



# SHADE STUDY FOR THE NNAM RESIDENCE

515 21ST STREET, NE  
WASHINGTON, DC 20002

## DRAWING LIST

G001	COVER SHEET, VICINITY MAP, SITE PLAN, PROJECT INFORMATION
Z001	ZONING MAP, PLAT, AND WALL CHECK
Z002	ZONING ANALYSIS, SITE PLAN
A001	FIRST FLOOR PLAN
A002	EXISTING ELEVATIONS & SITE PHOTOGRAPHS
A003	SHADE STUDY MODEL
EX01	PERMIT PLANS - FOR REFERENCE ONLY
EX02	PERMIT PLANS - FOR REFERENCE ONLY

## SYMBOLS



## PROJECT INFORMATION

EXISTING 3-STORY FRAME REAR ADDITION ON CONCRETE FOUNDATION  
REFERENCE: BUILDING PERMIT #B2407625 AND #B2207012

## APPLICABLE CODES

INTERNATIONAL RESIDENTIAL CODE (IRC) 2018  
INTERNATIONAL MECHANICAL CODE (IMC) 2018  
INTERNATIONAL PLUMBING CODE (IPC) 2018  
INTERNATIONAL ENERGY CONSERVATION CODE (IECC) 2018  
NATIONAL ELECTRICAL CODE (NEC) 2017  
DISTRICT OF COLUMBIA CODE

## SITE ANALYSIS

RF-1  
REFER TO Z001 AND Z002

## PROJECT PARTICIPANTS

OWNER: SATURDAY NNAM  
515 21ST STREET, NE  
WASHINGTON, DC 20002  
202390-4147

CONSULTING ARCHITECT: SCOTT E. WILETS, AIA  
WILETS ARCHITECTURE, PLLC  
8009 HAMILTON SPRING ROAD  
BETHESDA, MD 20817  
301-980-4823

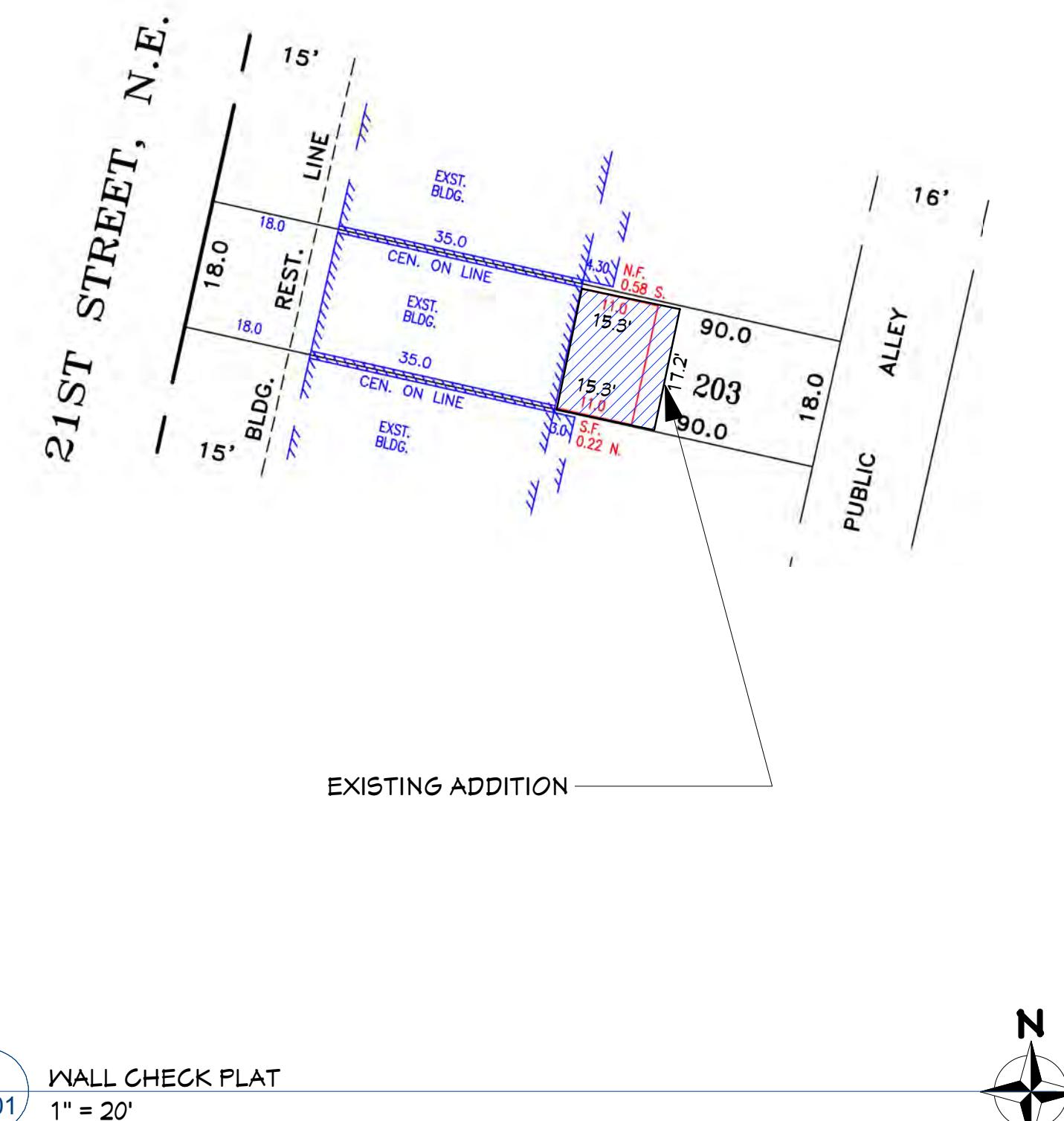
BUILDER: SUNDAY OJIGBO  
SUNARCH LLC  
2409 OXEN RUN DRIVE  
TEMPLE HILLS, MD 20744

