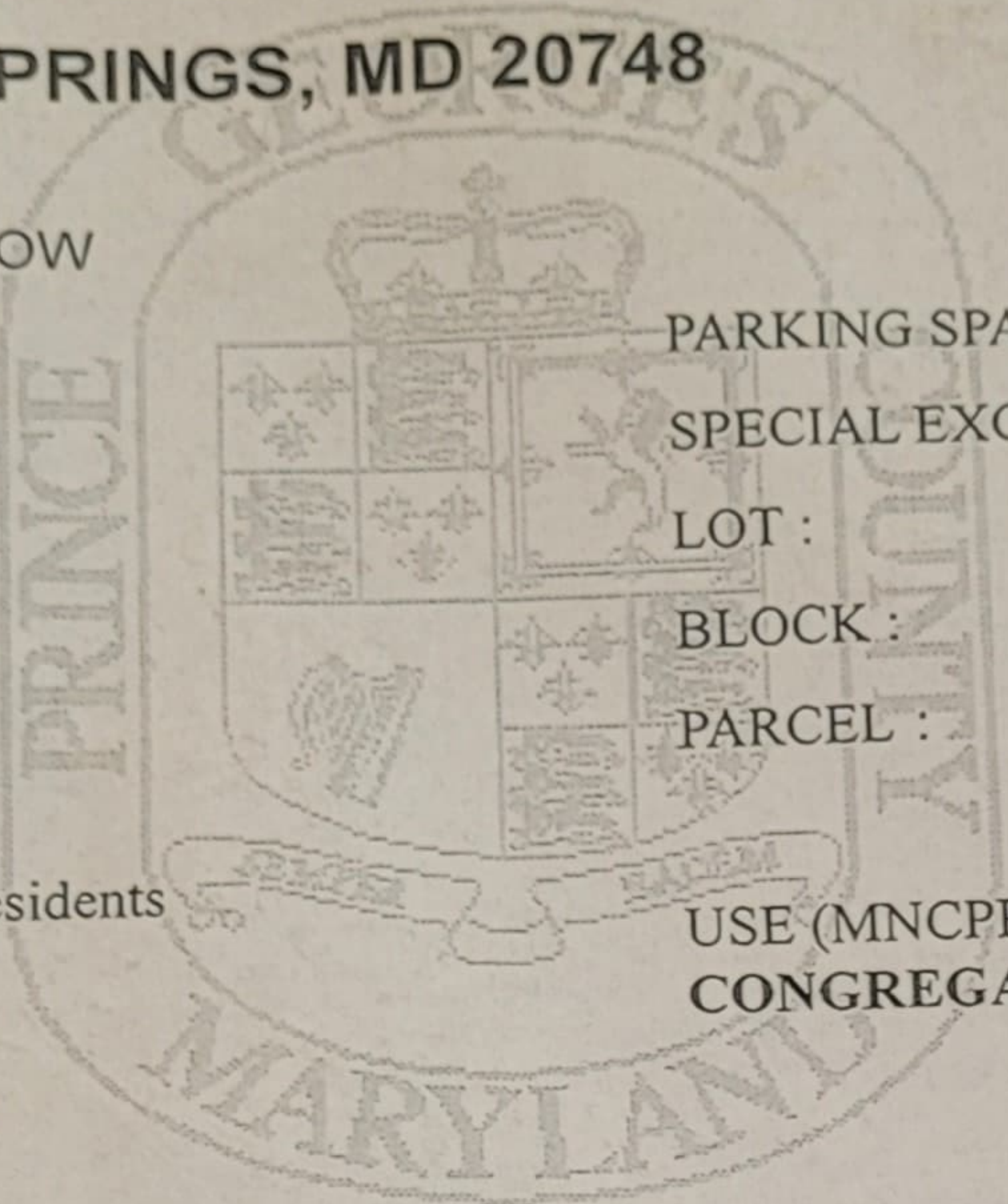
EFFECTIVE DATE: August 15, 2018

CASE NUMBER: 24146-2018-00

PERMISSION IS HEREBY GRANTED TO OCCUPY :

6313 JOYCE DR CAMP SPRINGS, MD 20748

CASETYPE :	DPIE UOW	PARKING SPACES :	0
OWNERSHIP :		SPECIAL EXCEPTION :	
USE GROUP :		LOT :	1
CONST. TYPE :		BLOCK :	A
TAX MAP :	097	PARCEL :	
ZONE :	R80		
LIMITATIONS (UP TO) :		USE (MNCPPC ZONING) :	
Ok for congregate living facility with 5 residents		CONGREGATE LIVING FACILITY	



PROPERTY OWNER

Ignatius & Eucharia Ogu #
6313 JOYCE DR
CAMP SPRINGS, MD 20748

OCCUPANT

Ignatius & Eucharia Ogu #
6313 JOYCE DR
CAMP SPRINGS, MD 20748
TRADE NAME :

CERTIFICATE IS TO BE CONSPICUOUSLY DISPLAYED AND NOT REMOVED FROM THE PREMISE FOR WHICH IT WAS ISSUED .
IT IS NOT TRANSFERABLE.

Haitham A. Hijazi
BUILDING CODE OFFICIAL

YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.

PRINCE GEORGE'S COUNTY

PERMIT

ISSUANCE DATE : Nov-07-2019

EXPIRATION DATE :

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT PERMITTING CENTER

9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774 (301) 883-5900

PROPERTY OWNER

EUCHARIA N & IGNATIUS OGU
 7404 BEN DR
 OXON HILL, MD 20746 (301) 535-9851



CONTRACTOR

EUCHARIA N & IGNATIUS OGU
 7404 BEN DR
 OXON HILL, MD 20746 (301) 535-9851
 LICENSE NUMBER:

OCCUPANT

CR CARE
 6313 JOYCE DR
 TEMPLE HILLS, MD 20748

ARCHITECT

DC DESIGN GROUP
 1495 GLENMAR
 POTTSTOWN, PA 19465 (717) 982-7357

TYPE OF PERMIT : **DPIE CU**
 WORK DESCRIPTION : **INTERIOR WORK W/USE FOR CONGREGATE LIVING FACILITY WITH UP TO (8) RESIDENTS**
 EXISTING USE : **SFD**
 USE (MNCPPC ZONING) : **DWELLING/SINGLE FAMILY DETACH**
 SUBDIVISION : **JOHN LYNN SUB**

OWNERSHIP :	HEIGHT FT :	18	ELECTRICITY :	
LIBER : 40904	WIDTH FT :	32	CENTRAL A/C :	
FOLIO : 005	DEPTH FT :	40	ELEVATOR :	
ED/ACCT NO. : 06 / 0625277	NO STORIES :		ESCALATOR :	
LOT : 1	DWELL UNTS :		BASEMENT :	
BLOCK : A	PARKING SP :	0	BOILER NUMBER :	
TAX MAP : 097	LIVE LOAD :		CBCA :	N
SCD :	USE GROUP :	R-3	HISTORICAL :	N
SPEC EXCEPT :	TYPE CONST :	5B	SIGN NUMBER :	

Conditions

As outlined in County Code Subtitle 4-111 no work shall be performed during the hours of 9:00 p.m. to 7:00 a.m., unless work is performed pursuant to Section 4-120 of this Subtitle.

Only the Licensed Contractor or Homeowner, named on the Permit as contractor, is permitted to perform the scope of work on the permit at the address specified.

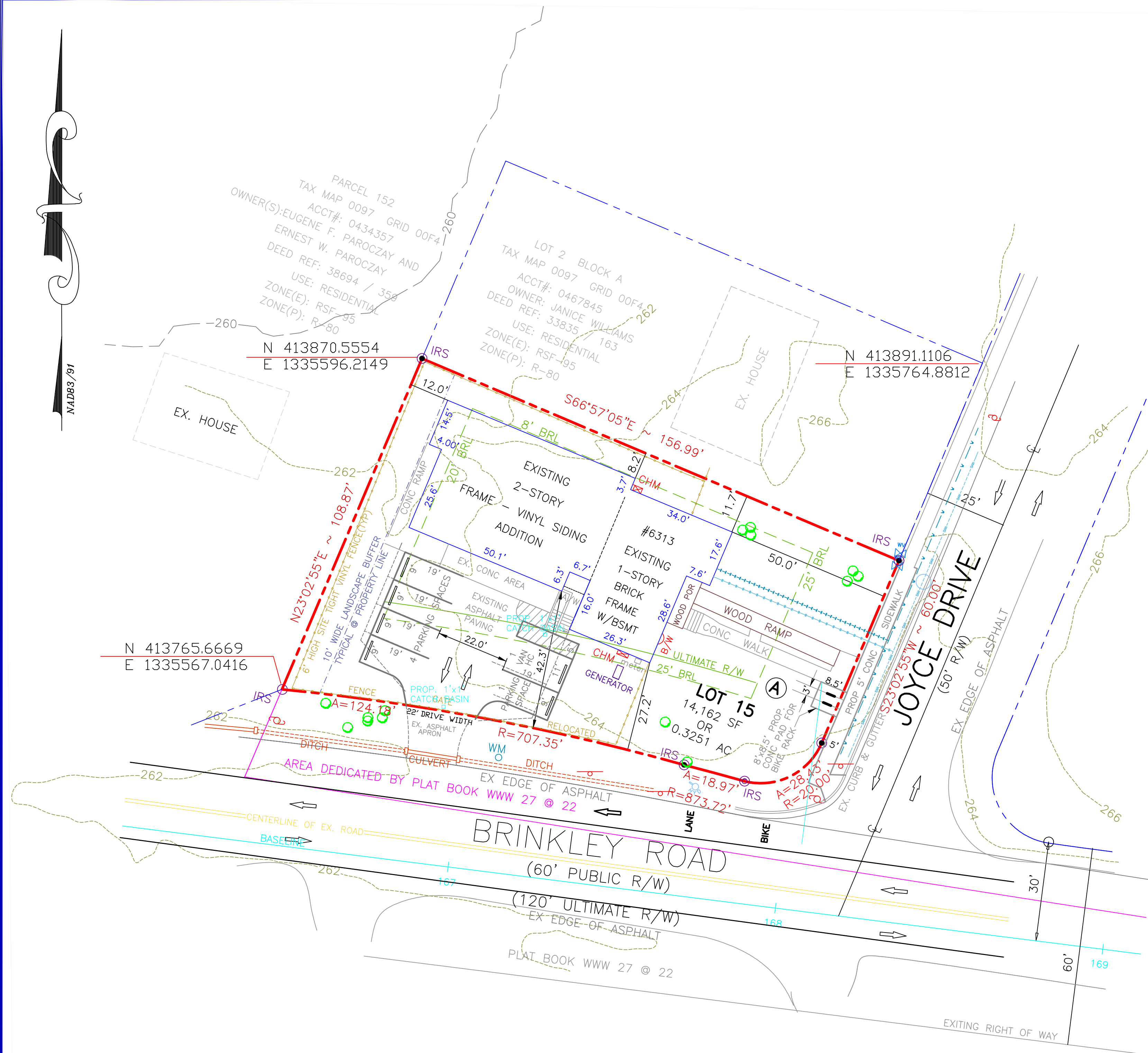
YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.

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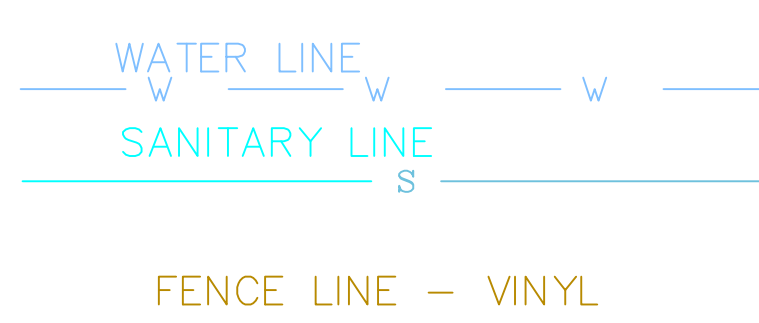
Melinda Bolling

INSPECTION AREA : INSPECTION APPROVALS Melinda Bolling

BUILDING INSPECTOR	HEALTH	ELECTRICAL	PLUMBING	FIRE MARSHALL
APPROVED :				



- ### LEGEND
- LIGHT POLE
 - UTILITY POLE
 - GUY ANCHOR SIGN
 - GAS VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY MANHOLE



- ### GENERAL NOTES:
- SUBDIVISION NAME: JOHN-LYNN
 - TOTAL ACREAGE: 0.3251 AC
 - EXISTING ZONE: RSF-95 PRIORITY ZONE: R-80
 - PROPOSED USE OF PROPERTY: CONGREGATE FACILITY
 - NUMBER OF LOTS: ONE(1) LOT
 - EXISTING UNITS BY TYPE: 1-ST BRICK W/ BSMT(EX. HOUSE)
2-ST VINYL SIDING(EX. ADDITION)
 - GROSS FLOOR AREA: 1,337 SF (1-STORY)
4,806 SF (2-STORY)
 - 200 FOOT MAP REFERENCE (WSSC): 208SE06
 - TAX MAP # AND GRID: 0097 / 00F4
 - AVIATION POLICY AREA: N/A
 - WATER/SEWER DESIGNATION (EXISTING): W3/S3
 - WATER/SEWER DESIGNATION (PROPOSED): W3/S3
 - STORMWATER MANAGEMENT CONCEPT NUMBER: 64807-2024
 - TEN (10) FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY
 - MANDATORY PARK DEDICATION: FEE IN LIEU
 - CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
 - HISTORIC SITES ON OR IN THE VICINITY: NO
 - WETLANDS: NO
 - 100-YEAR FLOODPLAIN: NO
 - WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
 - SOURCE OF TOPOGRAPHY: PRINCE GEORGE'S COUNTY, MARYLAND
2-FOOT CONTOUR DATED YEAR 2021
 - APPLICANT(S): OWNER(S) EUCHARIA N. OGU AND IGNATIUS OGU
 - 1-STORY BUILDING HEIGHT: 18.0' 2-STORY BUILDING HEIGHT: 22.5'

PARKING SCHEDULE

USE: CONGREGATE LIVING FACILITY FOR 20 BEDS
CONGREGATE FACILITY (1-STORY - 1,270 SF) AND
CONGREGATE FACILITY (2-STORY - 4,806 SF)

PARKING REQUIRED

- 1 HANDICAPPED SPACE- ADA VAN ACCESS (16' x 19')
- 5 REGULAR SPACES (9' x 19')
- 6 PARKING SPACES REQUIRED

PARKING PROVIDED

- 1 HANDICAPPED SPACE- VAN ACCESS (16' x 19')
- 5 REGULAR SPACES (9' x 19')
- 6 PARKING SPACES PROVIDED

EX. LOT COVERAGE PERCENTAGE:

EX. HOUSE(1-STORY) 1,337 SF - 9.44 %
EX. ADDITION(2-STORY) 2,372 SF - 16.75 %
CONC 850 SF - 6.00 %
ASPHALT 2,136 SF - 15.08 %
TOTAL 6,695 SF - 47.27%

ZONE(P): RESIDENTIAL SINGLE FAMILY (R-80)
LOT COVERAGE, MAX (% OF NET LOT AREA)
SINGLE FAMILY DETACHED DWELLING: 30%

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TAN.	CHORD	CH BEARING
①	707.35	10°03'31"	124.18'	62.25	124.02	N79°16'45"W
②	873.72	1°14'39"	18.97'	9.49	18.97	N74°52'20"W
③	20.00	81°27'26"	28.43'	17.22	26.10	S63°46'38"W

SURVEYOR'S CERTIFICATE
R. LEE GILLISS, JR.
LICENSE EXPIRATION DATE: 06-18-2026

I hereby certify that this drawing is based on a field survey made on 03/15/2024 by me or under my supervision and to the best of my knowledge information & belief correctly represents the facts found at the time of survey.

- ### NOTES:
- No title report furnished at this time; subject to all easements and right of way of record and as may be stated in deed(s) and noted on record plat.
 - Flood zone and certificates available upon request.

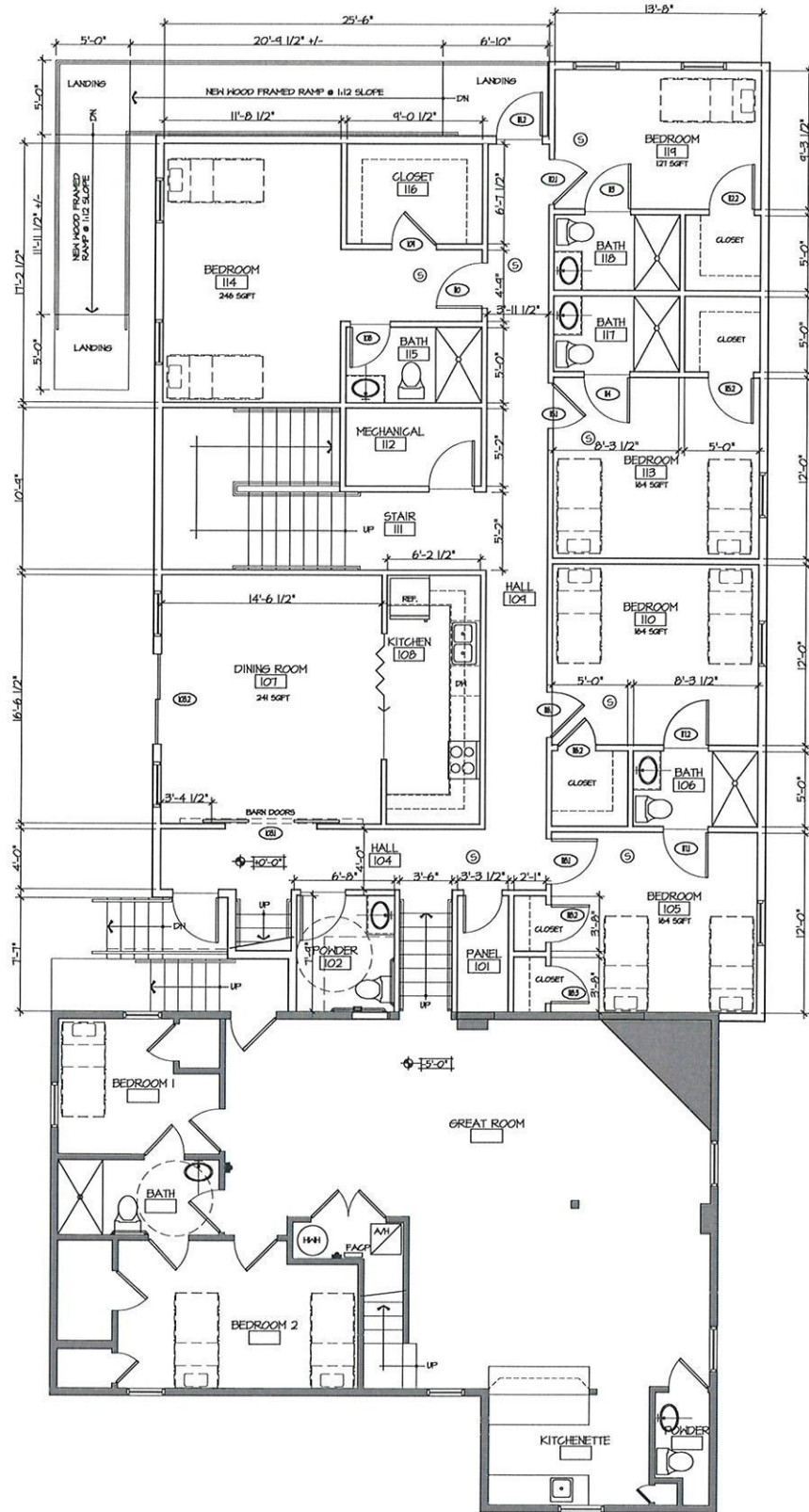
MILLENNIUM ENGINEERING, LLC
PARK PLACE PROFESSIONAL CENTER
5825 ALLENTOWN ROAD
CAMP SPRINGS, MARYLAND 20746
301-433-0888
Email: millenniumengr@gmail.com
Website: millenniumengr-llc.com

REVISIONS	DATE
ADD 2 BIKE RACKS AND DETAIL	6-5-2025
ADD BIKE LANE AND SIGN	
ADD 2 CATCH BASINS AND DETAILS	
WIDENED EX. SIDEWALK TO 5 FEET	
RELOCATED EX. FENCE ALONG BRINKLEY ROAD	