ATTORNEY: ANTHONY RACHAL, III & ARNOLD MURRAY  
5004 CATHEDRAL AVENUE, NW, SUITE 200  
WASHINGTON, DC 20016  
202-494-7111  
amrlaw@att.net

## ABBREVIATIONS:

&	AND	EQUIP	EQUIPMENT	PLYND	PLYWOOD
@	AT	EXIST	EXISTING	PT	PRESSURE TREATED
AFF	ABOVE FINISHED FLOOR	EXT	EXTERIOR	PTD	PAINTED
APT	APARTMENT	FF	FINISHED FLOOR	PR	PAIR
BLDG	BUILDING	FIN	FINISH	R	RISER
BSMT	BASEMENT	FLR	FLOOR	REF	REFRIGERATOR
CJ	CONTROL JOINT	GA	GAUGE	RO	ROUGH OPENING
CAB	CABINET	GNB	GYPSUM WALL BOARD	REQ	REQUIRED
CL	CENTER LINE	HB	HOSE BIB	RM	ROOM
CH	CEILING HEIGHT	HC	HOLLOW CORE	SC	SOLID CORE
CLG	CEILING	HT	HEIGHT	SCHED	SCHEDULE
CLR	CLEAR	HDWR	HARDWARE	SHT	SHEET
CMU	CONCRETE MASONRY UNIT	JB	JUNCTION BOX	SHWR	SHOWER
COND	CONDITION	LB	FOUND	SIM	SIMILAR
CONC	CONCRETE	LBN	LOAD BEARING WALL	SKYLT	SKYLIGHT
CONT	CONTINUOUS	LVL	LAMINATED VENEER LUMBER	SPEC	SPECIFICATION
D	DRYER	MTL	MATERIAL	SPKR	SPRINKLER
DH	DOUBLE HUNG	MAX	MAXIMUM	STD	STANDARD
DIA	DIAMETER	MDO	MEDIUM DENSITY OVERLAY	STOR	STORAGE
DIM	DIMENSION	MIN	MINIMUM	TBD	TO BE DETERMINED
DN	DOHN	MANU	MANUFACTURER	T&G	TONGUE & GROOVE
DR	DOOR	MECH	MECHANICAL	TOS	TOP OF SLAB
DS	DOHNSPOT	MR	MOISTURE RESISTANT	TYP	TOPICAL
DTL	DETAIL	NIC	NOT IN CONTRACT	UNO	UNLESS NOTED OTHERWISE
DW	DISHWASHER	NTS	NOT TO SCALE	VIF	VERIFY IN FIELD
DNG	DRAWING	OC	ON CENTER	W	WASHER
EIFS	EXTERIOR INSULATION	OH	OPPOSITE HAND	WD	WITHOUT
	FINISHING SYSTEM	OSB	ORIENTED STRAND BOARD	WIO	WELDED WIRE MESH
EL	ELEVATION	PL	PLATE	WLM	WITH
ELEC	ELECTRICAL	PLAM	PLASTIC LAMINATE	WLM	WITHOUT
EXP	EXPANSION				
EQ	EQUAL				