SITE PLAN
LOT 15 BLOCK A
JOHN-LYNN
PLAT BOOK ME 269 PLAT NO. 9
06TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



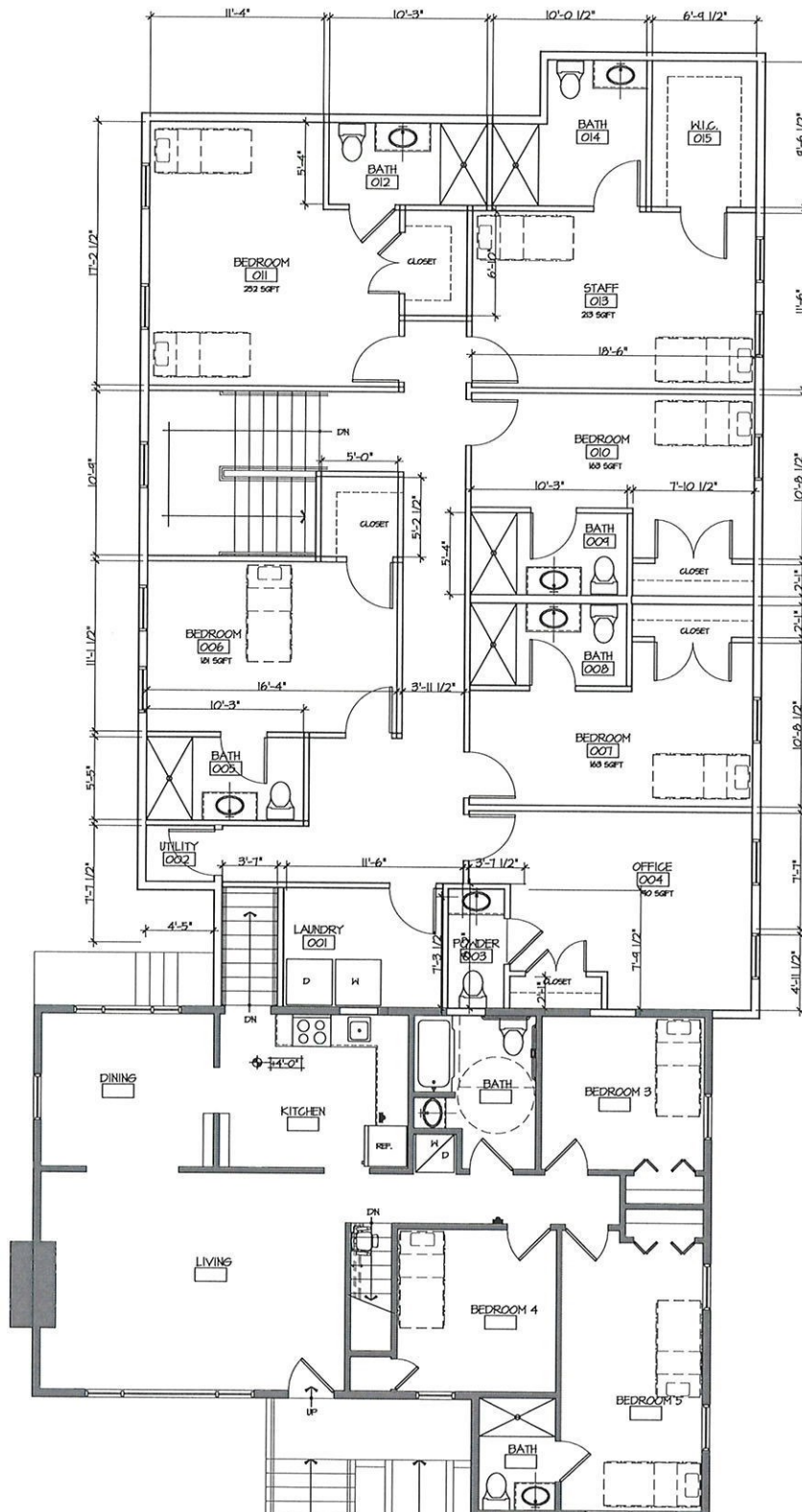
DATE: 3/15/2024
SCALE: 1"=30'
DWG NO. 52960A
SP 1 OF 2



LOWER PLAN

3/16" = 1'-0"

1



UPPER PLAN

3/16" = 1'-0"

2

Prince George's County, Maryland
 Department of Permitting, Inspections and Enforcement
APPROVED PERMIT SET
 The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by state code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.
 Case Name: OGU ADDITION
 Case Number (Permit #): 37152-2020-1
 Case Type: RGU
 Issuance Date: 05/12/21
 Address: 6313 JOYCE DR CAMP SPRINGS, Maryland 20748
 (Lot(s), Block(s) and Parcel(s)): Lot 1 and Block A



NO.	DATE	REVISIONS	PERMIT REVIEW
1	6.23.20	COMMENTS	

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 8901 EXPIRATION DATE: 1/30/2022."

dc DESIGN GROUP
 ARCHITECTURE · INTERIORS · PLANNING
 www.dcdesigngroup.net
 WASHINGTON, D.C. · MARYLAND · PENNSYLVANIA · FLORIDA



NEW ADDITION FOR:
PRIVATE RESIDENCE
 6313 JOYCE DRIVE
 TEMPLE HILLS, MARYLAND 20748

A.01

REG.
 Structural
 OPIE
 APPROVED AS NOTED
 BY BUILDING
 SECTION

MIKE-WILLIAM ASSISTED LIVING FACILITY

10316 HALTON TERRACE
LANHAM, MD 20706

2863

68-7497/2580

DATE

11/17/2020

CHECK ARMOR

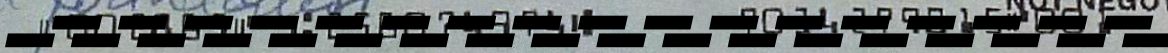
Jones Quality Construction, LLC 30,000.00
by thousand dollars only DOLLARS


Union

Down Payment
re: Foundation



NOT NEGOTIABLE



MIKE-WILLIAM ASSISTED LIVING FACILITY
10316 HALTON TERRACE
LANHAM, MD 20706

2871

68-14972580

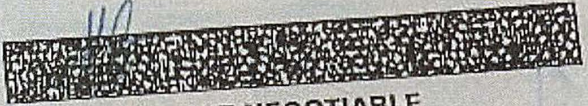
DATE 12/07/2020

CHECK AMOUNT

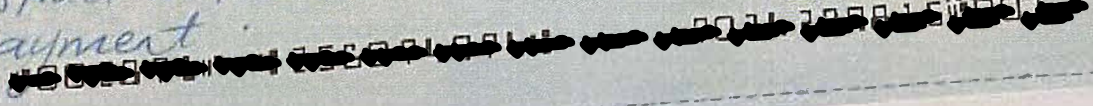
ones Quality Construction LLC 58,816.00
eight thousand, Eight hundred and sixteen DOLLARS

RAL
Union

Construction Home
payment



NOT NEGOTIABLE



AIA® Document G702® - 1992

Application and Certificate for Payment

TO OWNER: Mike-William Assisted Living
6313 Joyce Drive
Temple Hills Md. 20746

PROJECT: Mike-William Assisted Living
Temple Hills Maryland

APPLICATION NO: 001

PERIOD TO: October 30, 2023

CONTRACT FOR: General Construction C

CONTRACT DATE: October 20, 2023

PROJECT NOS: DC Design Group / Mike-W

FROM CONTRACTOR: A-1 Finishers, Inc.
Washington DC

VIA ARCHITECT: DC Design Group
7720 Pestle Lane
Glen Burnie Md. 21060

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM.....	\$216,400.00
2. NET CHANGE BY CHANGE ORDERS.....	\$0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2).....	\$216,400.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....	\$21,500.00
5. RETAINAGE:	
a. <u>0</u> % of Completed Work (Column D + E on G703: <u>\$0.00</u>) = <u>\$0.00</u>	
b. <u>0</u> % of Stored Material (Column F on G703: <u>\$0.00</u>) = <u>\$0.00</u>	
Total Retainage (Lines 5a + 5b or Total in Column I of G703).....	\$0.00
6. TOTAL EARNED LESS RETAINAGE.....	\$21,500.00
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$0.00
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE.....	\$21,500.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	<u>\$194,900.00</u>

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, in belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which Certificates for Payment were issued and payments received from the Owner, and that the amount shown herein is now due.

CONTRACTOR: _____
By: _____ Date: 10-25-23

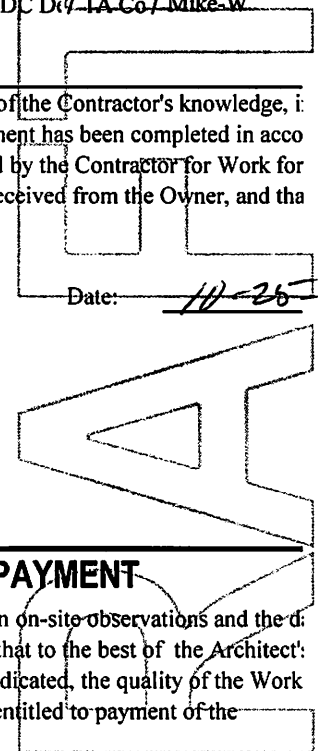
State of: _____
County of: _____
Subscribed and sworn to before me this _____ day of _____
Notary Public: _____
My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the information provided in this application, the Architect certifies to the Owner that to the best of the Architect's information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: _____
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: _____
By: _____ Date: October 25, 23
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner or Contractor under this Contract.



AIA® Document G702® - 1992

Application and Certificate for Payment

TO OWNER:	Mike-William Assisted Living 6313 Joyce Drive Temple Hills Md. 20746	PROJECT:	Mike-William Assisted Living Temple Hills Maryland	APPLICATION NO:	002
FROM CONTRACTOR:	A-1 Finishers, Inc. Washington DC	VIA ARCHITECT:	DC Design Group 7720 Pestle Lane Glen Burnie Md. 21060	PERIOD TO:	November 3, 2023
				CONTRACT FOR:	General Construction
				CONTRACT DATE:	October 20, 2023
				PROJECT NOS:	DC Dc / IA Co / Mike-W

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM.....	\$216,400.00
2. NET CHANGE BY CHANGE ORDERS.....	\$0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2).....	\$216,400.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....	\$59,000.00
5. RETAINAGE:	
a. <u>0</u> % of Completed Work (Column D + E on G703: <u> \$0.00 </u>) = <u> \$0.00 </u>	
b. <u>0</u> % of Stored Material (Column F on G703: <u> \$0.00 </u>) = <u> \$0.00 </u>	
Total Retainage (Lines 5a + 5b or Total in Column I of G703).....	\$0.00
6. TOTAL EARNED LESS RETAINAGE.....	\$59,000.00
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$21,500.00
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE.....	\$37,500.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	<u> \$157,400.00 </u>

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, in belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which Certificates for Payment were issued and payments received from the Owner, and that the amount shown herein is now due.

CONTRACTOR:
By: [Signature] Date: NOV 1 2023

State of: _____
County of: _____
Subscribed and sworn to before me this _____ day of _____
Notary Public: _____

My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the information provided in this application, the Architect certifies to the Owner that to the best of the Architect's information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... 37,500
(Attach explanation if amount certified differs from the amount applied. Initial all changes to this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: [Signature: Darren Comedy] Date: November 01,

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the named herein. Issuance, payment and acceptance of payment are without prejudice to the Owner or Contractor under this Contract.

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1

- Inbox 150
- Unread
- Starred
- Drafts 382
- Sent
- Archive
- Spam
- Trash
- Less
- Views Hide
- Photos
- Documents
- Subscriptions
- Shopping
- Receipts
- Credits
- Travel
- Folders Hide
- New Folder
- Junk
- Notes

6313 Joyce Drive - Application for Payment 2

Mikewilliam.../Inbox ☆



Darren Comedy <ddcom@aol.com>
To: Eucharia Ogu, A. 1finishers Info, Tori Hawkins-Plummer

Wed, Nov 1 at 10:03 AM ☆

Team:

We are very excited to see this project moving forward again. I cannot thank A-1 Finishers, Chris and his team, for the work they have done in such a short period of time. Great job! With that said, please see the second application for payment. As you can see from this application, the concrete is being billed out at 100% complete, asphalt at 50% as well as the railings for the ramp and stairs 50%. Even though additional work has been and is being done this period, we are only submitting for the three items as stated above. There are no change orders for this period. We will be discussing potential change orders for:

- the entrance/exit from the existing dining room
- exterior landscaping
- upcharge for tile

Please let me know if you have any questions.

thanks

Darren D. Comedy, NCARB
Principal
DC Design Group
Architecture / Design / Planning / Construction
Washington DC - Maryland - Pennsylvania - Florida
7720 Pestle Lane, Glen Burnie Maryland 21060
www.dcdesigngroup.net
(717) 982-7357

[Download all attachments as a zip file](#)



G702-1992 -... .pdf
378.5kB



G703-1992 -... .pdf
243.2kB

← ↶ → ⋮

DRAFT AIA[®] Document G702[®] - 1992

Application and Certificate for Payment

TO OWNER:	Mike-William Assisted Living 6313 Joyce Drive Temple Hills Md. 20746	PROJECT:	Mike-William Assisted Living Temple Hills Maryland	APPLICATION NO:	003
FROM CONTRACTOR:	A-1 Finishers, Inc. Washington DC	VIA ARCHITECT:	DC Design Group 7720 Pestle Lane Glen Burnie Md. 21060	PERIOD TO:	November 24, 2023
				CONTRACT FOR:	General Construction C
				CONTRACT DATE:	October 20, 2023
				PROJECT NOS:	DC De/ 1A Co / Mike-W

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703[®], Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM.....	\$216,400.00
2. NET CHANGE BY CHANGE ORDERS.....	\$0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$216,400.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....	\$103,500.00
5. RETAINAGE:	
a. <u>0</u> % of Completed Work (Column D + E on G703: <u> \$0.00 </u>) = <u> \$0.00 </u>	
b. <u>0</u> % of Stored Material (Column F on G703: <u> \$0.00 </u>) = <u> \$0.00 </u>	
Total Retainage (Lines 5a + 5b or Total in Column I of G703).....	\$0.00
6. TOTAL EARNED LESS RETAINAGE.....	\$103,500.00
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$59,000.00
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE.....	\$44,500.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$112,900.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, in belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which Certificates for Payment were issued and payments received from the Owner, and that the amount shown herein is now due.

CONTRACTOR:
By: [Signature] Date: Nov. 24 2023

State of: _____
County of: _____
Subscribed and sworn to before
me this _____ day of _____
Notary Public: _____
My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the information in this application, the Architect certifies to the Owner that to the best of the Architect's knowledge and belief the Work has progressed as indicated, the quality of the Work complies with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....
(Attach explanation if amount certified differs from the amount applied. Initial all figs on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: Darren Comedy
By: _____ Date: November 24,

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

Distribution to:

OWNER:
ARCHITECT:
CONTRACTOR:
FIELD:
OTHER:

Information and
conformance with the
specifications which previous
versions of current

data comprising
the contractor's knowledge,
experience and skill is in accordance

\$44,500.00

(Amounts on this
contract are not certified.)

2023

Contractor
waives any rights of the

DRAFT

DRAFT AIA® Document G702® - 1992

Application and Certificate for Payment

TO OWNER:	Mike-William Assisted Living 6313 Joyce Drive Temple Hills Md. 20746	PROJECT:	Mike-William Assisted Living Temple Hills Maryland	APPLICATION NO:	005
FROM CONTRACTOR:	A-1 Finishers, Inc. Washington DC	VIA ARCHITECT:	DC Design Group 7720 Pestle Lane Glen Burnie Md. 21060	PERIOD TO:	December 28, 2023
				CONTRACT FOR:	General Construction C
				CONTRACT DATE:	October 20, 2023
				PROJECT NOS:	DC De/ - IA Co / - Mike-W

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM.....	\$216,400.00
2. NET CHANGE BY CHANGE ORDERS.....	\$0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$216,400.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....	\$163,500.00
5. RETAINAGE:	
a. <u>0</u> % of Completed Work (Column D + E on G703: <u>\$0.00</u>) = <u>\$0.00</u>	
b. <u>0</u> % of Stored Material (Column F on G703: <u>\$0.00</u>) = <u>\$0.00</u>	
Total Retainage (Lines 5a + 5b or Total in Column I of G703).....	\$0.00
6. TOTAL EARNED LESS RETAINAGE.....	\$163,500.00
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$123,500.00
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE.....	\$40,000.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$52,900.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, in belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which Certificates for Payment were issued and payments received from the Owner, and that the amount shown herein is now due.

CONTRACTOR:
By: _____ Date: _____

State of: _____
County of: _____
Subscribed and sworn to before me this _____ day of _____
Notary Public:
My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the information provided in this application, the Architect certifies to the Owner that to the best of the Architect's knowledge and belief the Work has progressed as indicated, the quality of the Work complies with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:
By: _____ Date: December 28,
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the named herein. Issuance, payment and acceptance of payment are without prejudice to the Contractor or Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

Distribution to:

- OWNER:
- ARCHITECT:
- CONTRACTOR:
- FIELD:
- OTHER:

Information and
conformance with the
code which previous
editions of current

Information comprising
this knowledge,
is in accordance

\$40,000.00

(Amounts on this
contract certified.)

2023

Contractor
waives any rights of the

DRAFT

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (GC): C & N Associates, LLC

PROJECT: Assisted Living Facility

APPLICATION NO: 3

PERIOD TO: 11/30/23

Distribution to:

OWNER

CONTRACTOR

ARCHITECT

From (SUB-CONTRACTOR): Commercial Plus Fire Protection

ARCHITECT:

ARCHITECT'S PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL		
Approved this Month		
Number	Date Approved	
1		
2		
3		
4		
TOTALS		
Net change by Change Orders		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for the Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: _____

State of: _____ County of: _____

Subscribed and sworn to before me this ____ day of _____ 2023

Notary Public:

My Commission expires:

Application is made for Payment, as shown below, in connection with The Contract.

Schedule of Values is attached

1. ORIGINAL CONTRACT SUM.....	\$ 30,000.00
2. Net change by Change Orders.....	
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 30,000.00
4. TOTAL COMPLETED AND STORED TO DATE	\$ 30,000.00
(Column G on Schedule of Values)	
5. RETAINAGE:	
a. 0.0 % of Completed Work 0.00	
(Column D+E on Schedule of Values)	
b. 10 % of Stored Material 0	
(Column F on Schedule of Values)	
Total Retainage (Line 5a+5b or	
Total in Column I of Schedule of Values).....	\$ -
6. TOTAL EARNED LESS RETAINAGE.....	\$ 30,000.00
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENT (Line 6 from prior Certificate).....	\$22,740.00
8. CURRENT PAYMENT DUE.....	\$ 7,260.00
9. BALANCE TO FINISH , PLUS RETAINAGE.....	\$ -
(Line 3 less Line 6)	

Paid

11/16/23

AMOUNT CERTIFIED..... \$ _____

(Attach explanation if amount certified differs from the amount applied for.)

Owner:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

TO OWNER : **Eucharla Ogu**
 6313 Joyce Drive
 Temple Hills Maryland 20748

PROJECT: **Mike-Williams Assisted Living**
 Job No.

APPLICATION NO: **1**

PERIOD TO: **11/1 - 11/30/2020**

FROM CONTRACTOR **Jones Quality Construction**
 3416 39th Place
 Brentwood Maryland 20722

VIA ARCHITECT: **DC Design Group**
 7720 Pottle Lane
 Glen Burnie Md 20610

ARCHITECT'S
 PROJECT NO: **2020-0046**

CONTRACT DATE: **11/5/2020**

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment , as shown below, in connection with the Contract.
 Continuation sheet, AIA Document G703, is attached.

CHANGE ORDER SUMMARY

Change Orders Approved in Previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL			
0			
Approved this month			
Number	Date Approved		
TOTAL		0	0
Net Change by Change Orders		0	

1. ORIGINAL CONTRACT SUM	<u>347,450</u>
2. NET CHANGE BY CHANGE ORDERS	<u>0</u>
3. CONTRACT SUM TO DATE (LINE 1 & 2)	<u>347,450</u>
4. TOTAL COMPLETED & STORED TO DATE	<u>93,490</u>
5. RETAINAGE	
a. 5% of completed work	<u>4,674</u>
b. 5% of stored material	<u>4,674</u>
Total retainage	<u>4,674</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	<u>88,816</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	<u>30,000</u>
8. CURRENT PAYMENT DUE	<u>58,816</u>
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	<u>258,634</u>

The undersigned Contractor certifies that to the best of the Contractor's Knowledge, information and belief the Work covered by the Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

State of Maryland
 Subscribed and sworn to before me the
 Notary Public:

County of:
 day of

By:  Date: 12-07-2020
 , Project Manager

My Commission Expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF 2 PAGES

TO OWNER: Eucharía Ogu
6313 Joyce Drive
Temple Hills Maryland

PROJECT: Ogu Addition

APPLICATION NO.: 3
PERIOD TO: 2/23/2022
PROJECT NOS.: 2/28/2022

Distribution to:

<input checked="" type="checkbox"/>	OWNER
<input checked="" type="checkbox"/>	ARCHITECT
<input checked="" type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

FROM CONTRACTOR: CM Builders
4414 Penwood Rd
Brentwood Maryland 20722

VIA ARCHITECT: DC Design Group
7720 Pestle Lane
Glen Burnie Maryland

CONTRACT DATE: 1/18/2021

CONTRACT FOR: construction

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 350,000
2. Net change by Change Orders \$ 0
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 350,000.00
4. TOTAL COMPLETED & STORED TO DATE \$ 142,840.18
(Column G on G703)
5. RETAINAGE:
 - a. _____% of Completed Work \$ 0
(Columns D + E on G703)
 - b. _____% of Stored Material \$ 0
(Column F on G703)
 Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ 0
6. TOTAL EARNED LESS RETAINAGE \$ 142,840.18
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 123,370.18
8. CURRENT PAYMENT DUE \$ 19,470.00 *Cont 3-1-2022 received*
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 175,000.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Charles M. M... Date: 3-1-2022

State of: Maryland
County of: Prince Georges
Subscribed and sworn to before me this 11th day of March 2022

Notary Public: Kelly K Nwoji
My Commission expires: 07/14/2024

KELLY K NWOJI
NOTARY PUBLIC
Prince George's County, Maryland
My Commission Expires 7/14/2024

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.

APPLICATION NO.: 3
APPLICATION DATE: 2/23/2022

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 2/28/2022

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO.: 1/18/2021

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE) RATE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G + C)			
1	Demolition/Excavation	14300.00	12870.00	0		142,840.18	40.81	0	0
2	F/I Footings & Foundation	22,500.00	22,500.00	0			%	0	0
3	F/I concrete slab	52,600.00	47,340.00	0				3,600.00	0
4	F/I underground wat/sew	8,500.00	8,500.00	0				0	0
5	F/I exter/interior framing	44,100.00		31,860.00				0	0
6	F/I wood trusses	30,200.00	18,370.18					0	0
7	F/I electrical service	21,500.00		1,400.00				20,100.00	
8	F/I mechanical service	25,800.00						26,200.00	
9	F/I plumbing service	14,800.00						14,800.00	
10	F/I roof shingles	12,500.00						17,100.00	
11	F/I exterior windows	9,400.00						9,400.00	
12	F/I insulation/drywall	34,000.00						34,000.00	
13	F/I doors and hardware	9,200.00						7,200.00	
14	F/I interior floor finishes	18,600.00						18,600.00	
15	F/I exterior vinyl siding	15,000.00						15,000.00	
16	F/I Sprinkler system	9,000.00						9,000.00	
17	F/I Painting	8,000.00							
18	F/I cabinets & countertops								
		350,000.00	109,580.18	33,260.00	0	142,840.18	40.81%	207,159.82	



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Distribution to:

OWNER:	<input checked="" type="checkbox"/>
ARCHITECT:	<input checked="" type="checkbox"/>
CONTRACTOR:	<input checked="" type="checkbox"/>
FIELD:	<input type="checkbox"/>
OTHER:	<input type="checkbox"/>

Information and
accordance with the
which previous
it current

data comprising
knowledge,
is in accordance

\$35,000.00

(figures on this
amount certified.)