## SITE PLAN



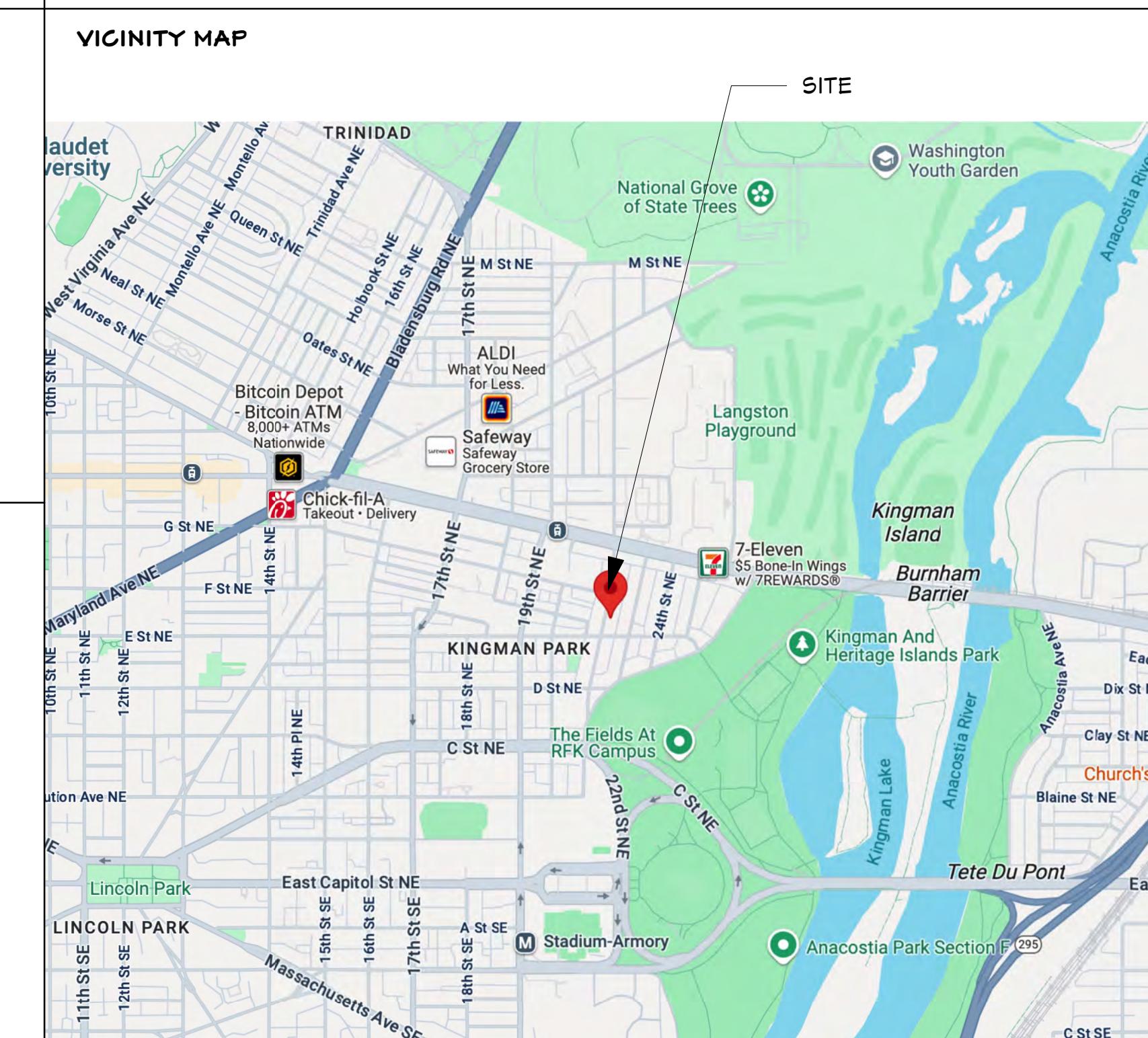
**WILETS** ARCHITECTURE LLC  
8009 Hamilton Spring Road, Bethesda, MD 20817  
T 301.980.4823 E scott@wiletsarchitecture.com

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PHASE:  
EXISTING CONDITIONS  
SHADE STUDY  
MAY 21, 2025  
JUNE 17, 2025



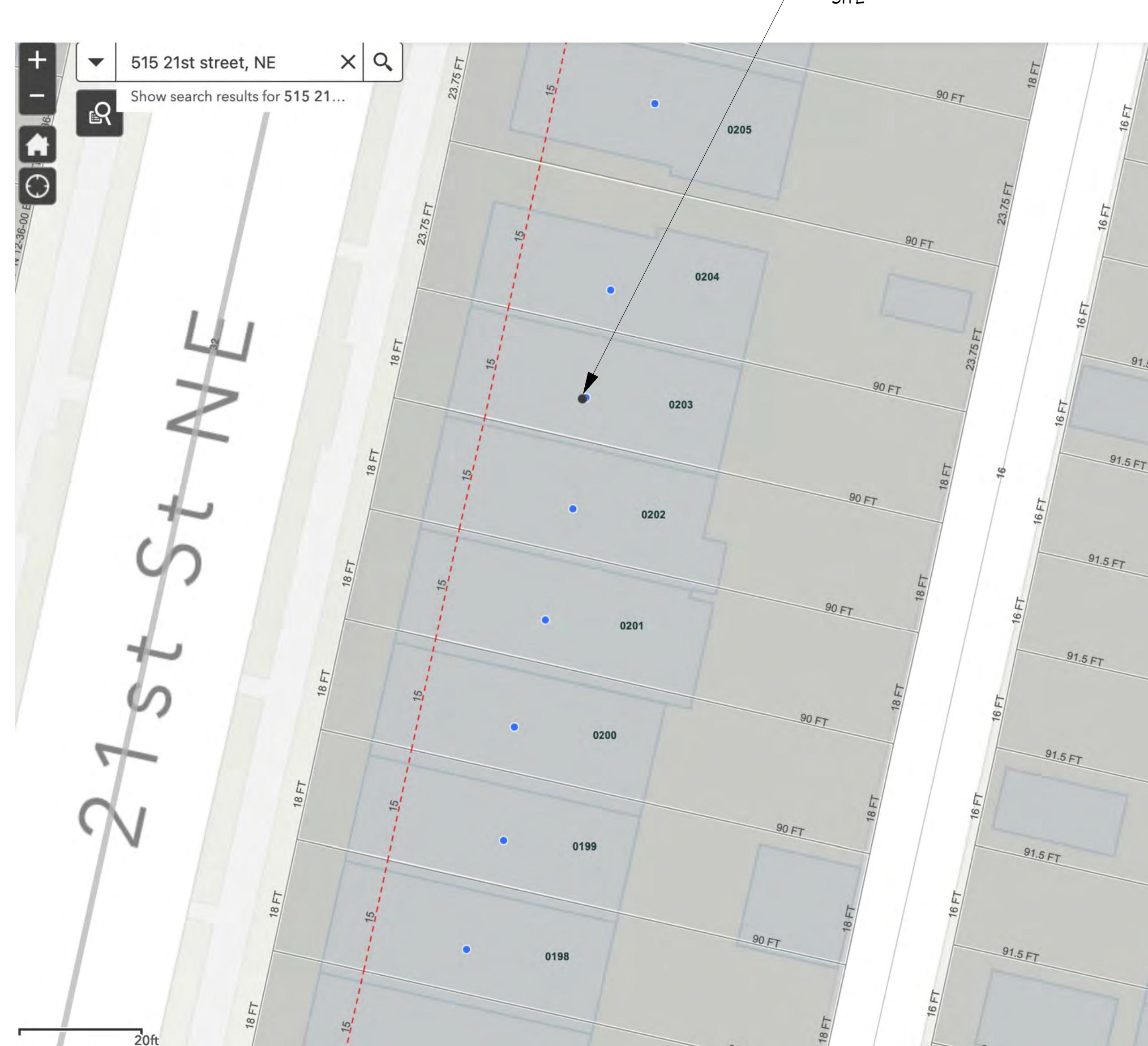
**NNAM RESIDENCE**  
515 21ST STREET, NE  
WASHINGTON, DC 20002  
JOB NUMBER: 2025-07