124

Contractor
any rights of the

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APPLICATION AND CERTIFICATE FOR PAYMENT

TO (GC): C & N Associates, LLC

PROJECT: Assisted Living Facility

APPLICATION NO: 2

Distribution to:

- OWNER
- CONTRACTOR
- ARCHITECT

PERIOD TO: 08/02/2023

From (SUB-CONTRACTOR): Commercial Plus Fire Protection

ARCHITECT:

ARCHITECT'S PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL			
Approved this Month			
Number	Date Approved		
1			
2			
3			
4			
TOTALS			
Net change by Change Orders			

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for the Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

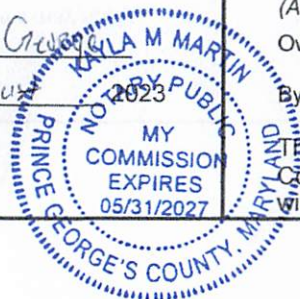
By: [Signature] Date: 8/2/2023

State of: Maryland County of: Prince George's

Subscribed and sworn to before me this 2 day of August, 2023

Notary Public: [Signature]

My Commission expires: May 31, 2027



Application is made for Payment, as shown below, in connection with The Contract.

Schedule of Values is attached

1. ORIGINAL CONTRACT SUM.....	\$ 30,000.00
2. Net change by Change Orders.....	
3. CONTRACT SUM TO DATE (Line 1+-2)	\$ 30,000.00
4. TOTAL COMPLETED AND STORED TO DATE	\$ 30,000.00
(Column G on Schedule of Values)	
5. RETAINAGE:	
a. 10.0 % of Completed Work <u>3,000.00</u>	
(Column D+E on Schedule of Values)	
b. 10 % of Stored Material <u>0</u>	
(Column F on Schedule of Values)	
Total Retainage (Line 5a+5b or Total in Column I of Schedule of Values).....	\$ 3,000.00
6. TOTAL EARNED LESS RETAINAGE.....	\$ 27,000.00
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate).....	\$3,240.00
8. CURRENT PAYMENT DUE.....	\$ 23,760.00
9. BALANCE TO FINISH , PLUS RETAINAGE.....	\$ 3,000.00
(Line 3 less Line 6)	

AMOUNT CERTIFIED..... \$

(Attach explanation if amount certified differs from the amount applied for.)

Owner: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF 2 PAGES

TO OWNER: Eucharía Ogu
6313 Joyce Drive
Temple Hills Maryland

PROJECT: Ogu Addition

APPLICATION NO.: 4
PERIOD TO: 3/29/2022
PROJECT NOS.: 3/28/2022

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM CONTRACTOR: CM Builders
4414 Penwood Rd
Brentwood Maryland 20722

VIA ARCHITECT: DC Design Group
7720 Pestle Lane
Glen Burnie Maryland

CONTRACT DATE: 1/18/2021

CONTRACT FOR: construction

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 350,000
2. Net change by Change Orders \$ 0
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 350,000.00
4. TOTAL COMPLETED & STORED TO DATE \$ 176,520.00
(Column G on G703)
5. RETAINAGE:
 - a. _____% of Completed Work \$ 0
(Columns D + E on G703)
 - b. _____% of Stored Material \$ 0
(Column F on G703)
 Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ 0
6. TOTAL EARNED LESS RETAINAGE \$ 176,520.00
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 142,840.18
8. CURRENT PAYMENT DUE Carls Munde \$ 33,679.82
3-29-2022
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 173,480.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Carls Munde Date: 3-29-2022

State of:

County of:

Subscribed and sworn to before me this _____ day of _____

Notary Public:

My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 4

APPLICATION DATE: 3/29/2022

PERIOD TO: 3/28/2022

ARCHITECT'S PROJECT NO.: 1/18/2021

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE) RATE
			D + E FROM PREVIOUS APPLICATION	E THIS PERIOD		(G + C)	%		
1	Demolition/Excavation	14,300.00	12,870.00	0		176,520.00	50.43	1,430.00	0
2	F/I Footings & Foundation	22,500.00	22,500.00	0				0	0
3	F/I concrete slab	52,600.00	47,340.00	0				5,260.00	0
4	F/I underground wat/sew	8,500.00	8,500.00	0				0	0
5	F/I exter/interior framing	35,400.00	31,860.00	0				3,540.00	0
6	F/I wood trusses	30,200.00	18,370.18	11,830.00				0	0
7	F/I electrical service	21,500.00	1,400.00	5,400.00				14,700.00	
8	F/I mechanical service	25,800.00						25,800.00	
9	F/I plumbing service	14,800.00		5,200.00				9,600.00	
10	F/I roof shingles	12,500.00		11,250.00				1,250.00	
11	F/I exterior windows	9,400.00						9,400.00	
12	F/I insulation/drywall	34,000.00						34,000.00	
13	F/I doors and hardware	9,200.00						9,200.00	
14	F/I interior floor finishes	18,600.00						18,600.00	
15	F/I exterior vinyl siding	15,000.00						15,000.00	
16	F/I Sprinkler system	9,000.00						9,000.00	
17	F/I Painting	8,000.00						8,000.00	
18	F/I cabinets & countertops	8,700.00						8,700.00	
		350,000.00	142,840.18	33,679.82	0	176,520.00	50.43	173,480.00	0.00



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APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 2

TO OWNER: Eucharía Ogu
6313 Joyce Drive
Temple Hills, Md. 20748

PROJECT: Ogu Addition

ARCHITECT: DC Design Group
7720 Pestle Lane
Glen Burnie, Md.

APPLICATION # 6

PERIOD TO: 31-Mar-21

Distribution to:

<input checked="" type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT
<input type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

FROM CONTRACTOR: CM Builders
4414 Penwood Road
Brentwood, Md. 20722

CON NO: N/A
SOL#
PUCH ORD#:
CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	<u>350,000.00</u>
2. Net change by Change Orders	\$	<u>19,760.00</u>
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	<u>369,760.00</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	<u>232,580.00</u>
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	<u>0.00</u>
b. % of Stored Material (Column F on G703)	\$	<u> </u>
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	<u>0.00</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	<u>232,580.00</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	<u>207,260.00</u>
8. CURRENT PAYMENT DUE	\$	<u>25,320.00</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	<u>137,180.00</u>

Johns Munde 6-9-2022

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: C & N Associates, LLC

By: Raymond Ihegbe Date: _____

State of: _____ County of: _____
Subscribed and sworn before me this _____ day of _____
Notary Public:
My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$0.00	
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: 0
APPLICATION DATE: 00/00/2022

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 00/00/2022

Use Column I on Contracts where variable Retainage for line items may apply.

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G + C)		
1	Demolition/Excavation	\$ 14,300.00	\$ 12,870.00	0.00		\$12,870.00	90.00%	\$1,430.00	\$0.00
2	F/I Footings & Foundation	\$ 22,500.00	\$ 22,500.00	0		\$22,500.00	100.00%		\$0.00
3	F/I Concrete Slab	\$ 52,600.00	\$ 47,340.00	0		\$47,340.00	90.00%	\$5,260.00	\$0.00
4	F/I underground water & sewer	\$ 8,500.00	\$ 8,500.00	0		\$8,500.00	100.00%		\$0.00
5	F/I exterior & Interior Framing	\$ 35,400.00	\$ 31,860.00	0		\$31,860.00	90.00%	\$3,540.00	\$0.00
6	F/I wood trusses	\$ 30,200.00	\$ 30,200.00	0		\$30,200.00	100.00%		\$0.00
7	F/I electrical service	\$ 21,500.00	\$ 8,600.00	0		\$8,600.00	40.00%	\$12,900.00	\$0.00
8	F/I mechanical service	\$ 25,800.00	\$ -	10,320		\$10,320.00	40.00%	\$15,480.00	\$0.00
9	F/I plumbing service	\$ 14,800.00	\$ 5,920.00	0		\$5,920.00	40.00%	\$8,880.00	\$0.00
10	F/I roof shingles	\$ 12,500.00	\$ 11,250.00	0		\$11,250.00	90.00%	\$1,250.00	\$0.00
11	F/I exterior windows	\$ 9,400.00	\$ 8,460.00	0		\$8,460.00	90.00%	\$940.00	\$0.00
12	F/I insulation/drywall	\$ 34,000.00	\$ -	0				\$34,000.00	\$0.00
13	F/I doors & hardware	\$ 9,200.00	\$ -	0				\$9,200.00	\$0.00
14	F/I interior floor finishes	\$ 18,600.00	\$ -	0				\$18,600.00	\$0.00
15	F/I exterior vinyl siding	\$ 15,000.00	\$ -	15,000		\$15,000.00	100.00%		\$0.00
16	F/I sprinkler system	\$ 9,000.00	\$ -	0				\$9,000.00	\$0.00
17	F/I painting	\$ 8,000.00	\$ -	0				\$8,000.00	\$0.00
18	F/I cabinets & countertops	\$ 8,700.00	\$ -	0				\$8,700.00	\$0.00
		\$ -	\$ -	0					\$0.00
		\$ -	\$ -	0					\$0.00
	TOTAL ORIGINAL CONTRACT AMOUNT	\$ 350,000.00	\$ 187,500.00	25,320.00	\$0.00	\$212,820.00	60.81%	\$137,180.00	\$0.00
	CHANGES	\$ -	\$ -						
19	Change Order No. 001A	\$ 19,760.00	\$ 19,760.00	0		\$19,760.00	100.00%		\$0.00
	SUBTOTAL CHANGES	\$ 19,760.00	\$ 19,760.00	0.00	\$0.00	\$19,760.00	100.00%		\$0.00
		\$ 369,760.00	\$ 207,260.00	\$ 25,320.00	\$ -	\$232,580.00	62.90%	\$137,180.00	\$0.00

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

DRAFT AIA® Document G702® - 1992

Application and Certificate for Payment

TO OWNER:	Mike-William Assisted Living 6313 Joyce Drive Temple Hills Md. 20746	PROJECT:	Mike-William Assisted Living Temple Hills Maryland	APPLICATION NO:	007
FROM CONTRACTOR:	A-1 Finishers, Inc. Washington DC	VIA ARCHITECT:	DC Design Group 7720 Pestle Lane Glen Burnie Md. 21060	PERIOD TO:	February 08, 2024
				CONTRACT FOR:	General Construction C
				CONTRACT DATE:	October 20, 2023
				PROJECT NOS:	DC Dc / 1A Co / Mike-W

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM.....	\$216,400.00
2. NET CHANGE BY CHANGE ORDERS.....	\$20,000.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$236,400.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....	\$219,000.00
5. RETAINAGE:	
a. <u>0</u> % of Completed Work (Column D + E on G703: <u>\$0.00</u>) = <u>\$0.00</u>	
b. <u>0</u> % of Stored Material (Column F on G703: <u>\$0.00</u>) = <u>\$0.00</u>	
Total Retainage (Lines 5a + 5b or Total in Column I of G703).....	\$0.00
6. TOTAL EARNED LESS RETAINAGE.....	\$219,000.00
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$198,500.00
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE.....	\$20,500.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$17,400.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$20,000.00	\$0.00
TOTALS	\$20,000.00	\$0.00
NET CHANGES by Change Order		\$20,000.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, in belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which Certificates for Payment were issued and payments received from the Owner, and that the amount shown herein is now due.

CONTRACTOR: _____
By: [Signature] Date: _____

State of: _____
County of: _____
Subscribed and sworn to before me this _____ day of _____
Notary Public: _____
My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the information provided in this application, the Architect certifies to the Owner that to the best of the Architect's information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$20,500
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: Darren Comedy
By: _____ Date: February 8, 2024

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner or Contractor under this Contract.

Distribution to:

OWNER:	<input checked="" type="checkbox"/>
ARCHITECT:	<input checked="" type="checkbox"/>
CONTRACTOR:	<input checked="" type="checkbox"/>
FIELD:	<input type="checkbox"/>
OTHER:	<input type="checkbox"/>

Information and
coordination with the
contractor which previous
versions did not contain

Information comprising
contractor's knowledge,
which is in accordance

(\$20,500.00
Contractor's fee on this
contract certified.)

24
Contractor
waives any rights of the

DRAFT



7051 Muirkirk Meadows Drive, Suite C
 Beltsville, MD 20705

INVOICE

DATE:	Invoice No.
11/10/2022	FMD2023-71058
Terms	Due Date

BILL TO:	
Chris Plummer 2519 High Street , SE Washington, DC 20020	A-1 Finishers, LLC

	Project Name:	6313 Joyce Drive, Temple Hills MD
	Project #:	PGC 2020-1222

DESCRIPTION	QUANTITY	RATE	AMOUNT
Electrical (TPF Inspection)	1.00	\$350.00	\$ 350.00
Mechanical Rough- In Inspection	1.00	\$350.00	\$ 350.00
Electrical Rough-in Inspection	1.00	\$350.00	\$ 350.00
Fire Alarm Rough-in Inspection (Low Voltage Wiring)	1.00	\$400.00	\$ 400.00
Non-Structural Framing (Celing and Wall)	1.00	\$350.00	\$ 350.00
Insulation Inspection (Ceiling and Wall)	1.00	\$350.00	\$ 350.00
Sprinkler Hydro. Inspection	1.00	\$400.00	\$ 400.00

TOTAL \$ 2,550.00

Payment is due upon receipt and subject to late fees if not received within 30 days of the date of this invoice.
 If you have any questions regarding this invoice contact Ted Bekele at (301) 339 4261 or tbekele@fmcassoc.com

Thank you for using FMC-MD



FERGUSON ENTERPRISES LLC #199
 8210 PENN RANDALL PLACE STE B
 HUB = F002
 UPPER MARLBORO, MD 20772-0000
 Phone: 301-899-8683
 Fax: 301-899-3706

Deliver To: From: Aiden Lynch Comments:
--

15:09:55 FEB 13 2024

Page 1 of 1

FERGUSON ENTERPRISES #1300

Price Quotation
 Phone: 301-899-8683
 Fax: 301-899-3706

Bid No: B199691
Bid Date: 02/06/24
Quoted By: DAM

Cust Phone: 202-439-2030
Terms: NET 10TH PROX

Customer: T & T PLUMBING & HEATING
 6824 2ND STREET
 LANHAM, MD 20706

Ship To: CUSTOMER PICK-UP

Cust PO#: **Job Name:** JOYCE DRIVE

Item	Description	Quantity	Net Price	UM	Total
NNPE240A2NG	199K MBH TKLS WTR HTR NG/LP	1	1612.000	EA	1612.00
JD05102	LF 3/4 TKLS WHTR VLV KIT IPS ISO	1	68.252	EA	68.25
DIVCVENT2	2 CONC VENT	1	43.186	EA	43.19
THG4D48K	3/4 X 48 GAS HOSE W/ QD KIT	2	274.380	EA	548.76
PF9280F	3/4X3/4 FIPXFIP 1PC LEV HDL GAS BV	2	9.915	EA	19.83
PFLT2123	SGL LDRY SINK W/LEGS	1	109.918	EA	109.92
PFWSC1127CP	LF 1.2 GPM 2HDL MTL HDL LDY FCT CP	1	52.830	EA	52.83

Net Total: \$2454.78
Tax: \$147.30
Freight: \$0.00
Total: \$2602.08

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE//VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>
 Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.
 Buyer shall accept delivery of products within 60 days of Seller receiving the products at Seller's warehouse. If Buyer causes or requests a delay in delivery of the products, Buyer may be subject to storage fees and additional costs caused by such delay. Seller reserves the right to requote the products and reschedule the delivery date, subject to manufacturer's lead times and price increases, if Buyer is unable to accept delivery within 60 days.



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<https://survey.medallia.com/?bidsorder&fc=2&on=50166>

4' High Fence

28' 8.0'

WIRE FENCE

SHED

LOT 1
14,162 SF

6' High Fence

ASPH DW

1 STORY
BRICK/FRAME
WBSMT
#6313

STAIRS

Wood Deck

Grass Loss Area
5%

JOYCE DRIVE

50' R/W

Steps
5-30-18

Approved for Soils, Grading,
and Drainage

By: *[Signature]*

Permit #: 41406-2018

Date: 4/14/18

OK for concrete
living facility w/ 5 residents

- 3:1 Maximum Slope Allowed On Residential Property.
- 7% Maximum Parking Pad Slope and 12% Maximum Driveway Slope.
- 2.5% Minimum Slope Required On Yard or Lawn Areas. 10" Minimum Slope of Pad Away From Building Is Required.

BRINKLEY ROAD

NOTES:

1. THIS LOCATION DRAWING IS OF BENEFIT TO A CONSUMER ONLY IN SO FAR AS IT IS REQUIRED BY A LENDER OR A TITLE INSURANCE COMPANY OR ITS AGENT IN CONNECTION WITH CONTEMPLATED TRANSFER, FINANCING OR REFINANCING.
2. THIS LOCATION DRAWING IS NOT TO BE USED FOR BUILDING OF FENCES OR OTHER IMPROVEMENTS.
3. THIS LOCATION DRAWING IS NOT TO BE RELIED UPON FOR THE ACCURATE IDENTIFICATION OF PROPERTY BOUNDARY LINES, BUT SUCH IDENTIFICATION MAY NOT BE REQUIRED FOR THE TRANSFER OF TITLE OR SECURING FINANCING OR REFINANCING.
4. LEVEL OF ACCURACY IS 2'±.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY SHOWN HEREON FOR THE PURPOSE OF LOCATING THE IMPROVEMENTS ONLY, AND THE PROPERTY CORNERS HAVE NOT BEEN ESTABLISHED OR SET, UNLESS OTHERWISE NOTED. WE ASSUME NO RESPONSIBILITY, OR LIABILITY FOR ANY RIGHT-OF-WAYS ON THE RECORD OR EASEMENTS RECORDED OR UNRECORDED NOT APPEARING ON THE RECORDED PLAT OR MENTIONED IN THE DEED REFERED TO HEREON. NO TITLE REPORT WAS FURNISHED.

[Signature]
PROFESSIONAL SEAL DATE 5/2/2018

APPLIED CIVIL ENGINEERING

9470 ANNAPOLIS ROAD, SUITE 414
LANHAM, MD 20705
PHONE 301-459-5932
FAX 301-459-5974
APPLIEDCIVIL.ACE@VERIZON.NET

LOCATION DRAWING
JOHN LYNN
LOT 1 BLOCK A
BOOK 35247 PAGE 216
PLAT BOOK 27@22
PRINCE GEORGE'S COUNTY MARYLAND
SCALE 1" = 40' DATE 5-1-18

Steps
8-20-18

The Maryland-National Capital
Park and Planning Commission

APPROVED 41406-2018 REC

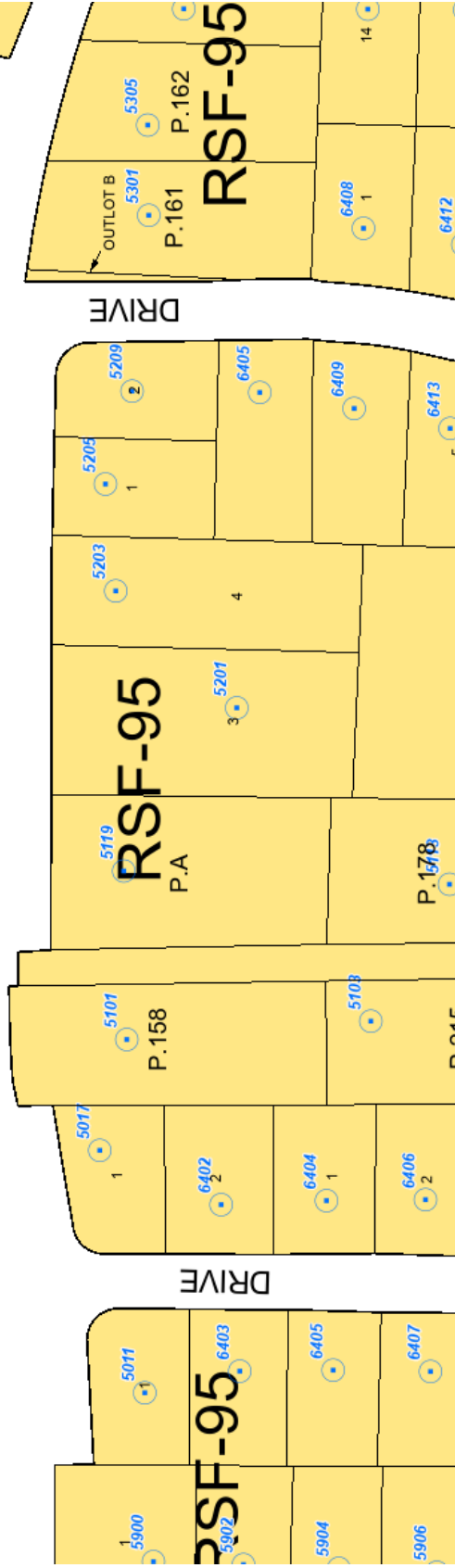
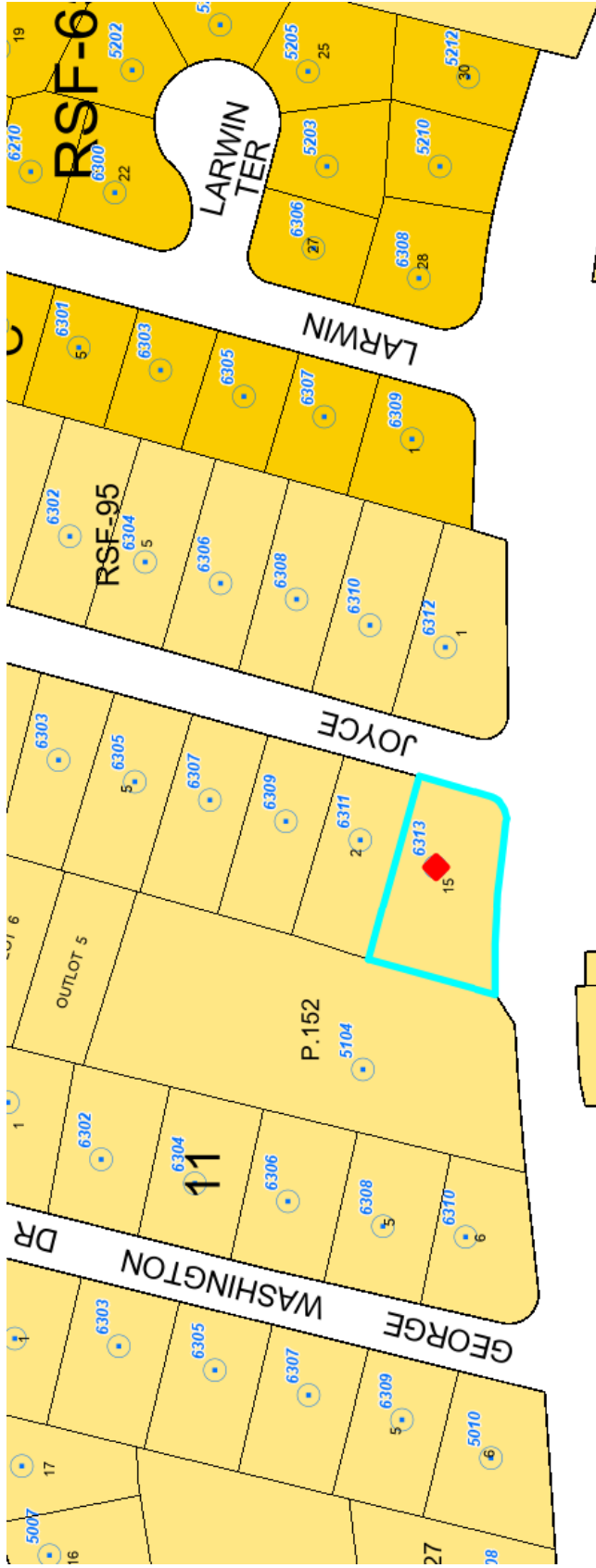
PERMIT # ok for handicap ramp

5 4's 6" High Fence

Section 27-254 of the Zoning Ordinance of Prince George's County, Maryland, requires that applications for building permits and use and occupancy permits be accompanied by copies of a **current** site plan, **drawn to scale**. The following information **MUST** be included on this site plan:

1. The present configuration of the property, including bearings and distances, in feet, along all lot lines.
2. The name, location, distance to the center line, and right-of-way width of all abutting streets.
3. The subdivision name and lot and block number(s) of the subject property (if any) and, where applicable, the current and former names of the development project.
4. The total area of the subject property (in square feet or acres).
5. A north arrow and scale.
6. The location, height, dimensions, and use of **ALL** existing and proposed buildings and other structures (such as fences, walls, swimming pools, poles, etc.), and the **precise location** on the site to which the permit application is applicable.
7. The front, side and rear yard depths/widths (*i.e.*, setbacks from all lot lines).
8. The gross floor area of **ALL** buildings (except dwellings); and, if occupied by two or more uses, the gross floor area devoted to **each use**.
9. Any other information necessary to determine the number of off-street parking spaces required, such as:
 - a. Gross leasable area for shopping centers/malls exceeding 25,000 square feet of gross leasable area;
 - b. Bedroom percentages for multifamily dwellings, where applicable;
 - c. Number of rooms/units within hotels, motels, tourist homes, country inns, boarding/rooming houses, dormitories, etc.;
 - d. Number of seats within churches, eating and drinking establishments, spectator areas at sports facilities, etc.;
 - e. Number of beds/doctors within hospitals and nursing homes;
 - f. Number of students within private schools.
10. A complete off-street parking lot/loading area layout and table showing the numbers of spaces required and provided and landscaping area calculations, indicating compliance with PART 11, OFF-STREET PARKING AND LOADING, of the Zoning Ordinance. Of particular concern are the **design standards** and schedules of **numbers of spaces** required.
11. Ingress, egress, and internal circulation driveways, and widths thereof.
12. Delineation of the 100-year floodplain, if any.
13. The percentage of lot coverage/building coverage/green area, where applicable.
14. Any restrictions and/or conditions imposed by zoning, special exception, subdivision, or variance approval; and any variances/waivers previously granted.
15. For **sign permits**, the exact location, height, dimensions, square footage, and content of the signs.


FOR FURTHER INFORMATION AS TO WHETHER A PARTICULAR USE IS ALLOWED, AND UNDER WHAT CIRCUMSTANCES, ON A GIVEN PIECE OF PROPERTY, CONTACT THE ZONING INFORMATION OFFICE OF THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION AT (301) 952-3195 OR (301) 952-3208.



SIGN POSTING AND INSPECTION AFFIDAVIT

I, Eucharica Ogu, hereby certify that the subject property was posted with
(print or type name)
Four (4) sign(s) on 4/4/2026
(specify number) (date)

I further certify that the signs were inspected no later than the 15th day of posting and were maintained in a reasonable manner.

Signature: 

Application Numbers: HRR-001-206 Name: Eucharica Ogu

Date: 4/17/2026

Address: 6113 Joyce Drive
Temple Hills, Maryland

Telephone: 301-535-9851 - 20748

Capacity in which you are acting: Owner
(Owner, Applicant, Agent)

NOTE: Attach legible photograph(s) showing sign(s) in place. Return this affidavit and photographs to the Zoning Hearing Examiner no later than 15 days prior to the scheduled Zoning Hearing Examiner meeting (see attached map for posting locations).

* * * * *

The affidavit must be received no later than 15 days prior to the Zoning Hearing Examiner hearing. Failure to deliver the affidavit may result in rescheduling your hearing date or a recommendation for denial of the application.

ZONING HEARING EXAMINER

HEARING
301-952-3644

Email: ZHE@co.pg.md.us

HEARING INFORMATION:

ERR-001-2026

PERMIT ISSUED IN ERROR

MAY 6, 2026

9:30 A.M.

(VIRTUAL)

REQUEST:

VALIDATION OF PERMIT 31752-2020-RGU AND
PERMIT 41406-2018-RGW01 TO ALLOW A
CONGREGATE LIVING FACILITY WITH UP TO 8
RESIDENTS.

PROPERTY:

APPROX. 0.3251 ACRE IN THE RSF-95 ZONE
LOCATED AT THE INTERSECTION OF JOYCE DRIVE
AND BRINKLEY ROAD, AND IDENTIFIED AS 6313
JOYCE DRIVE, TEMPLE HILLS, MD 20748.

PLEASE CONTACT US IF YOU WISH TO BECOME
A PERSON OF RECORD, ATTEND, OR SPEAK AT THE HEARING

Wayne K. Curry Administration Building
1301 McCormick Drive, LaSalle, Maryland, 20774

<https://www.pgccouncil.us/175/Office-of-the-Zoning-Hearing-Examiner>

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1301 McCormick Drive, Largo, Maryland, 20774

<https://www.pgccouncil.us/175/Office-of-the-Zoning-Hearing-Examiner>

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PLEASE CONTACT US IF YOU WISH TO RESUME
A PERSON OF RECORD ATTEND OR SPEAK AT THE HEARING.
Wayne K. Curry, Administration Director
1301 McCormick Drive, Upper Meriden, MD 21084
<https://www.pgandcc.org/1301-McCormick-Drive-Upper-Meriden-MD-21084>

<p>ZONING HEARING EXAMINER[®]</p> <p>HEARING</p> <p>301-952-3644</p> <p>Email: ZHE@co.pg.md.us</p> <p>HEARING INFORMATION:</p> <p>ERR-001-2026</p> <p>PERMIT ISSUED IN ERROR</p> <p>MAY 6, 2026</p> <p>9:30 A.M.</p> <p>(VIRTUAL)</p> <p>REQUEST:</p> <p>VALIDATION OF PERMIT 31752-2026-RGU AND PERMIT 41406-2018-RGW01 TO ALLOW A CONGREGATE LIVING FACILITY WITH UP TO 8 RESIDENTS.</p> <p>PROPERTY:</p> <p>APPROX. 0.3251 ACRE IN THE RSF-65 ZONE, LOCATED AT THE INTERSECTION OF JOYCE DRIVE AND BRINKLEY ROAD, AND IDENTIFIED AS 6313 JOYCE DRIVE, TEMPLE HILLS, MD 20748.</p> <p>PLEASE CONTACT US IF YOU WISH TO BECOME A PERSON OF RECORD. ATTEND, OR SPEAK AT THE HEARING.</p> <p>Worcester County Administration Building 1301 McShinnick Drive, Largo, Maryland 20774 https://www.pgandmd.net/1710/office-of-the-zoning-hearing-examiner</p>	<p>ZONING HEARING EXAMINER[®]</p> <p>HEARING</p> <p>301-952-3644</p> <p>Email: ZHE@co.pg.md.us</p> <p>HEARING INFORMATION:</p> <p>ERR-001-2026</p> <p>PERMIT ISSUED IN ERROR</p> <p>MAY 6, 2026</p> <p>9:30 A.M.</p> <p>(VIRTUAL)</p> <p>REQUEST:</p> <p>VALIDATION OF PERMIT 31752-2026-RGU AND PERMIT 41406-2018-RGW01 TO ALLOW A CONGREGATE LIVING FACILITY WITH UP TO 8 RESIDENTS.</p> <p>PROPERTY:</p> <p>APPROX. 0.3251 ACRE IN THE RSF-65 ZONE, LOCATED AT THE INTERSECTION OF JOYCE DRIVE AND BRINKLEY ROAD, AND IDENTIFIED AS 6313 JOYCE DRIVE, TEMPLE HILLS, MD 20748.</p> <p>PLEASE CONTACT US IF YOU WISH TO BECOME A PERSON OF RECORD. ATTEND, OR SPEAK AT THE HEARING.</p> <p>Worcester County Administration Building 1301 McShinnick Drive, Largo, Maryland 20774 https://www.pgandmd.net/1710/office-of-the-zoning-hearing-examiner</p>
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ZONING HEARING EXAMINER™

HEARING

301-952-3644

Email: ZHE@co.pg.md.us

HEARING INFORMATION:

ERR-001-2026

PERMIT ISSUED IN ERROR

MAY 6, 2026
9:30 A.M.
(VIRTUAL)

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<https://www.pgprincetn.org/173/Office-of-the-Zoning-Hearing-Examiner>

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1391 McCormick Drive, Largo, Maryland, 20774
<https://www.pgprincetn.org/173/Office-of-the-Zoning-Hearing-Examiner>



SIGN POSTING TEMPLATE TRANSMITTAL

Application Number: ERR-001-2026

Applicant(s) Name: Eucharia Ogu

Date sign template was transmitted to applicant or applicant's agent: 03/31/2026

Person to whom sign template was transmitted: Theresa D. "Terry" Myers Rees Broome, PC (Print)

Theresa D. Myers (Signature)

Capacity in which that person was acting: Agent

(owner, applicant, agent)

Date of scheduled Zoning Hearing Examiner meeting: May 06, 2026

Last date sign(s) can be posted: April 4, 2026

IN RE: Validation of Permit Issued in Error
(ERR-001-2026)

APPLICANT: Eucharia Ogu

PROPERTY: Mike William Assisted Living, LLC
6313 Joyce Drive
Temple Hills, MD 20748

AGENT/CORRESPONDENT: Rees Broome, PC
163 Waterfront Street, Suite 300
National Harbor, Maryland 20745

STATEMENT OF THE ALLEGED ERROR
(ERR-001-2026)

I. Description of Property and Request

The Applicant in this case is Eucharia Ogu, who co-owns the subject property with her husband Ignatius Ogu. The property is located on approximately 14,162 square feet of land at 6313 Joyce Drive, Temple Hills, Maryland 20748. It is Lot 15, Block A (recorded in Liber 35247 Folio 216) in the John-Lynn subdivision. The subject property is located in the RSF-95 (previously R-80) Zone. The property was originally developed as a single-family dwelling, but became a congregate living facility in 2018. The congregate living facility does business under Mike William Assisted Living, LLC, and is in good standing with the State of Maryland. A Certificate of Good Standing is enclosed herewith as Attachment 1.

This application is for validation of a building permit (Case No. 31752-2020-1) issued in error on May 13, 2021 attached as Attachment 2, and a fence permit (No. 41406-2018-1) issued in error on August 30, 2018 attached as Attachment 3. This request is being made pursuant to Section 27-3615(c) of the Zoning Ordinance which sets out the submittal requirements for validation of a permit issued in error. This validation is requested in order to permit the existing congregate living facility to remain and increase the number of residents that can be served by

the facility. In accordance with Section 27-3615(c), the Applicant filed the subject application with the Department of Permitting, Inspections, and Enforcement (DPIE). The Permit Review Section, Development Review Division, M-NCPPC, reviewed the applications for building permit and fence permit and determined that these permits may have been issued in error. A copy of the Memorandum from the M-NCPPC is enclosed herewith as Attachment 4.

As indicated above, the existing congregate living business is operated from a single-family dwelling which is located in a residential subdivision on a corner lot. An existing 6-foot fence surrounds the dwelling. North of the property is a single-family dwelling; east of the property is Joyce Drive, and further to the east are single-family homes; south of the property is Brinkley Road and further to the south are single-family homes; and west of the property is a single-family dwelling.

History of the Building Permit

The applicant applied for a Use and Occupancy Permit (24146-2018-0), attached as Attachment 5 to allow a congregate living facility in 2018. During this initial time, an interior work building permit (No. 1052-2019-00), attached as Attachment 6, was issued on November 7, 2019 that describes the approved work as “Interior Work w/ Use For Congregate Living Facility with up to (8) Residents,” and the existing use as “Dwelling/Single Family Detach.”

As the congregate living facility saw success, Ms. Ogu decided to expand. The subject proposal was originally submitted under a building permit (Case No. 17707-2020) in May of 2020 to construct an addition to the current assisted living facility to increase the patient beds from 8 to 16. After an initial approval from DPIE, it was subsequently discovered that the approval had to be rescinded due to the need for a special exception prior to the construction taking place. A meeting was scheduled and held on August 19, 2020, in which DPIE requested

to start (with the same drawings) while requesting removal of all notes for an assisted/congregate living facility and change it to a residential addition – in order to allow for the construction to take place, while giving a credit for the permit costs since the Applicant had paid the commercial rate for permit instead of residential. Everyone in the meeting was aware that the goal of the addition was to get the Special Exception to expand the number of beds. Members from the DPIE team on the call were from the office of the Director, Planning, Zoning, and others. After the call, a new permit application was submitted and approved by all parties, and construction commenced. The permit application was initially approved on November 25, 2020 (Case No. 31752-2020-1), and a revised permit (Attachment 7) was issued on May 13, 2021 to accommodate the removal of a planned basement due to elevation. It is this revised permit that the Applicant now seeks to validate.

Validation of these permits issued in error is requested alongside the concurrently-filed Special Exception, which proposes to increase the number of approved residents from 8 to 20. A site plan showing the current layout of the addition constructed pursuant to the approved building permit is attached as Attachment 8, and an architectural floor plan showing the present layout of the facility is attached as Attachment 9. These plans are consistent with the Special Exception request for this same facility.

Nonconformities Approved with the Building Permit

Sec. 27-442(e) of the Zoning Ordinance requires that both a single family detached dwelling and a congregate living facility be at least 20 feet from the rear yard lot line. The renovations for the facility included a structural addition that extends from the rear of the building, which does not meet this setback requirement. Additionally, Table 4.7-1 and 4.7-2 of the Landscape Manual require that, because the congregate care facility is located adjacent to

single family dwellings, the facility must provide a 30-foot buffer yard between the rear yard line and the facility's building. Because the building permit was approved with the current layout, the existing structures are in conformance with the building permit but not with the Zoning Ordinance.

History of the Fence Permit

The congregate living facility is a place of peace and safety for its residents. To achieve that environment, the Applicant sought, and was approved for a 6-foot-tall privacy fence. The fence permit, approved as No. 41406-2018-1 on August 30, 2018, allowed for the fence to be located in the side yard of the facility; as the property is a corner lot, this side yard faces Brinkley Road. This approval appears to be consistent with nearby properties, as a 6-foot-tall fence permit was also approved at 6312 Joyce Drive (No. 14783-2018-0), across the street from the subject property just 4 months before the Applicant's fence permit.

Nonconformities Approved with the Fence Permit

Sec. 27-420(a) of the Zoning Ordinance requires that a fence located in the front yard of a property, or the front and street-facing side yard of a corner lot, be no more than 4 feet tall. Because the fence permit was approved for a fence taller than 4 feet in a street-facing side yard, the existing fence is in conformance with the fence permit but not with Sec. 27-420(a) of the Zoning Ordinance.

Relief by Validation of the Building and Fence Permits

Because the building permit and fence permit were each approved with nonconformities to the Zoning Ordinance, the improvements associated with these permits are also now nonconforming with the Zoning Ordinance.

Since the property is not in conformance with the regulations that were in effect at time of construction or current requirements, Certification of Nonconforming Use cannot be pursued. Additionally, staff has indicated that the property is not sufficiently unique to qualify for a variance, and indicated in discussions that Validation of a Permit Issued in Error was appropriate relief to resolve the exceptional circumstances the Applicant is now faced with.

Conformance with Section 27-258 of the Zoning Ordinance:

The Applicant submits that the building and fence permits can be validated in accordance with Section 27-258 (a)(1), which explicitly authorizes validation of: “A building, use and occupancy, or absent a use and occupancy permit, a valid apartment license, or sign permit issued in error” without limitation as to the date of issuance of the permit. Validation of the building and fence permits would provide a valid means for this congregate living facility, for which renovations have already been completed and the fence already installed, to remain in its present configuration. The renovations that expanded the facility were necessary so that it may welcome an additional 12 residents upon approval of the concurrently-filed Special Exception.

Section 27-258 sets forth criteria for approval of this request. It states that the District Council shall only approve the application under the following circumstances.

(A) No fraud or misrepresentation had been practiced in obtaining the permit;

Response: The Applicant is not aware of, nor is there any information or evidence that would suggest, any fraud or misrepresentation in obtaining either the fence permit or the building permit.

The fence permit was approved in 2018, and lists both the address and height of the fence. It is therefore apparent that the permit application requested a 6-foot-tall fence on a corner property, and was nonetheless approved.

The building permit was approved in 2021 to allow the building to be renovated to accommodate additional residents. The Applicant’s engineer, Millennium Engineering, met with County staff (DPIE) multiple times to discuss the layout of the proposed renovations. Millenium Engineering understood that the renovations were acceptable to

staff, but that the application should indicate a “single family dwelling.” This is consistent with the above-described 2019 interior building work permit, No. 1052-2019-00, which designates the use as a single family dwelling but also indicates that the work approved is for a congregate living facility. Millenium Engineering therefore applied for the building permit with a designation of single family dwelling. The Use & Occupancy Permit for the congregate living facility was existing and valid at that time. It is therefore apparent that the building permit application asked for a particular layout that did not conform with the existing and planned future use as a congregate living facility, and was nonetheless approved.

(B) If, at the time of the permit’s issuance, no appeal or controversy regarding its issuance was pending before any body;

Response: At the time of approval of the building and fence permits, no appeal or controversy regarding such approvals was pending before any body.

(C) The Applicant has acted in good faith, expending funds or incurring obligations in reliance on the permit; and

Response: The Applicant has acted in good faith, expending funds and incurring obligations associated with the building and fence permits, as it was necessary to purchase materials and labor to install the improvements. In particular, the Applicant has made improvements and renovations on the interior and exterior of the building, as well as repairs and maintenance of the property. Receipts and checks showing a series of these expenditures is attached as Attachment 10. For a business of this size, these expenses are enormous and would never had been expensed but for expectation that it could rely on all the permits that had been issued.


(D) The Validation will not be against the public interest.

Response: Validation of this rental license would not be against the public interest. The Applicant’s congregate living facility has existed in its current layout for several years, serving the residents of Prince George’s County, and has received no complaints from the surrounding community. Further, validation will permit the planned expansion for an additional 12 residents; like many places across the country, Prince George’s County is facing an increased need for senior housing. The property is located in Planning Area 81A, in Camp Springs. The 2013 Central Branch Avenue Corridor Revitalization Sector Plan describes that this area has a “large senior population” and that resources are necessary to serve the “underserved senior population.” As such, the additional space for aging County residents meets a key need in the region.

CONCLUSION

For all of the above-stated reasons, the Applicant respectfully submits that this Request for Validation of a Permit Issued in Error for the building permit and fence permit (Attachments 3 and 6) for the subject property be approved.

Respectfully Submitted,



Traci R. Scudder
Rees Broome, PC
Attorney for Applicant

/s/ Michael D. Herman

Law Offices of Michael D. Herman, Esq.
Attorney for Applicant

STATE OF MARYLAND
Department of Assessments and Taxation

I, BOB YEAGER OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO LIMITED LIABILITY COMPANIES , OR THE RIGHTS OF LIMITED LIABILITY COMPANIES TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT MIKE-WILLIAM ASSISTED LIVING FACILITY, LLC (W12172987) , REGISTERED OCTOBER 11, 2007, IS A LIMITED LIABILITY COMPANY EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, AND THAT THE LIMITED LIABILITY COMPANY IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING TO TRANSACT BUSINESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS APRIL 29, 2026.