COVER SHEET

**C001**  
Board of Zoning Adjustment  
District of Columbia  
CASE NO.21216  
EXHIBIT NO.28



## REFERENCE ONLY



## Dot-Ma

## BUILDING, ZONING, AND CODE INFORMATION

LOT NUMBER:	4516
SQUARE NUMBER:	203
LOT AREA:	1,620 s.f.
EXISTING FOOTPRINT:	685 s.f.
SITE COVERAGE:	42.3%
MAXIMUM ALLOWABLE:	60 %
ZONING:	RF-1
USE GROUP:	R-3 - RESIDENTIAL / SINGLE FAMILY
ANC:	ANC-7D / WARD 7 / KINGMAN PARK HISTORIC DISTRICT
CONSTRUCTION TYPE:	III B - UNPROTECTED
NUMBER OF EXITS:	2 @FIRST FLOOR AND BASEMENT
NUMBER OF STORIES:	2 W/BASEMENT
YEAR BUILT:	1940
SPRINKLERED:	N/A; SMOKE AND CARBON DETECTORS
ELEVATOR:	N/A



BE-1

Development Standards for RE-1

Link to Zoning Regulations:	<a href="#">E § 2</a>
Zone District:	Residential Flat Zone
Zone:	RF-1
Building Category:	Row Dwelling or Flat < 1,800 sq ft
Description:	Permits development of attached rowhouses on small lots
Dwelling Units:	2
Height (ft):	35
Stories:	3
Minimum Lot Width (ft):	18
Minimum Lot Area (sq ft):	1800
Lot Occupancy (%):	60
Front Setback (ft):	No lesser or greater than existing setbacks on the same block
Rear Setback (ft):	20
Side Setback (ft):	5 feet on free standing sides
Pervious Surface (%):	0

*The development standards shown are intended for reference use and are not a substitution for the standards as defined in the zoning regulations.*

# NNAM RESIDENCE

515 21ST STREET, NE  
WASHINGTON, DC 20001  
JOB NUMBER: 2025-07

## SITE PLAN, ZONING CODE STUDY

2002

21ST STREET, NE

SIDEWALK

FRONT PROPERTY LINE

P/L

FRONT PORCH

18'-0"

16'-8"

14'-4"

2 STORY BRICK w/BASEMENT

CROSS SECTION 1

51

ADDITION

51

51

51

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CROSS SECTION 2

52

CROSS SECTION 3

53

1 EXISTING FIRST FLOOR FOOTPRINT/SITE PLAN  
A001  
SCALE: 1/4" = 1'-0"



A001

NNAM RESIDENCE

515 21ST STREET, NE  
WASHINGTON, DC 20002  
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FIRST FLOOR FOOTPRINT  
SITE PLAN

**WILETS ARCHITECTURE LLC**

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ARCS/77, EXPIRATION DATE APRIL 30, 2026

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PHASE:  
EXISTING CONDITIONS SHADE STUDY MAY 21, 2025  
JUNE 17, 2025



517

515

513

1 FRONT ELEVATIONS - 21ST STREET, NE  
A002 SCALE: 1/4" = 1'-0"



513

515

517

2 REAR ELEVATIONS - ALLEYWAY  
A002 SCALE: 1/4" = 1'-0"



FRONT VIEW - 21ST STREET, NE



REAR VIEW - ALLEYWAY



## NNAM RESIDENCE

515 21ST STREET, NE  
WASHINGTON, DC 20002  
JOB NUMBER: 2025-07

EXTERIOR ELEVATIONS  
EXISTING PHOTOS

A002

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PHASE:  
EXISTING CONDITIONS MAY 21, 2025  
SHADE STUDY JUNE 17, 2025



NNAM RESIDENCE  
515-21ST STREET, NE  
WASHINGTON, DC 20002  
JOB NUMBER: 2025-07

SHADE STUDY  
INTERACTIVE

A003

**WILETS**  
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PHASE:  
EXISTING CONDITIONS MAY 21, 2025  
SHADE STUDY JUNE 17, 2025