Bob Yeager
Director



700 East Pratt Street, 2nd Flr, Ste 2700, Baltimore, Maryland 21202
Telephone Baltimore Metro (410) 767-1344 / Outside Baltimore Metro (888) 246-5941
MRS (Maryland Relay Service) (800) 735-2258 TT/Voice

6313 JOYCE DR
TEMPLE HILLS 20748

ISSUANCE DATE : Aug-30-2018

PRINCE GEORGE'S COUNTY

CASE NUMBER : 41406-2018-01

PERMIT

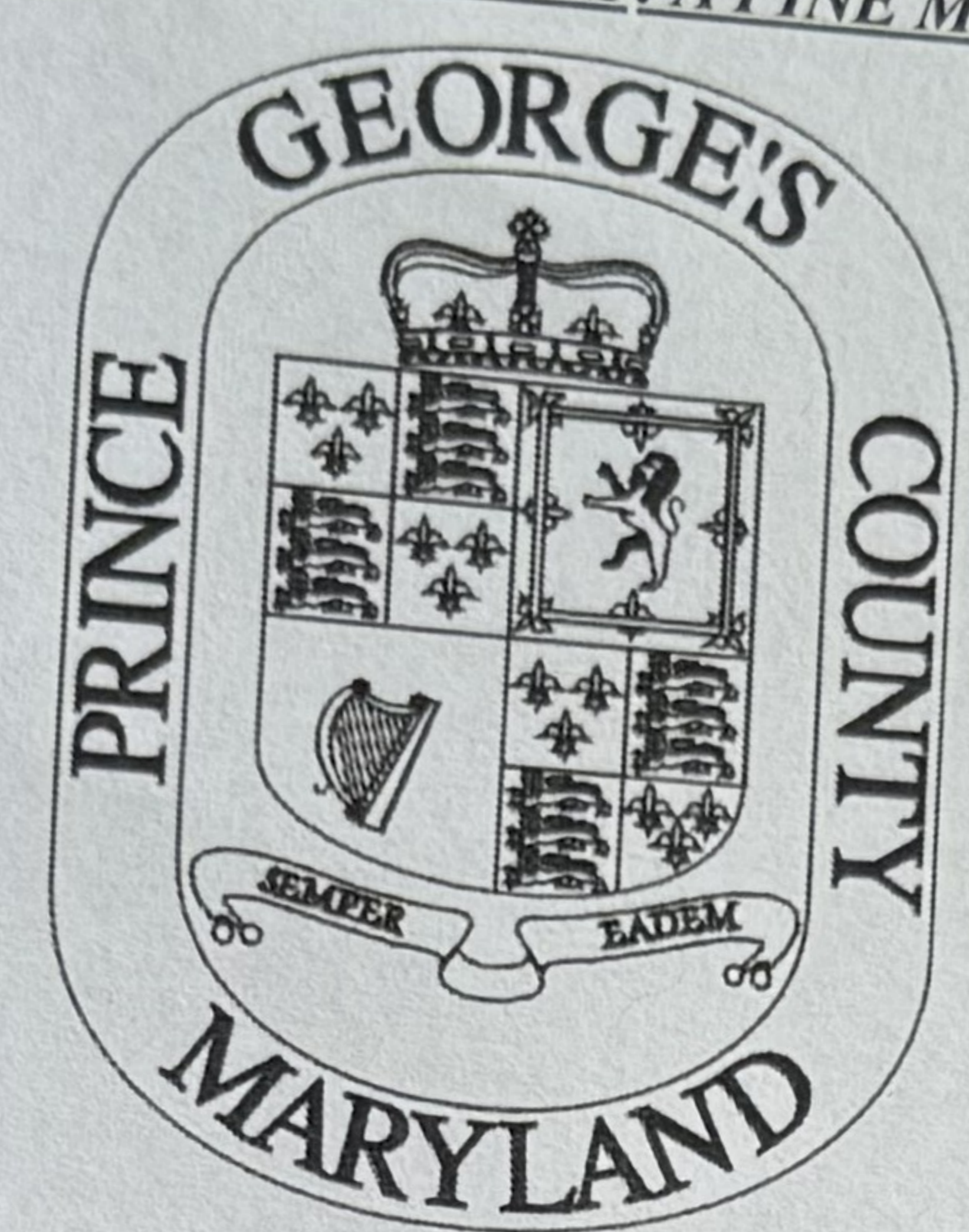
EXPIRATION DATE :

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT PERMITTING CENTER
9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774 (301) 883-5900

YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION HAS BEGUN WITHOUT REQUIRED APPROVALS.

PROPERTY OWNER
EUCHARIA OGU
6313 JOYCE DR
TEMPLE HILLS, MD 20748
(240) 464-6813

OCCUPANT



CONTRACTOR
EUCHARIA OGU
6313 JOYCE DR
TEMPLE HILLS, MD 20748
LICENSE NUMBER:
(240) 464-6813

ARCHITECT

TYPE OF PERMIT :
WORK DESCRIPTION :
EXISTING USE :
USE (MNCPPC ZONING) :
SUBDIVISION :

DPIE RGW
REVISED TO SHOW FULL LENGTH OF RAMP ON 49' ON SITE PLAN & 36" DEPTH ON DRAWINGS 00: Wheelchair Ramp/6' FT FENCE
Single family home
DWELLING/SINGLE FAMILY DETACH, FENCE
JOHN LYNN SUB

OWNERSHIP :
LIBER : 40904
FOLIO : 005
ED/ACCT NO. : 06 / 0625277
LOT : 1
BLOCK : A
TAX MAP : 097

HEIGHT FT : 4
WIDTH FT : 4
DEPTH FT : 45
NO STORIES :
DWELL UNTS :
PARKING SP : 0
LIVE LOAD :
USE GROUP :
TYPE CONST :

OCCUPANCY LOAD :
SITE CERTIFICATE :
STRUCTURE CERT :
SEWER :
WATER :
HEATING :
PARCEL :

ELECTRICITY :
CENTRAL A/C :
ELEVATOR :
ESCALATOR :
BASEMENT :
BOILER NUMBER :
CBCA : N
HISTORICAL : N
SIGN NUMBER :

SPEC EXCEPT :
Conditions

As outlined in County Code Subtitle 4-111 no work shall be performed during the hours of 9:00 p.m. to 7:00 a.m., unless work is performed pursuant to Section 4-120 of this Subtitle.

Only the Licensed Contractor or Homeowner, named on the Permit as contractor, is permitted to perform the scope of work on the permit at the address specified.

SEPARATE ELECTRICAL AND MECHANICAL TRADE PERMITS ARE REQUIRED FOR ALL NEW & ALTERED MECHANICAL & ELECTRICAL WORK.

THIS PERMIT IS VOID SIX (6) MONTHS FROM DATE ISSUED IF CONSTRUCTION HAS NOT STARTED, HAS BEEN SUSPENDED OR DISCONTINUED UNLESS OTHERWISE INDICATED

Dawit Abraham

Dawit A. Abraham (Director)

INSPECTION AREA :		INSPECTION APPROVALS				
BUILDING INSPECTOR	HEALTH	ELECTRICAL	PLUMBING	FIRE MARSHALL		
APPROVED :						



The Maryland-National Capital Park and Planning Commission

PRINCE GEORGE'S COUNTY
Planning Department

1616 McCormick Drive, Largo, MD 20774 • pgplanning.org • Maryland Relay 7-1-1

January 13, 2026

MEMORANDUM

TO: Karen Spears, Assistant Associate Director, Prince George's County
Department Permitting Inspection and Enforcement

VIA: Brooke Larman, Planning Technician Manager, Permit Review Section, Development
Review Division, M-NCPPC

FROM: Michelle Hughes, Planning Technician Supervisor, Permit Review Section, Development
Review Division, M-NCPPC

SUBJECT: Validation of Permit Issued in Error 41406-2018-RGW/01, 37152-2020-RGU

It has come to my attention that the above-mentioned permits may have been erroneously recommended for approval by the Maryland-National Capital Park and Planning Commission. The permits were subsequently issued by The Department of Permitting Inspections and Enforcement to operate a congregate living facility. The property was previously in the R-80 Zone and is currently in the RSF-95 Zone and is located at 6313 Joyce Dr, Temple Hills.

The property came into R-R zoning on May 1949 and was rezoned in 1984 to the R-80 Zone per 1984 Subregion VII Sectional Map Amendment and remained in the R-80 Zone until the adoption of the current Zoning Ordinance on April 1, 2022, at which time the property was reclassified to the RSF-95 Zone.

At the time the permit applications were filed, all development was required to be in conformance with the R-80 Zone upon completion of permit reviews. The permits do not appear to have been in compliance with Sections 27-442 and 27-420(a) of the Prince George's County Zoning Ordinance effective prior to April 1, 2022 (prior Zoning Ordinance). Permit 41406-2018-RGW/01 was issued for handicap ramp and fence on 12/13/2019 by The Department of Permitting Inspections and Enforcement and 37152-2020-RGU issued for a two-story addition on 11/25/2020 by The Department of Permitting Inspections and Enforcement. Additional information is provided as follows:

41406-2018-RGW/01 - Approved for 48' handicap ramp and 4-foot and 6-foot high fence. Issued 12/13/2019. Compliance with Section 27-420(a) Fences and walls. On a corner lot consisting of one (1) acre or less, fences in the front yard or side yard shall not be more than four (4) feet high unless a variance is approved by the Board of Appeals. A 6-foot-high fence in the side yard may have been erroneously recommended for approval by the Maryland-National Capital Park and Planning Commission.



37152-2020-RGU - Approved for a 2,462 square foot, two story addition with a maximum height of 40 feet. ssued 11/25/2020. Compliance with Section 27-442, Regulations, of the prior Zoning Ordinance requires a 20-foot rear setback. A 10-foot rear setback may have been erroneously recommended for approval by the Maryland-National Capital Park and Planning Commission.

If you have any questions or need any additional information, please feel free to contact me directly. I can be reached by email at Michelle.hughes@ppd.mncppc.org or by phone at 240-253-6491.

PRINCE GEORGE'S COUNTY

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
PERMITTING CENTER

CERTIFICATE OF OCCUPANCY

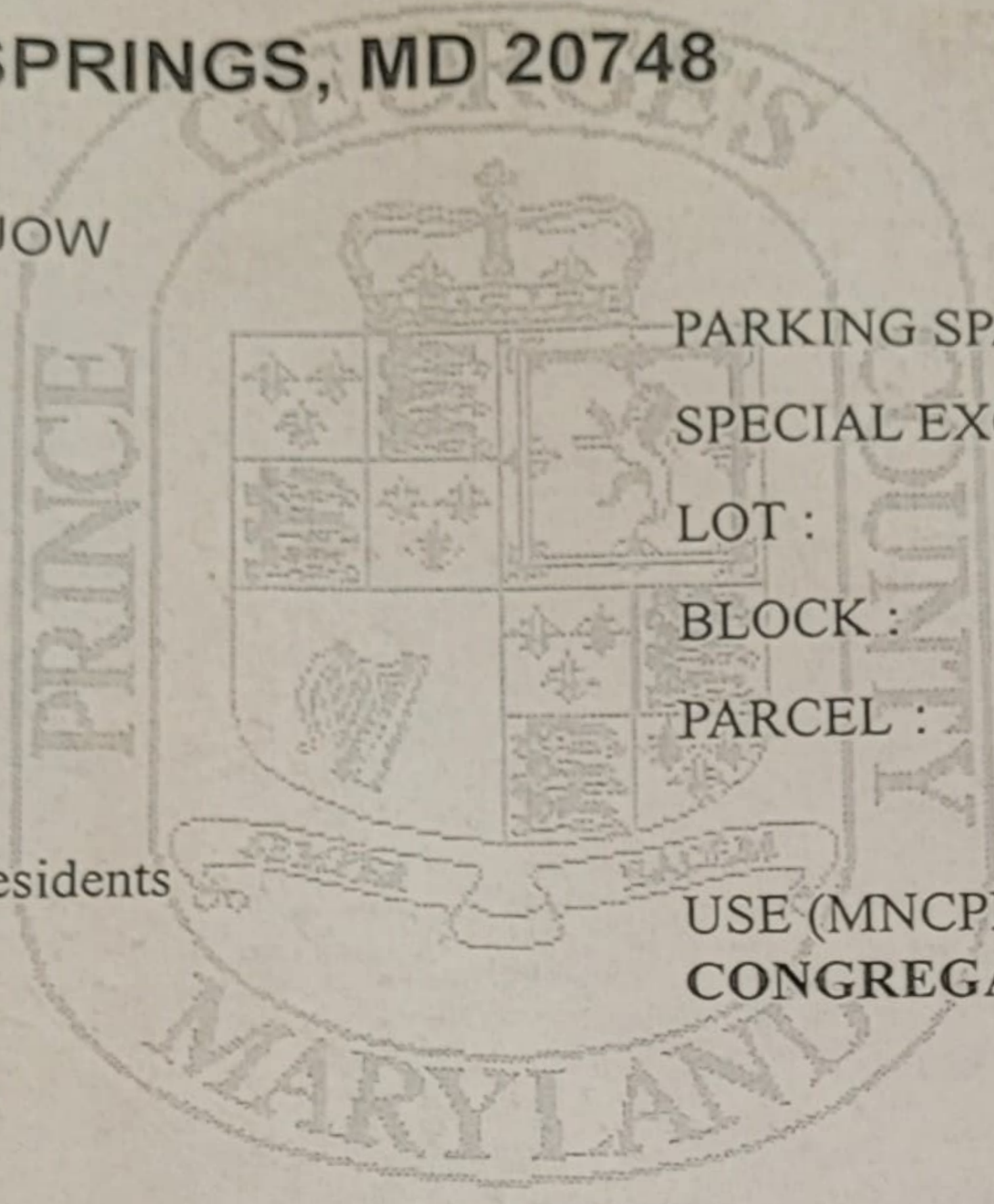
EFFECTIVE DATE: August 15, 2018

CASE NUMBER: 24146-2018-00

PERMISSION IS HEREBY GRANTED TO OCCUPY :

6313 JOYCE DR CAMP SPRINGS, MD 20748

CASETYPE :	DPIE UOW	PARKING SPACES :	0
OWNERSHIP :		SPECIAL EXCEPTION :	
USE GROUP :		LOT :	1
CONST. TYPE :		BLOCK :	A
TAX MAP :	097	PARCEL :	
ZONE :	R80	USE (MNCPPC ZONING) :	CONGREGATE LIVING FACILITY
LIMITATIONS (UP TO) :	Ok for congregate living facility with 5 residents		



PROPERTY OWNER

Ignatius & Eucharía Ogu
6313 JOYCE DR #
CAMP SPRINGS, MD 20748

OCCUPANT

Ignatius & Eucharía Ogu
6313 JOYCE DR #
CAMP SPRINGS, MD 20748
TRADE NAME :

CERTIFICATE IS TO BE CONSPICUOUSLY DISPLAYED AND NOT REMOVED FROM THE PREMISE FOR WHICH IT WAS ISSUED .
IT IS NOT TRANSFERABLE.

Haitham A. Hijazi
BUILDING CODE OFFICIAL

YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.

PRINCE GEORGE'S COUNTY

PERMIT

ATTACHMENT 6

ISSUANCE DATE : Nov-07-2019

EXPIRATION DATE :

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT PERMITTING CENTER
 9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774 (301) 883-5900

PROPERTY OWNER
 EUCHARIA N & IGNATIUS OGU
 7404 BEN DR
 OXON HILL, MD 20746 (301) 535-9851



CONTRACTOR
 EUCHARIA N & IGNATIUS OGU
 7404 BEN DR
 OXON HILL, MD 20746 (301) 535-9851
 LICENSE NUMBER:

OCCUPANT
 CR CARE
 6313 JOYCE DR
 TEMPLE HILLS, MD 20748

ARCHITECT
 DC DESIGN GROUP
 1495 GLENMAR
 POTTSTOWN, PA 19465 (717) 982-7357

TYPE OF PERMIT : **DPIE CU**
 WORK DESCRIPTION : **INTERIOR WORK W/USE FOR CONGREGATE LIVING FACILITY WITH UP TO (8) RESIDENTS**
 EXISTING USE : **SFD**
 USE (MNCPPC ZONING) : **DWELLING/SINGLE FAMILY DETACH**
 SUBDIVISION : **JOHN LYNN SUB**

OWNERSHIP :	HEIGHT FT :	18	ELECTRICITY :	
LIBER : 40904	WIDTH FT :	32	CENTRAL A/C :	
FOLIO : 005	DEPTH FT :	40	ELEVATOR :	
ED/ACCT NO. : 06 / 0625277	NO STORIES :		ESCALATOR :	
LOT : 1	DWELL UNTS :		BASEMENT :	
BLOCK : A	PARKING SP :	0	BOILER NUMBER :	
TAX MAP : 097	LIVE LOAD :		CBCA :	N
SCD :	USE GROUP :	R-3	HISTORICAL :	N
SPEC EXCEPT :	TYPE CONST :	5B	SIGN NUMBER :	

Conditions

As outlined in County Code Subtitle 4-111 no work shall be performed during the hours of 9:00 p.m. to 7:00 a.m., unless work is performed pursuant to Section 4-120 of this Subtitle.

Only the Licensed Contractor or Homeowner, named on the Permit as contractor, is permitted to perform the scope of work on the permit at the address specified.

YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.

THIS PERMIT IS VOID SIX (6) MONTHS FROM DATE ISSUED IF CONSTRUCTION HAS NOT STARTED, HAS BEEN SUSPENDED OR DISCONTINUED UNLESS OTHERWISE INDICATED

Melinda Bolling

INSPECTION AREA :

INSPECTION APPROVALS

Melinda Bolling

BUILDING INSPECTOR	HEALTH	ELECTRICAL	PLUMBING	FIRE MARSHALL
APPROVED :				

PRINCE GEORGE'S COUNTY

ATTACHMENT 7

PERMIT

ISSUANCE DATE : May-13-2021

EXPIRATION DATE :

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT PERMITTING CENTER
9400 PEPPERCORN PLACE, 1st FLOOR, LARGO, MD 20774 (301) 883-5900

PROPERTY OWNER
OGU EUCHARIA N & IGNATIUS OGU
6313 JOYCE DR
TEMPLE HILLS, MD 20748 (301) 535-9851



CONTRACTOR
EUCHARIA N & IGNATIUS OGU
6313 JOYCE DR
TEMPLE HILLS, MD 20748 (301) 535-9851
LICENSE NUMBER: OWNER

OCCUPANT
MIKE- WILLIAM ASSISTED LIVING
6313 JOYCE DR
TEMPLE HILLS, MD 20748 (301) 535-9851

ARCHITECT
DC DESIGN GROUP
1337 DEL MAR DR
KISSIMMEE, FL 34759 (717) 982-7357

TYPE OF PERMIT : **DPIE RGU**
 WORK DESCRIPTION : **Rev01: raise the elevation of the structure (previous permit application had a basement) due to the existing elevat**
 EXISTING USE : **SFD**
 USE (DER PROPOSED) : **SFD**
 SUBDIVISION : **JOHN LYNN SUB**
 OWNERSHIP : HEIGHT FT : 14
 LIBER : 40904 WIDTH FT : 40
 FOLIO : 005 DEPTH FT : 62
 ED/ACCT NO. : 06 / 0625277 NO STORIES :
 LOT : 1 DWELL UNTS :
 BLOCK : A PARKING SP :
 TAX MAP : 097 LIVE LOAD :
 SCD : USE GROUP :
 SPEC EXCEPT : TYPE CONST :
 OCCUPANCY LOAD : 2680
 SITE CERTIFICATE :
 STRUCTURE CERT :
 SEWER : WSSC
 WATER : WSSC
 HEATING :
 PARCEL :

ELECTRICITY :
CENTRAL A/C :
ELEVATOR :
ESCALATOR :
BASEMENT :
BOILER NUMBER :
CBCA : N
HISTORICAL : N
SIGN NUMBER :

Conditions

Must comply with Sec. 27-420. Fences and walls. Please note: Except for fences less than four (4) feet in height, fences not requiring a permit, and fences on land assessed as agricultural uses, all structural support (vertical posts and horizontal rails) shall face the interior of the subject lot.
As outlined in County Code Subtitle 4-111 no work shall be performed during the hours of 9:00 p.m. to 7:00 a.m., unless work is performed pursuant to Section 4-120 of this Subtitle.
Only the Licensed Contractor or Homeowner, named on the Permit as contractor, is permitted to perform the scope of work on the permit at the address specified.

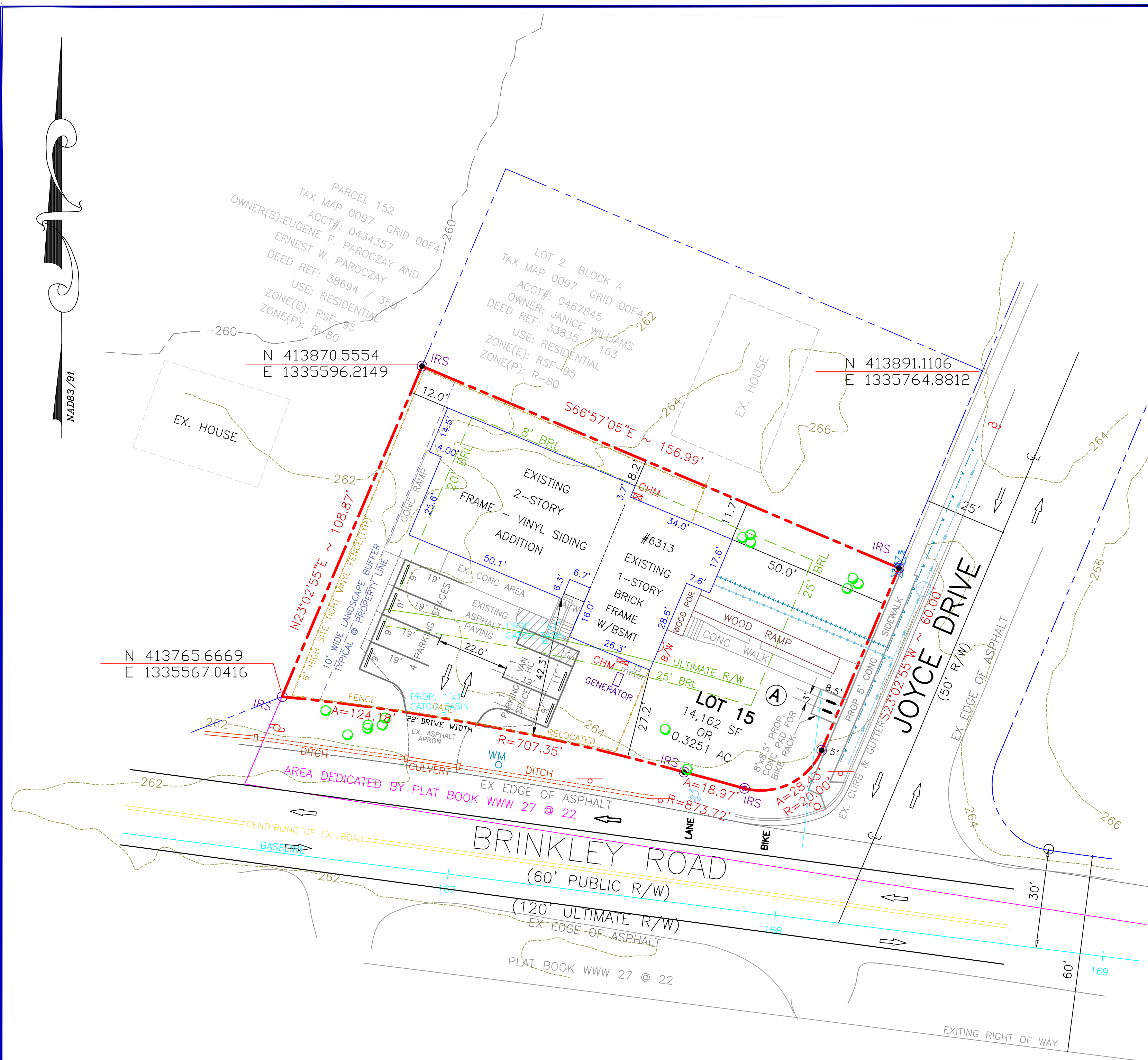
YOU MUST COMPLY WITH MUNICIPAL, HOMEOWNER/CIVIC ASSOCIATION AND LOCAL COVENANTS. A FINE MAY BE IMPOSED IF CONSTRUCTION IS BEGUN WITHOUT REQUIRED APPROVALS.