GOVERNMENT OF THE DISTRICT OF COLUMBIA  
PERMIT OPERATIONS DIVISION  
PLANS APPROVED

Permit No. B2207012 Date 06/30/23

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

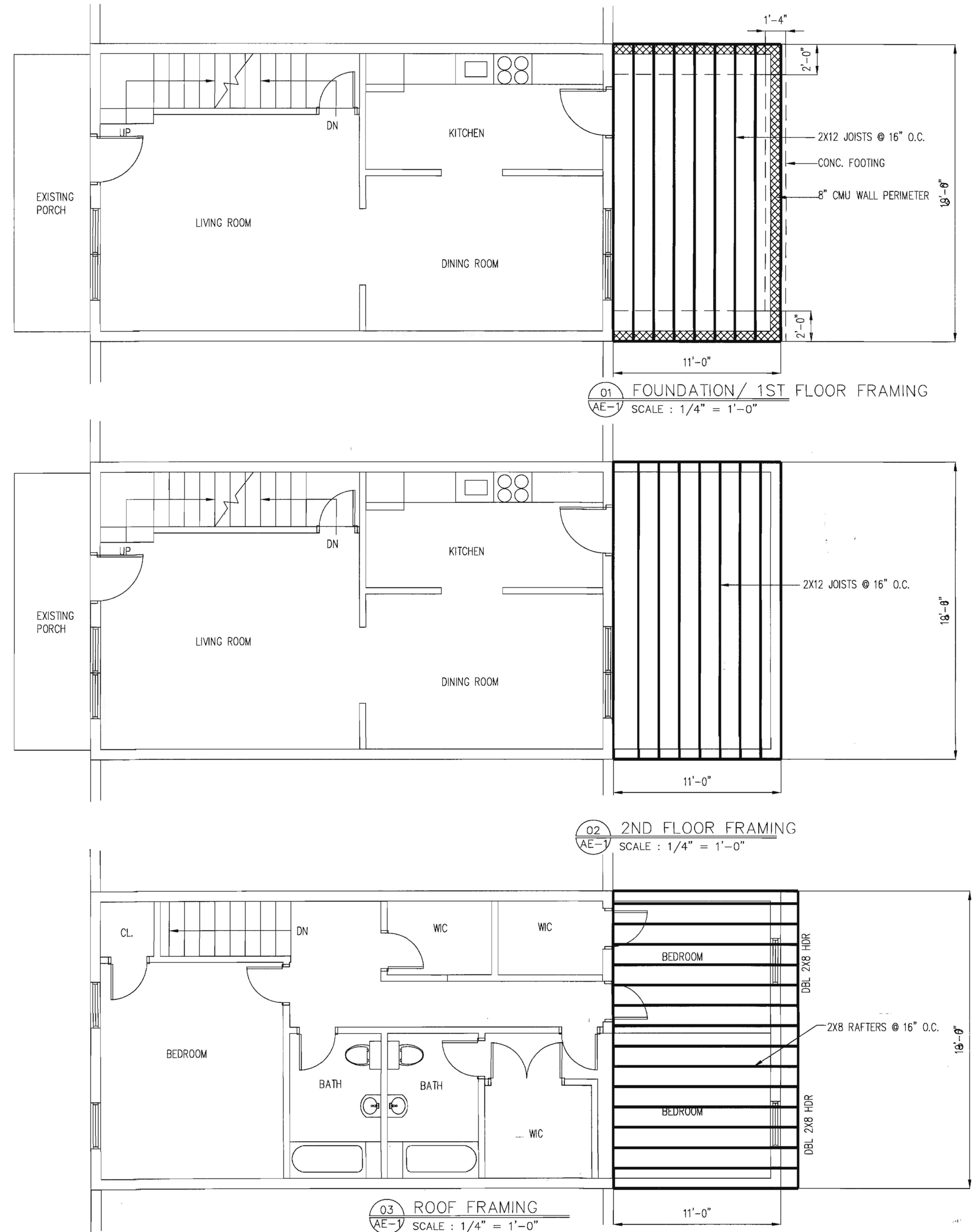
RF-1

Mechanical Review - Golnaz Bastani - 06-30-2023  
Electrical Review - Golnaz Bastani - 06-30-2023  
Plumbing Review - Golnaz Bastani - 06-30-2023  
DC Water and Sewerage - Golnaz Bastani - 06-30-2023  
DOEE EV Review - Lala Seldene - Golnaz Bastani - 06-30-2023  
Energy Review - Golnaz Bastani - 06-30-2023  
Structural Review - Golnaz Bastani - 06-30-2023  
Neighbor Notification - Golnaz Bastani - 06-30-2023  
DOEE SE-SW Review - Amarie Williams - 06-30-2023