THIS PERMIT IS VOID SIX (6) MONTHS FROM DATE ISSUED IF CONSTRUCTION HAS NOT STARTED, HAS BEEN SUSPENDED OR DISCONTINUED UNLESS OTHERWISE INDICATED

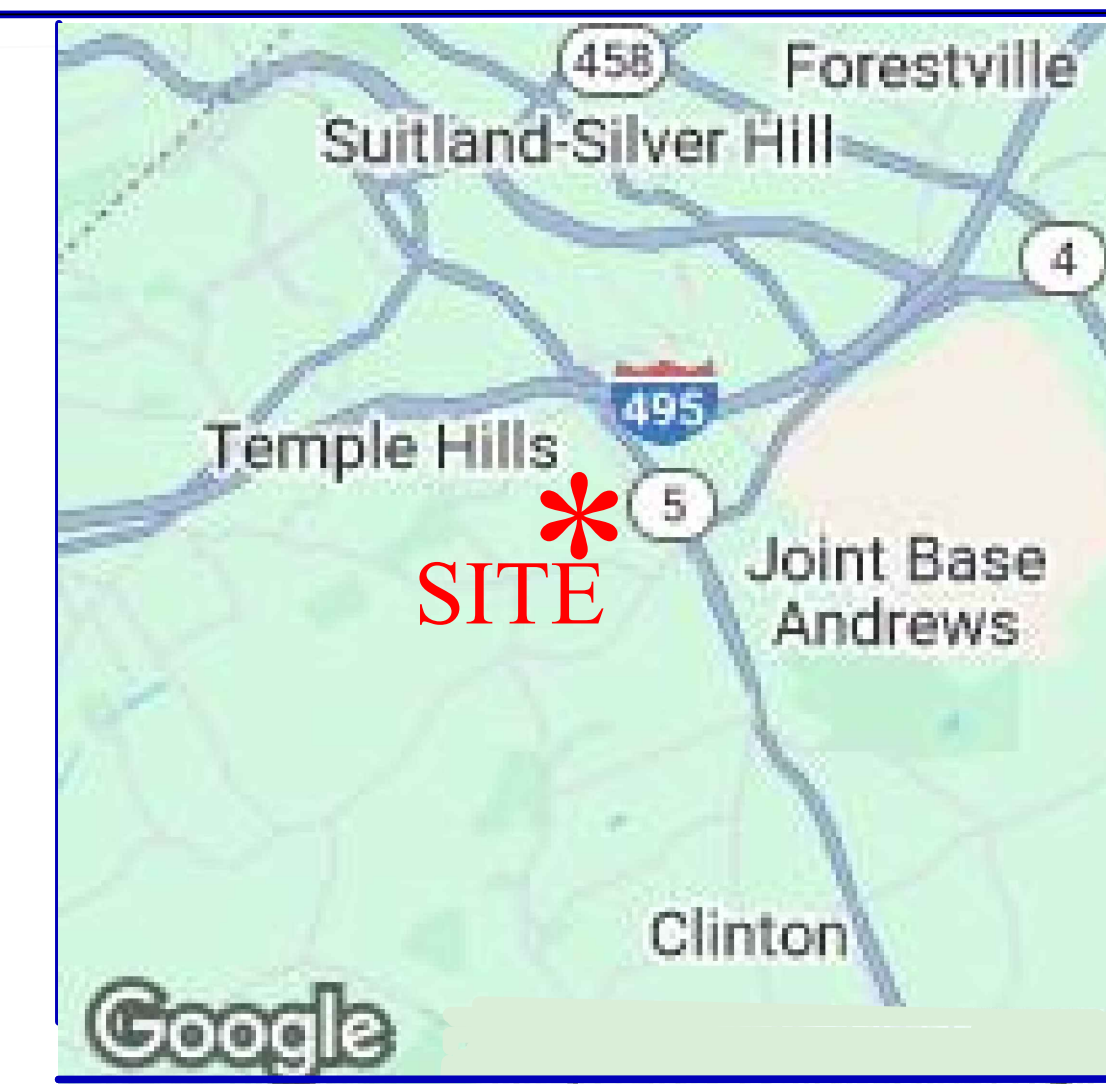
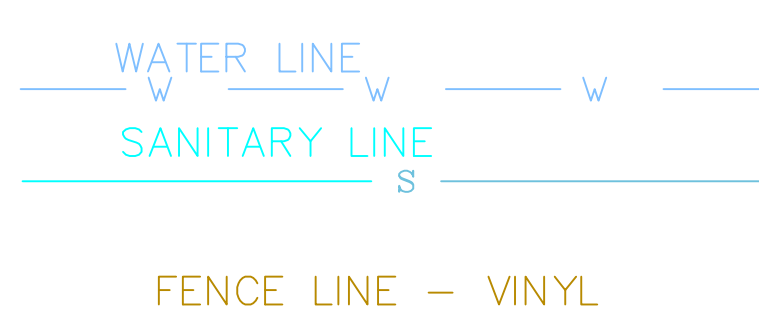
Melinda Bolling

Melinda Bolling

INSPECTION APPROVALS				
BUILDING INSPECTOR	HEALTH	ELECTRICAL	PLUMBING	FIRE MARSHALL
APPROVED :				



- LEGEND**
- LIGHT POLE
 - UTILITY POLE
 - GUY ANCHOR SIGN
 - GAS VALVE
 - WATER VALVE
 - FIRE HYDRANT
 - SANITARY MANHOLE



VICINITY MAP
SCALE: 1"=2000'

GENERAL NOTES:

1. SUBDIVISION NAME: JOHN-LYNN
2. TOTAL ACREAGE: 0.3251 AC
3. EXISTING ZONE: RSF-95 PRIORITY ZONE: R-80
4. PROPOSED USE OF PROPERTY: CONGREGATE FACILITY
5. NUMBER OF LOTS: ONE(1) LOT
6. EXISTING UNITS BY TYPE: 1-ST BRICK W/ BSMT(EX. HOUSE)
2-ST VINYL SIDING(EX. ADDITION)
7. GROSS FLOOR AREA: 1,337 SF (1-STORY)
4,806 SF (2-STORY)
8. 200 FOOT MAP REFERENCE (WSSC): 208SE06
9. TAX MAP # AND GRID: 0097 / 00F4
10. AVIATION POLICY AREA: N/A
11. WATER/SEWER DESIGNATION (EXISTING): W3/S3
12. WATER/SEWER DESIGNATION (PROPOSED): W3/S3
13. STORMWATER MANAGEMENT CONCEPT NUMBER: 64807-2024
14. TEN (10) FOOT PUBLIC UTILITY EASEMENT ALONG ALL RIGHTS-OF-WAY
15. MANDATORY PARK DEDICATION: FEE IN LIEU
16. CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY: NO
17. HISTORIC SITES ON OR IN THE VICINITY: NO
18. WETLANDS: NO
19. 100-YEAR FLOODPLAIN: NO
20. WITHIN CHESAPEAKE BAY CRITICAL AREA: NO
21. SOURCE OF TOPOGRAPHY: PRINCE GEORGE'S COUNTY, MARYLAND
2-FOOT CONTOUR DATED YEAR 2021
22. APPLICANT(S): OWNER(S) EUCHARIA N. OGU AND IGNATIUS OGU
23. 1-STORY BUILDING HEIGHT: 18.0' 2-STORY BUILDING HEIGHT: 22.5'

PARKING SCHEDULE
USE: CONGREGATE LIVING FACILITY FOR 20 BEDS
CONGREGATE FACILITY (1-STORY - 1,270 SF) AND
CONGREGATE FACILITY (2-STORY - 4,806 SF)

PARKING REQUIRED
-1 HANDICAPPED SPACE- ADA VAN ACCESS (16' x 19')
-5 REGULAR SPACES (9' x 19')
-6 PARKING SPACES REQUIRED

PARKING PROVIDED
-1 HANDICAPPED SPACE- VAN ACCESS (16' x 19')
-5 REGULAR SPACES (9' x 19')
-6 PARKING SPACES PROVIDED

EX. LOT COVERAGE PERCENTAGE:

EX. HOUSE(1-STORY) 1,337 SF - 9.44 %
EX. ADDITION(2-STORY) 2,372 SF - 16.75 %
CONC 850 SF - 6.00 %
ASPHALT 2,136 SF - 15.08 %
TOTAL 6,695 SF - 47.27%

ZONE(P): RESIDENTIAL SINGLE FAMILY (R-80)
LOT COVERAGE, MAX (% OF NET LOT AREA)
SINGLE FAMILY DETACHED DWELLING: 30%

CURVE DATA TABLE

NO.	RADIUS	DELTA	ARC	TAN.	CHORD	CH BEARING
①	707.35	10°03'31"	124.18'	62.25	124.02	N79°16'45"W
②	873.72	1°14'39"	18.97'	9.49	18.97	N74°52'20"W
③	20.00	81°27'26"	28.43'	17.22	26.10	S63°46'38"W

SURVEYOR'S CERTIFICATE
R. LEE GILLISS, JR.
LICENSE EXPIRATION DATE: 06-18-2026

I hereby certify that this drawing is based on a field survey made on 03/15/2024 by me or under my supervision and to the best of my knowledge information & belief correctly represents the facts found at the time of survey.

NOTES:

1. No title report furnished at this time; subject to all easements and right of way of record and as may be stated in deed(s) and noted on record plat.
2. Flood zone and certificates available upon request.

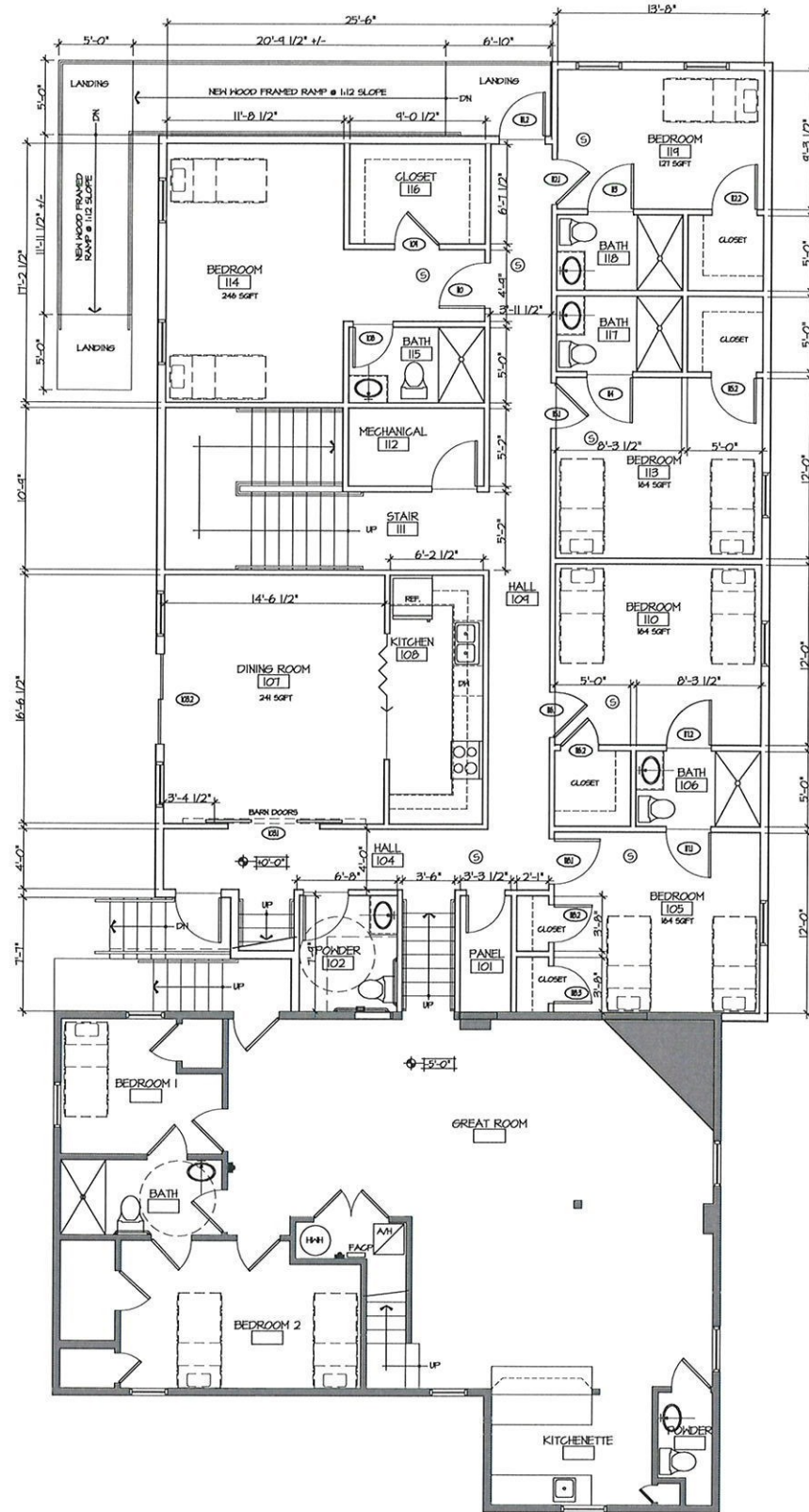
MILLENNIUM ENGINEERING, LLC
PARK PLACE PROFESSIONAL CENTER
5825 ALLENTOWN ROAD
CAMP SPRINGS, MARYLAND 20746
301-433-0888
Email: millenniumengr@gmail.com
Website: millenniumengr-llc.com

REVISIONS	DATE
ADD 2 BIKE RACKS AND DETAIL	6-5-2025
ADD BIKE LANE AND SIGN	
ADD 2 CATCH BASINS AND DETAILS	
WIDENED EX. SIDEWALK TO 5 FEET	
RELOCATED EX. FENCE ALONG BRINKLEY ROAD	

SITE PLAN
LOT 15 BLOCK A
JOHN-LYNN
PLAT BOOK ME 269 PLAT NO. 9
06TH ELECTION DISTRICT
PRINCE GEORGE'S COUNTY, MARYLAND



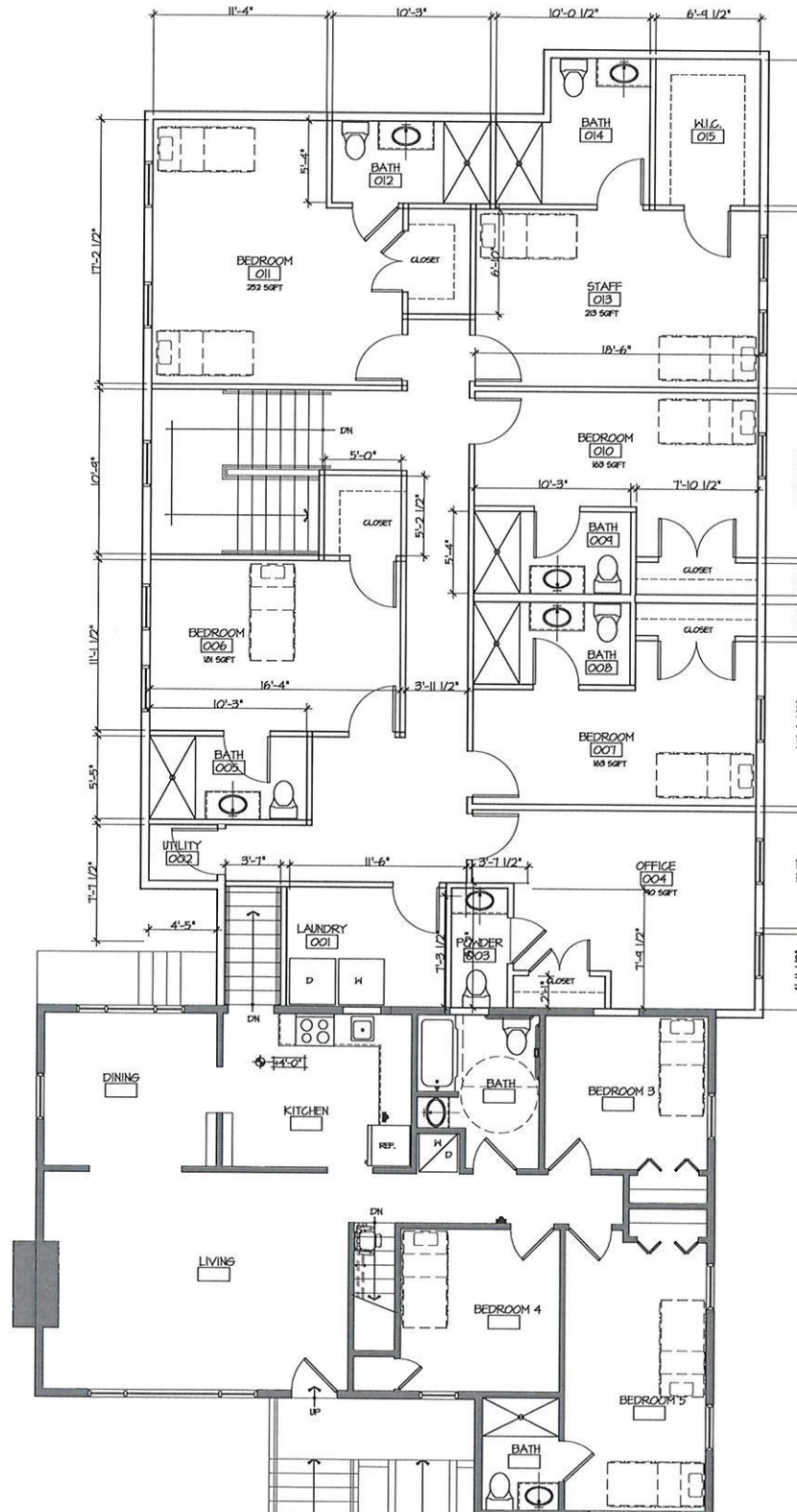
DATE: 3/15/2024
SCALE: 1"=30'
DWG NO. 52960A



LOWER PLAN

3/16" = 1'-0"

1



UPPER PLAN

3/16" = 1'-0"

2

Prince George's County, Maryland
 Department of Permitting, Inspections and Enforcement
APPROVED PERMIT SET
 The Department of Permitting, Inspections and Enforcement has completed a review of this document for code compliance. As required by state code, the design professional(s) responsible for the preparation and content of this document must provide a record copy of these documents with their original seal, signature and date.
 Case Name: OGU ADDITION
 Case Number (Permit #): 37152-2020-1
 Case Type: RGU
 Issuance Date: 05/12/21
 Address: 6313 JOYCE DR CAMP SPRINGS, Maryland 20748
 (Lot(s), Block(s) and Parcel(s)): Lot 1 and Block A



NO.	DATE	REVISIONS PERMIT REVIEW
1	6.23.20	COMMENTS

"I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND. LICENSE NO. 8901 EXPIRATION DATE: 1/30/2022."

dc DESIGN GROUP
 ARCHITECTURE · INTERIORS · PLANNING
 www.dcdesigngroup.net
 WASHINGTON, D.C. - MARYLAND - PENNSYLVANIA - FLORIDA



NEW ADDITION FOR:
PRIVATE RESIDENCE
 6313 JOYCE DRIVE
 TEMPLE HILLS, MARYLAND 20748

A.01

P.G.C.
 Structural

PIE

APPROVED AS NOTED BY BUILDING SECTION

MIKE-WILLIAM ASSISTED LIVING FACILITY
10316 HALTON TERRACE
LANHAM, MD 20706

2863

68-74972560

DATE 11/17/2020

CHECK AMOUNT

Jones Quality Construction, LLC 30,000.00
thousand dollars only DOLLARS

RAL
Union

Down Payment



⑆002863⑆ ⑆256074974⑆

7034279815⑆00⑆

NOT NEGOTIABLE

MIKE-WILLIAM ASSISTED LIVING FACILITY
10316 HALTON TERRACE
LANHAM, MD 20706

2871

68-14972580

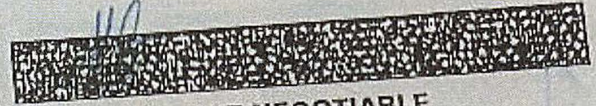
DATE 12/07/2020

CHECK AMOUNT

ones Quality Construction LLC 58,816.00
Eight thousand, Eight hundred and Sixteen DOLLARS



Construction Home
payment



NOT NEGOTIABLE

AIA® Document G702® - 1992

Application and Certificate for Payment

TO OWNER: Mike-William Assisted Living
6313 Joyce Drive
Temple Hills Md. 20746

PROJECT: Mike-William Assisted Living
Temple Hills Maryland

APPLICATION NO: 001

PERIOD TO: October 30, 2023

CONTRACT FOR: General Construction C

CONTRACT DATE: October 20, 2023

PROJECT NOS: DC Design Group / Mike-W

FROM CONTRACTOR: A-1 Finishers, Inc.
Washington DC

VIA ARCHITECT: DC Design Group
7720 Pestle Lane
Glen Burnie Md. 21060

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM.....	\$216,400.00
2. NET CHANGE BY CHANGE ORDERS.....	\$0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2).....	\$216,400.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....	\$21,500.00
5. RETAINAGE:	
a. <u>0</u> % of Completed Work (Column D + E on G703: <u>\$0.00</u>) = <u>\$0.00</u>	
b. <u>0</u> % of Stored Material (Column F on G703: <u>\$0.00</u>) = <u>\$0.00</u>	
Total Retainage (Lines 5a + 5b or Total in Column I of G703).....	\$0.00
6. TOTAL EARNED LESS RETAINAGE.....	\$21,500.00
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$0.00
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE.....	\$21,500.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	<u>\$194,900.00</u>

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, in belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which Certificates for Payment were issued and payments received from the Owner, and that the amount shown herein is now due.

CONTRACTOR: _____
By: _____ Date: 10-25-23

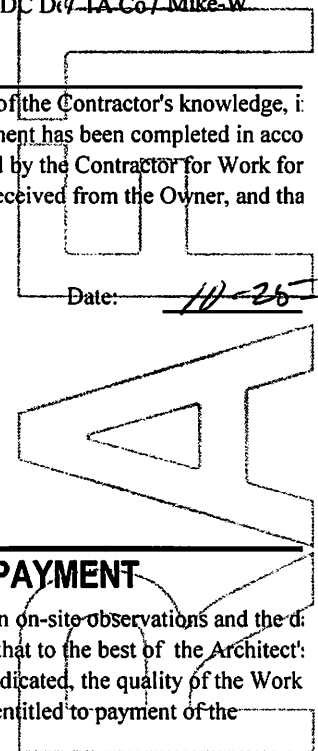
State of: _____
County of: _____
Subscribed and sworn to before me this _____ day of _____
Notary Public: _____
My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the information provided in this application, the Architect certifies to the Owner that to the best of the Architect's information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED: _____
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: _____
By: _____ Date: October 25, 23
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner or Contractor under this Contract.



Find messages, documents, photos or people

Advanced

Eucharia

Home

Compose

← Back

Archive

Move

Delete

Spam

...

▲ ▼ ✕

1

- Inbox 150
- Unread
- Starred
- Drafts 382
- Sent
- Archive
- Spam
- Trash
- Less
- Views Hide
- Photos
- Documents
- Subscriptions
- Shopping
- Receipts
- Credits
- Travel
- Folders Hide
- New Folder
- Junk
- Notes

6313 Joyce Drive - Application for Payment 2

Mikewilliam.../Inbox ☆



Darren Comedy <ddcom@aol.com>
To: Eucharia Ogu, A. 1finishers Info, Tori Hawkins-Plummer

Wed, Nov 1 at 10:03 AM ☆

Team:

We are very excited to see this project moving forward again. I cannot thank A-1 Finishers, Chris and his team, for the work they have done in such a short period of time. Great job! With that said, please see the second application for payment. As you can see from this application, the concrete is being billed out at 100% complete, asphalt at 50% as well as the railings for the ramp and stairs 50%. Even though additional work has been and is being done this period, we are only submitting for the three items as stated above. There are no change orders for this period. We will be discussing potential change orders for:

- the entrance/exit from the existing dining room
- exterior landscaping
- upcharge for tile

Please let me know if you have any questions.

thanks

Darren D. Comedy, NCARB
Principal
DC Design Group
Architecture / Design / Planning / Construction
Washington DC - Maryland - Pennsylvania - Florida
7720 Pestle Lane, Glen Burnie Maryland 21060
www.dcdesigngroup.net
(717) 982-7357

[Download all attachments as a zip file](#)



G702-1992 -... .pdf
378.5kB



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DRAFT AIA[®] Document G702[®] - 1992

Application and Certificate for Payment

TO OWNER:	Mike-William Assisted Living 6313 Joyce Drive Temple Hills Md. 20746	PROJECT:	Mike-William Assisted Living Temple Hills Maryland	APPLICATION NO:	003
FROM CONTRACTOR:	A-1 Finishers, Inc. Washington DC	VIA ARCHITECT:	DC Design Group 7720 Pestle Lane Glen Burnie Md. 21060	PERIOD TO:	November 24, 2023
				CONTRACT FOR:	General Construction C
				CONTRACT DATE:	October 20, 2023
				PROJECT NOS:	DC De/ 1A Co / Mike-W

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703[®], Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM.....	\$216,400.00
2. NET CHANGE BY CHANGE ORDERS.....	\$0.00
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$216,400.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....	\$103,500.00
5. RETAINAGE:	
a. <u>0</u> % of Completed Work (Column D + E on G703: <u> \$0.00 </u>) = <u> \$0.00 </u>	
b. <u>0</u> % of Stored Material (Column F on G703: <u> \$0.00 </u>) = <u> \$0.00 </u>	
Total Retainage (Lines 5a + 5b or Total in Column I of G703).....	\$0.00
6. TOTAL EARNED LESS RETAINAGE.....	\$103,500.00
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$59,000.00
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE.....	\$44,500.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$112,900.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, in belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which Certificates for Payment were issued and payments received from the Owner, and that the amount shown herein is now due.

CONTRACTOR:

By: [Signature]

Date: Nov. 24 2023

State of:

County of:

Subscribed and sworn to before

me this _____ day of _____

Notary Public:

My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the information in this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work complies with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....

(Attach explanation if amount certified differs from the amount applied. Initial all figs on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT:

By: Darren Comedy

Date: November 24,

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the named herein. Issuance, payment and acceptance of payment are without prejudice to the Contractor or Owner under this Contract.

Distribution to:

OWNER:
ARCHITECT:
CONTRACTOR:
FIELD:
OTHER:

Information and
compliance with the
which previous
at current

data comprising
s knowledge,
is in accordance

\$44,500.00

figures on this
amount certified.)

2023

Contractor
any rights of the

DRAFT

DRAFT AIA® Document G702® - 1992

Application and Certificate for Payment

TO OWNER:	Mike-William Assisted Living 6313 Joyce Drive Temple Hills Md. 20746	PROJECT:	Mike-William Assisted Living Temple Hills Maryland	APPLICATION NO:	005
FROM CONTRACTOR:	A-1 Finishers, Inc. Washington DC	VIA ARCHITECT:	DC Design Group 7720 Pestle Lane Glen Burnie Md. 21060	PERIOD TO:	December 28, 2023
				CONTRACT FOR:	General Construction C
				CONTRACT DATE:	October 20, 2023
				PROJECT NOS:	DC De/ - IA Co / - Mike-W

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM.....	\$216,400.00
2. NET CHANGE BY CHANGE ORDERS.....	\$0.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$216,400.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....	\$163,500.00
5. RETAINAGE:	
a. <u>0</u> % of Completed Work (Column D + E on G703: <u>\$0.00</u>) = <u>\$0.00</u>	
b. <u>0</u> % of Stored Material (Column F on G703: <u>\$0.00</u>) = <u>\$0.00</u>	
Total Retainage (Lines 5a + 5b or Total in Column I of G703).....	\$0.00
6. TOTAL EARNED LESS RETAINAGE.....	\$163,500.00
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$123,500.00
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE.....	\$40,000.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$52,900.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, in belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which Certificates for Payment were issued and payments received from the Owner, and that the amount shown herein is now due.

CONTRACTOR: _____
 By: _____ Date: _____
 State of: _____
 County of: _____
 Subscribed and sworn to before me this _____ day of _____
 Notary Public: _____
 My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the information provided in this application, the Architect certifies to the Owner that to the best of the Architect's knowledge and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED.....
 (Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: _____
 By: _____ Date: December 28,
 This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the named herein. Issuance, payment and acceptance of payment are without prejudice to the Contractor or Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	\$0.00
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order		\$0.00

Distribution to:

- OWNER:
- ARCHITECT:
- CONTRACTOR:
- FIELD:
- OTHER:

Information and
conformance with the
requirements which previous
versions of current

data comprising
this knowledge,
is in accordance

\$40,000.00

(figures on this
amount certified.)

2023

Contractor
reserves any rights of the

DRAFT

APPLICATION AND CERTIFICATE FOR PAYMENT

TO (GC): C & N Associates, LLC

PROJECT: Assisted Living Facility

APPLICATION NO: 3

PERIOD TO: 11/30/23

Distribution to:

OWNER

CONTRACTOR

ARCHITECT

From (SUB-CONTRACTOR): Commercial Plus Fire Protection

ARCHITECT:

ARCHITECT'S PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		
Change Orders approved in previous months by Owner	ADDITIONS	DEDUCTIONS
TOTAL		
Approved this Month		
Number	Date Approved	
1		
2		
3		
4		
TOTALS		
Net change by Change Orders		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for the Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: _____ Date: _____

State of: _____ County of: _____

Subscribed and sworn to before me this ____ day of _____ 2023

Notary Public:

My Commission expires:

Application is made for Payment, as shown below, in connection with The Contract.

Schedule of Values is attached

1. ORIGINAL CONTRACT SUM.....	\$ 30,000.00
2. Net change by Change Orders.....	
3. CONTRACT SUM TO DATE (Line 1+2)	\$ 30,000.00
4. TOTAL COMPLETED AND STORED TO DATE	\$ 30,000.00
(Column G on Schedule of Values)	
5. RETAINAGE:	
a. 0.0 % of Completed Work 0.00	
(Column D+E on Schedule of Values)	
b. 10 % of Stored Material 0	
(Column F on Schedule of Values)	
Total Retainage (Line 5a+5b or	
Total in Column I of Schedule of Values).....	\$ -
6. TOTAL EARNED LESS RETAINAGE.....	\$ 30,000.00
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR	
PAYMENT (Line 6 from prior Certificate).....	\$22,740.00
8. CURRENT PAYMENT DUE.....	\$ 7,260.00
9. BALANCE TO FINISH , PLUS RETAINAGE.....	\$ -
(Line 3 less Line 6)	

Paid

11/16/23

AMOUNT CERTIFIED..... \$ _____

(Attach explanation if amount certified differs from the amount applied for.)

Owner:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

TO OWNER : **Eucharla Ogu**
 6313 Joyce Drive
 Temple Hills Maryland 20748

PROJECT: **Mike-Williams Assisted Living**
 Job No.

APPLICATION NO: 1

PERIOD TO: 11/1 - 11/30/2020

FROM CONTRACTOR **Jones Quality Construction**
 3416 39th Place
 Brentwood Maryland 20722

VIA ARCHITECT: **DC Design Group**
 7720 Pottle Lane
 Glen Burnie Md 20610

ARCHITECT'S
 PROJECT NO: 2020-0046

CONTRACT DATE: 11/5/2020

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment , as shown below, in connection with the Contract.
 Continuation sheet, AIA Document G703, is attached.

CHANGE ORDER SUMMARY

Change Orders Approved in Previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL			
		0	
Approved this month			
Number	Date Approved		
TOTAL		0	0
Net Change by Change Orders		0	

1. ORIGINAL CONTRACT SUM	<u>347,450</u>
2. NET CHANGE BY CHANGE ORDERS	<u>0</u>
3. CONTRACT SUM TO DATE (LINE 1 & 2)	<u>347,450</u>
4. TOTAL COMPLETED & STORED TO DATE	<u>93,490</u>
5. RETAINAGE	
a. 5% of completed work	<u>4,674</u>
b. 5% of stored material	<u>4,674</u>
Total retainage	<u>4,674</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	<u>88,816</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	<u>30,000</u>
8. CURRENT PAYMENT DUE	<u>58,816</u>
9. BALANCE TO FINISH, PLUS RETAINAGE (Line 3 less Line 6)	<u>258,634</u>

The undersigned Contractor certifies that to the best of the Contractor's Knowledge, information and belief the Work covered by the Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

State of Maryland
 Subscribed and sworn to before me the
 Notary Public:

County of:
 day of

By:  Date: 12-07-2020
 , Project Manager

My Commission Expires:

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED

(Attach explanation if amount certified differs from the amount applied for.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF 2 PAGES

TO OWNER: Eucharía Ogu
6313 Joyce Drive
Temple Hills Maryland

PROJECT: Ogu Addition

APPLICATION NO.: 3
PERIOD TO: 2/23/2022
PROJECT NOS.: 2/28/2022

Distribution to:	
<input checked="" type="checkbox"/>	OWNER
<input checked="" type="checkbox"/>	ARCHITECT
<input checked="" type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

FROM CONTRACTOR: CM Builders
4414 Penwood Rd
Brentwood Maryland 20722

VIA ARCHITECT: DC Design Group
7720 Pestle Lane
Glen Burnie Maryland

CONTRACT DATE: 1/18/2021

CONTRACT FOR: construction

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 350,000
2. Net change by Change Orders \$ 0
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 350,000.00
4. TOTAL COMPLETED & STORED TO DATE \$ 142,840.18
(Column G on G703)
5. RETAINAGE:
 - a. _____% of Completed Work \$ 0
(Columns D + E on G703)
 - b. _____% of Stored Material \$ 0
(Column F on G703)
 Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ 0
6. TOTAL EARNED LESS RETAINAGE \$ 142,840.18
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 123,370.18
8. CURRENT PAYMENT DUE \$ 19,470.00 *Cont 3-1-2022 received*
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 175,000.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:
By: Charles M. M... Date: 3-1-2022

State of: Maryland
County of: Prince Georges
Subscribed and sworn to before me this 11th day of March 2022

Notary Public: Kelly K Nwoji
My Commission expires: 07/14/2024
KELLY K NWOJI
NOTARY PUBLIC
Prince George's County, Maryland
My Commission Expires 7/14/2024

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____
(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:
By: _____ Date: _____
This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.

APPLICATION NO.: 3
APPLICATION DATE: 2/23/2022

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 2/28/2022

Use Column I on Contracts where variable retainage for line items may apply.

ARCHITECT'S PROJECT NO.: 1/18/2021

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE) RATE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		% (G + C)			
1	Demolition/Excavation	14300.00	12870.00	0		142,840.18	40.81	0	0
2	F/I Footings & Foundation	22,500.00	22,500.00	0			%	0	0
3	F/I concrete slab	52,600.00	47,340.00	0				3,600.00	0
4	F/I underground wat/sew	8,500.00	8,500.00	0				0	0
5	F/I exter/interior framing	44,100.00		31,860.00				0	0
6	F/I wood trusses	30,200.00	18,370.18					0	0
7	F/I electrical service	21,500.00		1,400.00				20,100.00	
8	F/I mechanical service	25,800.00						26,200.00	
9	F/I plumbing service	14,800.00						14,800.00	
10	F/I roof shingles	12,500.00						17,100.00	
11	F/I exterior windows	9,400.00						9,400.00	
12	F/I insulation/drywall	34,000.00						34,000.00	
13	F/I doors and hardware	9,200.00						7,200.00	
14	F/I interior floor finishes	18,600.00						18,600.00	
15	F/I exterior vinyl siding	15,000.00						15,000.00	
16	F/I Sprinkler system	9,000.00						9,000.00	
17	F/I Painting	8,000.00							
18	F/I cabinets & countertops								
		350,000.00	109,580.18	33,260.00	0	142,840.18	40.81%	207,159.82	



AIA DOCUMENT G703 • CONTINUATION SHEET FOR G702 • 1992 EDITION • AIA® • ©1992 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006-5292 • WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.

G703-1992

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Distribution to:

OWNER:	<input checked="" type="checkbox"/>
ARCHITECT:	<input checked="" type="checkbox"/>
CONTRACTOR:	<input checked="" type="checkbox"/>
FIELD:	<input type="checkbox"/>
OTHER:	<input type="checkbox"/>

Information and
accordance with the
which previous
it current

data comprising
knowledge,
is in accordance

\$35,000.00
figures on this
amount certified.)

124
Contractor
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APPLICATION AND CERTIFICATE FOR PAYMENT

TO (GC): C & N Associates, LLC

PROJECT: Assisted Living Facility

APPLICATION NO: 2

Distribution to:

OWNER

CONTRACTOR

ARCHITECT

PERIOD TO: 08/02/2023

From (SUB-CONTRACTOR): Commercial Plus Fire Protection

ARCHITECT:

ARCHITECT'S PROJECT NO:

CONTRACT FOR:

CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
Change Orders approved in previous months by Owner		ADDITIONS	DEDUCTIONS
TOTAL			
Approved this Month			
Number	Date Approved		
1			
2			
3			
4			
TOTALS			
Net change by Change Orders			

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for the Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

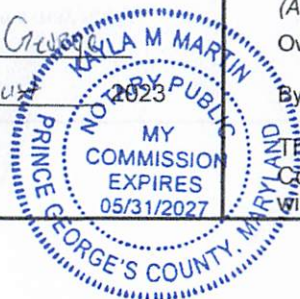
By: [Signature] Date: 8/2/2023

State of: Maryland County of: Prince George's

Subscribed and sworn to before me this 2 day of August, 2023

Notary Public: [Signature]

My Commission expires: May 31, 2027



Application is made for Payment, as shown below, in connection with The Contract.

Schedule of Values is attached

1. ORIGINAL CONTRACT SUM.....	\$ 30,000.00
2. Net change by Change Orders.....	
3. CONTRACT SUM TO DATE (Line 1+-2)	\$ 30,000.00
4. TOTAL COMPLETED AND STORED TO DATE	\$ 30,000.00
(Column G on Schedule of Values)	
5. RETAINAGE:	
a. 10.0 % of Completed Work <u>3,000.00</u>	
(Column D+E on Schedule of Values)	
b. 10 % of Stored Material <u>0</u>	
(Column F on Schedule of Values)	
Total Retainage (Line 5a+5b or Total in Column I of Schedule of Values).....	\$ 3,000.00
6. TOTAL EARNED LESS RETAINAGE.....	\$ 27,000.00
(Line 4 less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate).....	\$3,240.00
8. CURRENT PAYMENT DUE.....	\$ 23,760.00
9. BALANCE TO FINISH , PLUS RETAINAGE.....	\$ 3,000.00
(Line 3 less Line 6)	

AMOUNT CERTIFIED..... \$

(Attach explanation if amount certified differs from the amount applied for.)

Owner: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF 2 PAGES

TO OWNER: Eucharía Ogu
6313 Joyce Drive
Temple Hills Maryland

PROJECT: Ogu Addition

APPLICATION NO.: 4
PERIOD TO: 3/29/2022
PROJECT NOS.: 3/28/2022

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM CONTRACTOR: CM Builders
4414 Penwood Rd
Brentwood Maryland 20722

VIA ARCHITECT: DC Design Group
7720 Pestle Lane
Glen Burnie Maryland

CONTRACT DATE: 1/18/2021

CONTRACT FOR: construction

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM \$ 350,000
2. Net change by Change Orders \$ 0
3. CONTRACT SUM TO DATE (Line 1 ± 2) \$ 350,000.00
4. TOTAL COMPLETED & STORED TO DATE \$ 176,520.00
(Column G on G703)
5. RETAINAGE:
 - a. _____% of Completed Work \$ 0
(Columns D + E on G703)
 - b. _____% of Stored Material \$ 0
(Column F on G703)
 Total Retainage (Line 5a + 5b or Total in Column I of G703) \$ 0
6. TOTAL EARNED LESS RETAINAGE \$ 176,520.00
(Line 4 less Line 5 Total)
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT
(Line 6 from prior Certificate) \$ 142,840.18
8. CURRENT PAYMENT DUE Carls Munde \$ 33,679.82
3-29-2022
9. BALANCE TO FINISH, INCLUDING RETAINAGE
(Line 3 less Line 6) \$ 173,480.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month		
TOTALS		
NET CHANGES by Change Order		

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR:

By: Carls Munde Date: 3-29-2022

State of:

County of:

Subscribed and sworn to before me this _____ day of _____

Notary Public:

My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



CONTINUATION SHEET

AIA DOCUMENT G703 (Instructions on reverse side)

PAGE 2 OF 2 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO.: 4

APPLICATION DATE: 3/29/2022

PERIOD TO: 3/28/2022

ARCHITECT'S PROJECT NO.: 1/18/2021

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE) RATE
			D + E FROM PREVIOUS APPLICATION	E THIS PERIOD		(G + C)	%		
1	Demolition/Excavation	14,300.00	12,870.00	0		176,520.00	50.43	1,430.00	0
2	F/I Footings & Foundation	22,500.00	22,500.00	0				0	0
3	F/I concrete slab	52,600.00	47,340.00	0				5,260.00	0
4	F/I underground wat/sew	8,500.00	8,500.00	0				0	0
5	F/I exter/interior framing	35,400.00	31,860.00	0				3,540.00	0
6	F/I wood trusses	30,200.00	18,370.18	11,830.00				0	0
7	F/I electrical service	21,500.00	1,400.00	5,400.00				14,700.00	
8	F/I mechanical service	25,800.00						25,800.00	
9	F/I plumbing service	14,800.00		5,200.00				9,600.00	
10	F/I roof shingles	12,500.00		11,250.00				1,250.00	
11	F/I exterior windows	9,400.00						9,400.00	
12	F/I insulation/drywall	34,000.00						34,000.00	
13	F/I doors and hardware	9,200.00						9,200.00	
14	F/I interior floor finishes	18,600.00						18,600.00	
15	F/I exterior vinyl siding	15,000.00						15,000.00	
16	F/I Sprinkler system	9,000.00						9,000.00	
17	F/I Painting	8,000.00						8,000.00	
18	F/I cabinets & countertops	8,700.00						8,700.00	
		350,000.00	142,840.18	33,679.82	0	176,520.00	50.43	173,480.00	0.00



AIA DOCUMENT G703 • CONTINUATION SHEET FOR G702 • 1992 EDITION • AIA • ©1992 • THE AMERICAN INSTITUTE OF ARCHITECTS, 1735 NEW YORK AVENUE, N.W., WASHINGTON, D.C. 20006-5292 • WARNING: Unlicensed photocopying violates U.S. copyright laws and will subject the violator to legal prosecution.