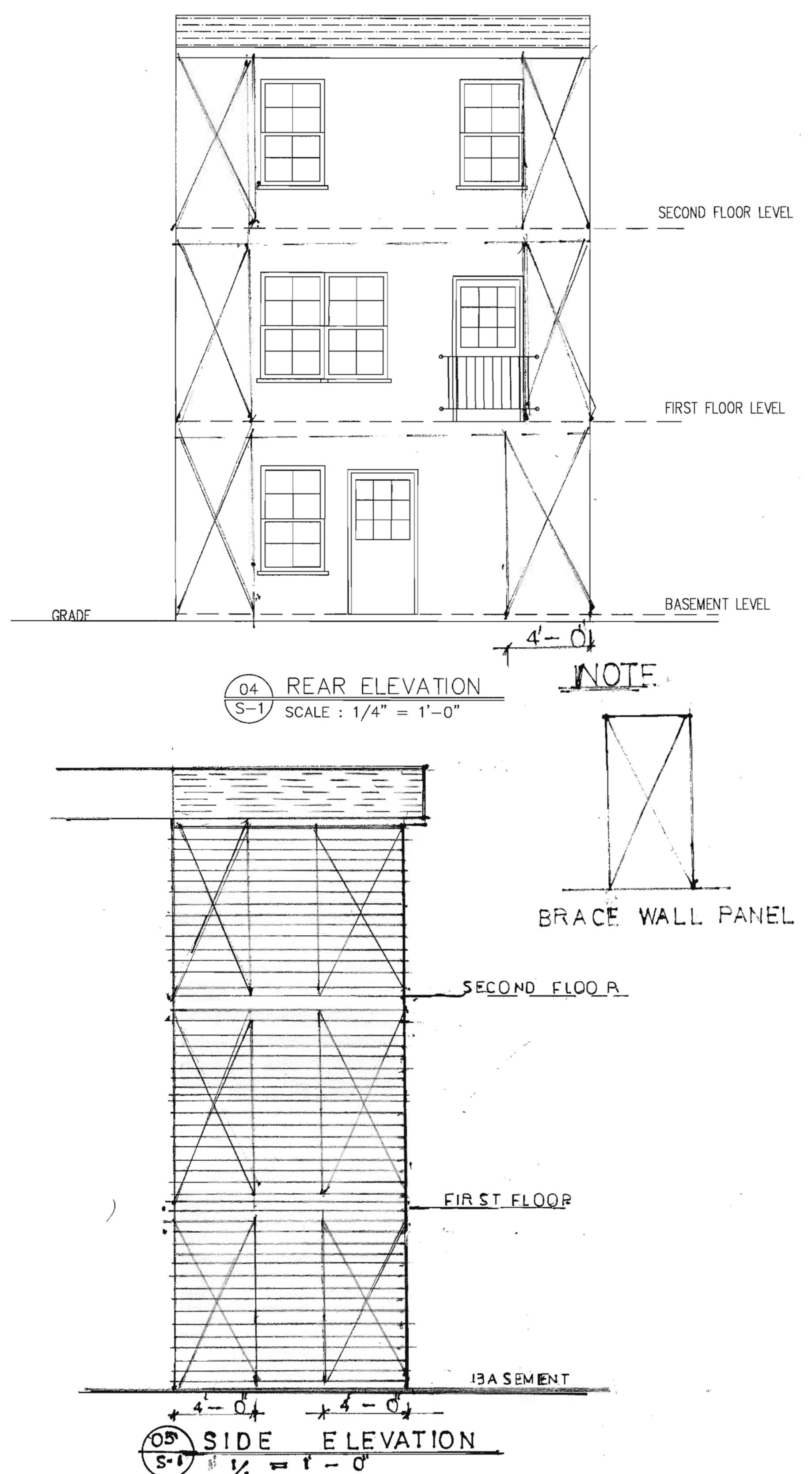
DC DEPARTMENT OF BUILDINGS  
OFFICE OF THE ZONING ADMINISTRATION  
COMPLIES WITH THE REQUIREMENTS  
OF 11 DCMR - ZONING REGULATIONS  
OF THE DISTRICT OF COLUMBIA



GOVERNMENT OF THE  
DISTRICT OF COLUMBIA  
MURIEL BOWSER, MAYOR



REFERENCE ONLY



NNAM RESIDENCE  
515 21ST STREET, NE  
WASHINGTON, DC 20002  
JOB NUMBER: 2025-07

EXISTING FLOOR PLANS

EX02

**WILETS ARCHITECTURE LLC**  
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