G703-1992

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APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 2

TO OWNER: Eucharía Ogu
6313 Joyce Drive
Temple Hills, Md. 20748

PROJECT: Ogu Addition

ARCHITECT: DC Design Group
7720 Pestle Lane
Glen Burnie, Md.

APPLICATION # 6

PERIOD TO: 31-Mar-21

Distribution to:

<input checked="" type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT
<input type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

FROM CONTRACTOR: CM Builders
4414 Penwood Road
Brentwood, Md. 20722

CON NO: N/A
SOL#
PUCH ORD#:
CONTRACT DATE:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$	<u>350,000.00</u>
2. Net change by Change Orders	\$	<u>19,760.00</u>
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$	<u>369,760.00</u>
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$	<u>232,580.00</u>
5. RETAINAGE:		
a. 0 % of Completed Work (Column D + E on G703)	\$	<u>0.00</u>
b. % of Stored Material (Column F on G703)	\$	<u> </u>
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$	<u>0.00</u>
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$	<u>232,580.00</u>
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$	<u>207,260.00</u>
8. CURRENT PAYMENT DUE	\$	<u>25,320.00</u>
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$	<u>137,180.00</u>

Johns Munde
6-9-2022

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: C & N Associates, LLC

By: Raymond Ihegbe Date: _____

State of: _____ County of: _____
Subscribed and sworn before me this _____ day of _____
Notary Public:
My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ _____

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)
ARCHITECT:

By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner		
Total approved this Month	\$0.00	
TOTALS	\$0.00	\$0.00
NET CHANGES by Change Order	\$0.00	

CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: 0
 APPLICATION DATE: 00/00/2022
 PERIOD TO: 00/00/2022

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable Retainage for line items may apply.

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD		TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G + C)		
1	Demolition/Excavation	\$ 14,300.00	\$ 12,870.00	0.00		\$12,870.00	90.00%	\$1,430.00	\$0.00
2	F/I Footings & Foundation	\$ 22,500.00	\$ 22,500.00	0		\$22,500.00	100.00%		\$0.00
3	F/I Concrete Slab	\$ 52,600.00	\$ 47,340.00	0		\$47,340.00	90.00%	\$5,260.00	\$0.00
4	F/I underground water & sewer	\$ 8,500.00	\$ 8,500.00	0		\$8,500.00	100.00%		\$0.00
5	F/I exterior & Interior Framing	\$ 35,400.00	\$ 31,860.00	0		\$31,860.00	90.00%	\$3,540.00	\$0.00
6	F/I wood trusses	\$ 30,200.00	\$ 30,200.00	0		\$30,200.00	100.00%		\$0.00
7	F/I electrical service	\$ 21,500.00	\$ 8,600.00	0		\$8,600.00	40.00%	\$12,900.00	\$0.00
8	F/I mechanical service	\$ 25,800.00	\$ -	10,320		\$10,320.00	40.00%	\$15,480.00	\$0.00
9	F/I plumbing service	\$ 14,800.00	\$ 5,920.00	0		\$5,920.00	40.00%	\$8,880.00	\$0.00
10	F/I roof shingles	\$ 12,500.00	\$ 11,250.00	0		\$11,250.00	90.00%	\$1,250.00	\$0.00
11	F/I exterior windows	\$ 9,400.00	\$ 8,460.00	0		\$8,460.00	90.00%	\$940.00	\$0.00
12	F/I insulation/drywall	\$ 34,000.00	\$ -	0				\$34,000.00	\$0.00
13	F/I doors & hardware	\$ 9,200.00	\$ -	0				\$9,200.00	\$0.00
14	F/I interior floor finishes	\$ 18,600.00	\$ -	0				\$18,600.00	\$0.00
15	F/I exterior vinyl siding	\$ 15,000.00	\$ -	15,000		\$15,000.00	100.00%		\$0.00
16	F/I sprinkler system	\$ 9,000.00	\$ -	0				\$9,000.00	\$0.00
17	F/I painting	\$ 8,000.00	\$ -	0				\$8,000.00	\$0.00
18	F/I cabinets & countertops	\$ 8,700.00	\$ -	0				\$8,700.00	\$0.00
		\$ -	\$ -	0					\$0.00
		\$ -	\$ -	0					\$0.00
	TOTAL ORIGINAL CONTRACT AMOUNT	\$ 350,000.00	\$ 187,500.00	25,320.00	\$0.00	\$212,820.00	60.81%	\$137,180.00	\$0.00
	CHANGES	\$ -	\$ -						
19	Change Order No. 001A	\$ 19,760.00	\$ 19,760.00	0		\$19,760.00	100.00%		\$0.00
	SUBTOTAL CHANGES	\$ 19,760.00	\$ 19,760.00	0.00	\$0.00	\$19,760.00	100.00%		\$0.00
		\$ 369,760.00	\$ 207,260.00	\$ 25,320.00	\$ -	\$232,580.00	62.90%	\$137,180.00	\$0.00

Users may obtain validation of this document by requesting of the license a completed AIA Document D401 - Certification of Document's Authenticity

DRAFT AIA® Document G702® - 1992

Application and Certificate for Payment

TO OWNER:	Mike-William Assisted Living 6313 Joyce Drive Temple Hills Md. 20746	PROJECT:	Mike-William Assisted Living Temple Hills Maryland	APPLICATION NO:	007
FROM CONTRACTOR:	A-1 Finishers, Inc. Washington DC	VIA ARCHITECT:	DC Design Group 7720 Pestle Lane Glen Burnie Md. 21060	PERIOD TO:	February 08, 2024
				CONTRACT FOR:	General Construction C
				CONTRACT DATE:	October 20, 2023
				PROJECT NOS:	DC Dc / 1A Co / Mike-W

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. AIA Document G703®, Continuation Sheet, is attached.

1. ORIGINAL CONTRACT SUM.....	\$216,400.00
2. NET CHANGE BY CHANGE ORDERS.....	\$20,000.00
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$236,400.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703).....	\$219,000.00
5. RETAINAGE:	
a. <u>0</u> % of Completed Work	
(Column D + E on G703: <u>\$0.00</u>) = <u>\$0.00</u>	
b. <u>0</u> % of Stored Material	
(Column F on G703: <u>\$0.00</u>) = <u>\$0.00</u>	
Total Retainage (Lines 5a + 5b or Total in Column I of G703).....	\$0.00
6. TOTAL EARNED LESS RETAINAGE.....	\$219,000.00
(Line 4 Less Line 5 Total)	
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT.....	\$198,500.00
(Line 6 from prior Certificate)	
8. CURRENT PAYMENT DUE.....	\$20,500.00
9. BALANCE TO FINISH, INCLUDING RETAINAGE	
(Line 3 less Line 6)	\$17,400.00

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$20,000.00	\$0.00
TOTALS	\$20,000.00	\$0.00
NET CHANGES by Change Order		\$20,000.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, in belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which Certificates for Payment were issued and payments received from the Owner, and that the amount shown herein is now due.

CONTRACTOR: _____
By: [Signature] Date: _____

State of: _____
County of: _____
Subscribed and sworn to before me this _____ day of _____
Notary Public: _____
My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the information provided in this application, the Architect certifies to the Owner that to the best of the Architect's information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$20,500
(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: [Signature: Darren Comedy]
By: _____ Date: February 8, 2024

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner or Contractor under this Contract.

Distribution to:

OWNER:	<input checked="" type="checkbox"/>
ARCHITECT:	<input checked="" type="checkbox"/>
CONTRACTOR:	<input checked="" type="checkbox"/>
FIELD:	<input type="checkbox"/>
OTHER:	<input type="checkbox"/>

Information and
coordination with the
contractor which previous
versions of current

Information comprising
contractor's knowledge,
which is in accordance

(\$20,500.00
contractor's fees on this
contract amount certified.)

24
Contractor
waives any rights of the

DRAFT



7051 Muirkirk Meadows Drive, Suite C
 Beltsville, MD 20705

INVOICE

DATE:	Invoice No.
11/10/2022	FMD2023-71058
Terms	Due Date

BILL TO:	
Chris Plummer 2519 High Street, SE Washington, DC 20020	A-1 Finishers, LLC

	Project Name:	6313 Joyce Drive, Temple Hills MD
	Project #:	PGC 2020-1222

DESCRIPTION	QUANTITY	RATE	AMOUNT
Electrical (TPF Inspection)	1.00	\$350.00	\$ 350.00
Mechanical Rough- In Inspection	1.00	\$350.00	\$ 350.00
Electrical Rough-in Inspection	1.00	\$350.00	\$ 350.00
Fire Alarm Rough-in Inspection (Low Voltage Wiring)	1.00	\$400.00	\$ 400.00
Non-Structural Framing (Celing and Wall)	1.00	\$350.00	\$ 350.00
Insulation Inspection (Ceiling and Wall)	1.00	\$350.00	\$ 350.00
Sprinkler Hydro. Inspection	1.00	\$400.00	\$ 400.00

TOTAL \$ 2,550.00

Payment is due upon receipt and subject to late fees if not received within 30 days of the date of this invoice.
 If you have any questions regarding this invoice contact Ted Bekele at (301) 339 4261 or tbekele@fmcassoc.com

Thank you for using FMC-MD



FERGUSON ENTERPRISES LLC #199
 8210 PENN RANDALL PLACE STE B
 HUB = F002
 UPPER MARLBORO, MD 20772-0000
 Phone: 301-899-8683
 Fax: 301-899-3706

Deliver To: From: Aiden Lynch Comments:

15:09:55 FEB 13 2024

Page 1 of 1

FERGUSON ENTERPRISES #1300

Price Quotation
 Phone: 301-899-8683
 Fax: 301-899-3706

Bid No: B199691
Bid Date: 02/06/24
Quoted By: DAM

Cust Phone: 202-439-2030
Terms: NET 10TH PROX

Customer: T & T PLUMBING & HEATING
 6824 2ND STREET
 LANHAM, MD 20706

Ship To: CUSTOMER PICK-UP

Cust PO#: **Job Name:** JOYCE DRIVE

Item	Description	Quantity	Net Price	UM	Total
NNPE240A2NG	199K MBH TKLS WTR HTR NG/LP	1	1612.000	EA	1612.00
JD05102	LF 3/4 TKLS WHTR VLV KIT IPS ISO	1	68.252	EA	68.25
DIVCVENT2	2 CONC VENT	1	43.186	EA	43.19
THG4D48K	3/4 X 48 GAS HOSE W/ QD KIT	2	274.380	EA	548.76
PF9280F	3/4X3/4 FIPXFIP 1PC LEV HDL GAS BV	2	9.915	EA	19.83
PFLT2123	SGL LDRY SINK W/LEGS	1	109.918	EA	109.92
PFWSC1127CP	LF 1.2 GPM 2HDL MTL HDL LDY FCT CP	1	52.830	EA	52.83

Net Total: \$2454.78
Tax: \$147.30
Freight: \$0.00
Total: \$2602.08

Quoted prices are based upon receipt of the total quantity for immediate shipment (48 hours). SHIPMENTS BEYOND 48 HOURS SHALL BE AT THE PRICE IN EFFECT AT TIME OF SHIPMENT UNLESS NOTED OTHERWISE. QUOTES FOR PRODUCTS SHIPPED FOR RESALE ARE NOT FIRM UNLESS NOTED OTHERWISE.

CONTRACTOR CUSTOMERS: IF YOU HAVE DBE/MBE/WBE//VBE/SDVBE/SBE GOOD FAITH EFFORTS DIVERSITY GOALS/ REQUIREMENTS ON A FEDERAL, STATE, LOCAL GOVERNMENT, PRIVATE SECTOR PROJECT, PLEASE CONTACT YOUR BRANCH SALES REPRESENTATIVE IMMEDIATELY PRIOR TO RECEIVING A QUOTE/ORDER.

Seller not responsible for delays, lack of product or increase of pricing due to causes beyond our control, and/or based upon Local, State and Federal laws governing type of products that can be sold or put into commerce. This Quote is offered contingent upon the Buyer's acceptance of Seller's terms and conditions, which are incorporated by reference and found either following this document, or on the web at <https://www.ferguson.com/content/website-info/terms-of-sale>
 Govt Buyers: All items are open market unless noted otherwise.

LEAD LAW WARNING: It is illegal to install products that are not "lead free" in accordance with US Federal or other applicable law in potable water systems anticipated for human consumption. Products with *NP in the description are NOT lead free and can only be installed in non-potable applications. Buyer is solely responsible for product selection.
 Buyer shall accept delivery of products within 60 days of Seller receiving the products at Seller's warehouse. If Buyer causes or requests a delay in delivery of the products, Buyer may be subject to storage fees and additional costs caused by such delay. Seller reserves the right to requote the products and reschedule the delivery date, subject to manufacturer's lead times and price increases, if Buyer is unable to accept delivery within 60 days.



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Scan the QR code or use the link below to complete a survey about your bids:

<https://survey.medallia.com/?bidsorder&fc=2&on=50166>

Aerial View of Subject Property



Brinkley Rd

Brinkley Rd

Brinkley Rd

Brinkley Rd

Brinkley Rd

Joyce Dr

Joyce Dr

Joyce Dr

Joyce Dr

Maples Ln

NunuSecretFiles

Google Maps

5104

6313

6311

6310

6312

6308


5101

5103



APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property ONLY required for Special Exception and Zoning Map Amendment Applications.

Owner(s) Name (printed)	Signature and Date	Residence Address
Eucharía Ogu	 4/29/2026	6313 Joyce Drive, Temple Hills, MD 20748
Ignatius Ogu		6313 Joyce Drive, Temple Hills, MD 20748

If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address
N/A			

Officers	Date Assumed Duties	Date Term Expires	Residence Address	Business Address
N/A				

STATE OF MARYLAND
Department of Assessments and Taxation

I, BOB YEAGER OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF THE STATE OF MARYLAND, DO HEREBY CERTIFY THAT THE DEPARTMENT, BY LAWS OF THE STATE, IS THE CUSTODIAN OF THE RECORDS OF THIS STATE RELATING TO LIMITED LIABILITY COMPANIES , OR THE RIGHTS OF LIMITED LIABILITY COMPANIES TO TRANSACT BUSINESS IN THIS STATE, AND THAT I AM THE PROPER OFFICER TO EXECUTE THIS CERTIFICATE.

I FURTHER CERTIFY THAT MIKE-WILLIAM ASSISTED LIVING FACILITY, LLC (W12172987) , REGISTERED OCTOBER 11, 2007, IS A LIMITED LIABILITY COMPANY EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF MARYLAND, AND THAT THE LIMITED LIABILITY COMPANY IS AT THE TIME OF THIS CERTIFICATE IN GOOD STANDING TO TRANSACT BUSINESS.

IN WITNESS WHEREOF, I HAVE HEREUNTO SUBSCRIBED MY SIGNATURE AND AFFIXED THE SEAL OF THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION OF MARYLAND AT BALTIMORE ON THIS APRIL 29, 2026.



Bob Yeager
Director

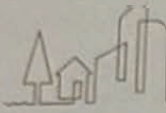


700 East Pratt Street, 2nd Flr, Ste 2700, Baltimore, Maryland 21202
Telephone Baltimore Metro (410) 767-1344 / Outside Baltimore Metro (888) 246-5941
MRS (Maryland Relay Service) (800) 735-2258 TT/Voice









APPLICATION FORM DISCLOSURE

List all persons having at least five percent (5%) interest in the subject property ONLY required for Special Excavation and Zoning Map Amendment Applications.

Owner(s) Name (printed)	Signature and Date	Residence Address
Eucharía Ogu	<i>[Signature]</i> 4/29/26	6313 Joyce Drive, Temple Hills, MD 20748
Ignatius Ogu	<i>[Signature]</i> 4/29/26	6313 Joyce Drive, Temple Hills, MD 20748

If the property is owned by a corporation, please fill in below.

Officers	Date Assumed Duties	Residence Address	Business Address
N/A			

Officers	Date Assumed Duties	Date Term Expires	Residence Address	Business Address
N/A				



Lynetta Y. Cooper

From: Darren Comedy <ddcom@aol.com>
Sent: Wednesday, May 6, 2026 10:48 AM
To: Lynetta Y. Cooper; Michael Herman; Traci R. Scudder
Subject: Fw: Case#17707-2020-00

Darren D. Comedy, NCARB, NOMA

Principal

DC Design Group

Architecture / Design / Planning / Construction

Washington DC - Maryland - Florida

Glen Burnie - Tampa

www.dcdesigngroup.net

(717) 982-7357

----- Forwarded Message -----

From: Darren Comedy <ddcom@aol.com>
To: Michael Herman <mherman@hermanesq.com>; Traci R. Scudder <tscudder@reesbroome.com>; MILLENNIUM ENGINEERING LLC <millennengin@gmail.com>
Sent: Monday, May 5, 2025 at 01:55:24 PM EDT
Subject: Fw: Case#17707-2020-00

This was the meeting that DPIE agreed to change the permit to a residential addition from an assisted living. All of the parties on the zoom call are listed below. I will be referencing this call in my summary, but wanted you guys to have the email response after the call.

Darren D. Comedy, NCARB, NOMA

Principal

DC Design Group

Architecture / Design / Planning / Construction

Washington DC - Maryland - Florida

Glen Burnie - Tampa

www.dcdesigngroup.net

(717) 982-7357

----- Forwarded Message -----

From: Ugo, Bosa <bugo@co.pg.md.us>
To: Reece, Nicole M. <NMReece@co.pg.md.us>; Moshe, Amarech <AMoshe@co.pg.md.us>; ddcom@aol.com <ddcom@aol.com>
Cc: Morris, Anthony P. <APMorris1@co.pg.md.us>; Moseley, Clarence E. <CEMoseley@co.pg.md.us>; Jones, Demetrius L. <dljones2@co.pg.md.us>; eplan <eplan@co.pg.md.us>; Hughes, Michelle <Michelle.Hughes@ppd.mncppc.org>; Brooke E. Larman <brooke.larman@ppd.mncppc.org>; Glascoe, Joanna <Joanna.Glascoe@ppd.mncppc.org>; Wanant, Sompandh <SWanant@co.pg.md.us>; Kassa, Teowdros D. <TDKassa@co.pg.md.us>; Lemma, Tezera <TLemma@co.pg.md.us>; Hall, Suzanne E. <sehall@co.pg.md.us>
Sent: Wednesday, August 19, 2020 at 06:58:45 PM EDT
Subject: RE: Case#17707-2020-00

All: I would like to thank everyone in attendance of our meeting today to resolve the case type issue for case # 17707-2020. We concluded that the application should have been processed as an RGU case type. Mr. Comedy provided us with the permit number for the assisted living permit for 8 for 6313 Joyce Dr. (case # 1052-2019).

Darren: as discussed today Wednesday Aug 19, 2020 at 6:27 p.m. due to commercial fees being paid already and review completed as commercial reviews, I propose the permit application be canceled and you apply for a new permit application for the residential addition. Please send a request to Suzanne Hall at sehall@co.pg.md.us to cancel the permit application for case # 17707-2020. Also please advise once the new application for the residential addition has been applied for.

Mr. Moseley: please advise if otherwise.

Thanks

Bo

Bosa R. Ugo

Administrative Specialist

Prince Georges County, Department of Permitting Inspection

and Enforcement

9400 Peppercorn Place

1st Floor, suite 102

Largo, MD 20774

Permitting and Licensing Division

301-836-2416-Direct

301-883-7138-Fax

bugo@co.pg.md.us



From: Reece, Nicole M. <NMRreece@co.pg.md.us>
Sent: Wednesday, August 19, 2020 10:59 AM
To: Moshe, Amarech <AMoshe@co.pg.md.us>
Cc: Ugo, Bosa <bugo@co.pg.md.us>
Subject: RE: Case#17707-2020-00

Sure I will add him.

Nicole M. Reece | Business Development Officer, Director's Office

Department of Permitting, Inspections and Enforcement

9400 Peppercorn Place | Suite 500 | Largo, MD 20774

Office 301-636-2035/Cell 301-832-8296| NMRreece@co.pg.md.us



From: Moshe, Amarech <AMoshe@co.pg.md.us>
Sent: Wednesday, August 19, 2020 10:54 AM
To: Reece, Nicole M. <NMRreece@co.pg.md.us>
Cc: Ugo, Bosa <bugo@co.pg.md.us>
Subject: Case#17707-2020-00

Hi Reece,

I discussed about case type for the subject case with Buo & it is some how complicated and the applicant needs to understand about his options.

Can you add Buo in the zoom meeting ? He can only join the meeting to give information for the applicant about case type.

Thank you

Amarech Moshe

Engineer

Division of Site/Road Plan Review

Prince George's County

Department of Permitting, Inspections and Enforcement

9400 Peppercorn Pl,

Largo, Maryland 20774

County Mob. P #240-695-0550

P- (301) 883/636-2067

E- Amoshe@co.pg.md.us

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IN RE: Validation of Permit Issued in Error
(ERR-01-2026)

APPLICANT: Eucharia Ogu

PROPERTY: Mike William Assisted Living, LLC
6313 Joyce Drive
Temple Hills, MD 20748

AGENT/CORRESPONDENT: Rees Broome, PC
163 Waterfront Street, Suite 300
National Harbor, Maryland 20745

SUPPLEMENT TO
STATEMENT OF THE ALLEGED ERROR
(ERR- 001-2026)

On April 1, 2022, the County approved a major rewrite to the Zoning Ordinance (the “Current Zoning Ordinance”), which replaced the Zoning Ordinance that had been in effect until that date (the “Prior Zoning Ordinance”). As part of this rewrite, the County approved Transitional Provisions, contained in Section 27-1700 et seq., allowing for certain permits and development applications to proceed under the regulations of the Prior Zoning Ordinance.

Pursuant to Sec. 27-1704(d) of the Current Zoning Ordinance, all buildings, uses, structures, and site features associated with permits approved prior to that date are “grandfathered,” and development approvals (including permits) have access to and utilization of the Prior Zoning Ordinance for all purposes until April 1, 2032.

In this case, the Applicant seeks to validate two permits that were approved prior to April 1, 2022. Construction for the structure associated with each permit commenced prior to April 1, 2022. As such, it is appropriate to evaluate each permit for validation under the Prior Zoning Ordinance.

Respectfully Submitted,

/s/ Melissa M. Carter

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