



SHADE STUDY FOR THE NNAM RESIDENCE

515 21ST STREET, NE
WASHINGTON, DC 20002

DRAWING LIST

G001	COVER SHEET, VICINTY 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

PROJECT INFORMATION

EXISTING 3-STORY FRAME REAR ADDITION ON CONCRETE FOUNDATION
REFERENCE: BUILDING PERMIT #B240T625 AND #B220T012

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

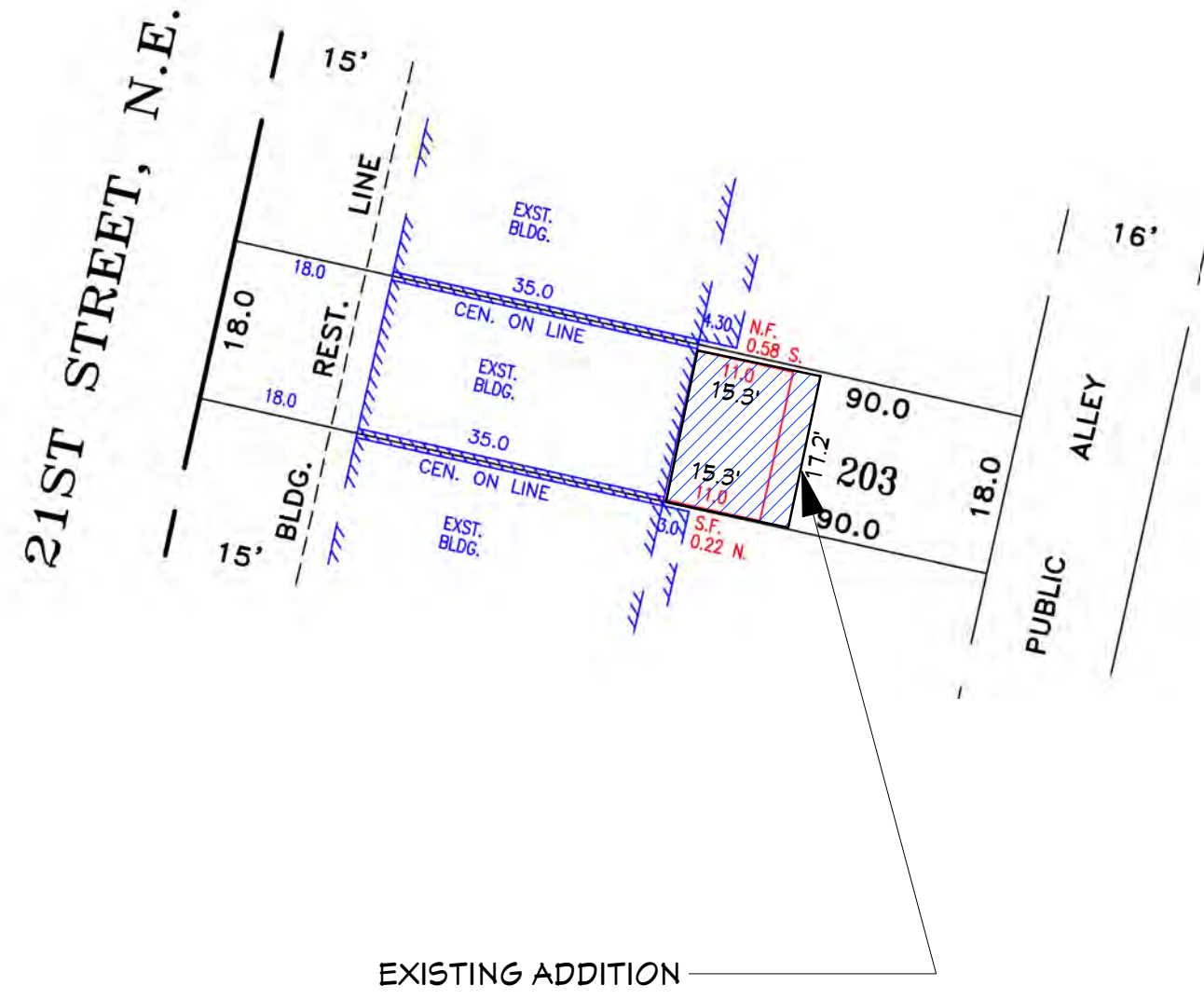
PROJECT PARTICIPANTS

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 202-494-7171 amrlaw@att.net

ABBREVIATIONS:

&	AND	EQUIP	EQUIPMENT	FLY'ND	PLYWOOD
@	AT	ETR	EXISTING TO REMAIN	FTD	PRESSED TREATED
AFF	ABOVE FINISHED FLOOR	EXIST	EXISTING	FR	PAINTED
APT	APARTMENT	EXT	EXTERIOR	R	FAIR
BLDG	BUILDING	FF	FINISHED FLOOR	RO	RISER
BSMT	BASEMENT	FIN	FINISH	REQ	REFRIGERATOR
CJ	CONTROL JOINT	FLR	FLOOR	RO	ROUGH OPENING
CAB	CABINET	GA	GAUGE	REQ	REQUIRED
CL	CENTERLINE	GWB	GYPSPUM WALL BOARD	RM	ROOM
CH	CEILING HEIGHT	HB	HOSE BIB	SC	SOLID CORE
CLG	CEILING	HC	HOLLOW CORE	SCHD	SCHEDULE
CLR	CLEAR	HT	HEIGHT	SHT	SHEET
CMU	CONCRETE MASONRY UNIT	HDWR	HARDWARE	SHWR	SHOWER
COND	CONDITION	JB	JUNCTION BOX	SIM	SIMILAR
CONC	CONCRETE	LB	POUND	SKYLT	SKYLIGHT
CONT	CONTINUOUS	LBW	LOAD BEARING WALL	SPEC	SPECIFICATION
D	DRYER	LVL	LAMINATED VENEER LUMBER	SPKR	SPRINKLER
DH	DOUBLE HUNG	MATL	MATERIAL	STD	STANDARD
DIA	DIAMETER	MAX	MAXIMUM	STOR	STORAGE
DIM	DIMENSION	MDO	MEDIUM DENSITY OVERLAY	TBD	TO BE DETERMINED
DN	DOWN	MIN	MINIMUM	T&G	TONGUE & GROOVE
DR	DOOR	MANU	MANUFACTURER	TOS	TOP OF SLAB
DS	DOWNSPOUT	MTL	METAL	TYP	TYPICAL
DTL	DETAIL	MECH	MECHANICAL	UNO	UNLESS NOTED OTHERWISE
DYN	DISHWASHER	MR	MOISTURE RESISTANT	VIF	VERIFY IN FIELD
DYNG	DRAWING	NIC	NOT IN CONTRACT	W	WASHER
EIFS	EXTERIOR INSULATION FINISHING SYSTEM	NTS	NOT TO SCALE	W/	WITH
EL	ELEVATION	OC	ON CENTER	W/C	TOILET/WATER CLOSET
ELEC	ELECTRICAL	OH	OPPOSITE HAND	W/O	WOOD
EXP	EXPANSION	OSB	ORIENTED STRAND BOARD	W/O	WITHOUT
EQ	EQUAL	PL	PLATE	W/M	WELDED WIRE MESH
		PLAM	PLASTIC LAMINATE		

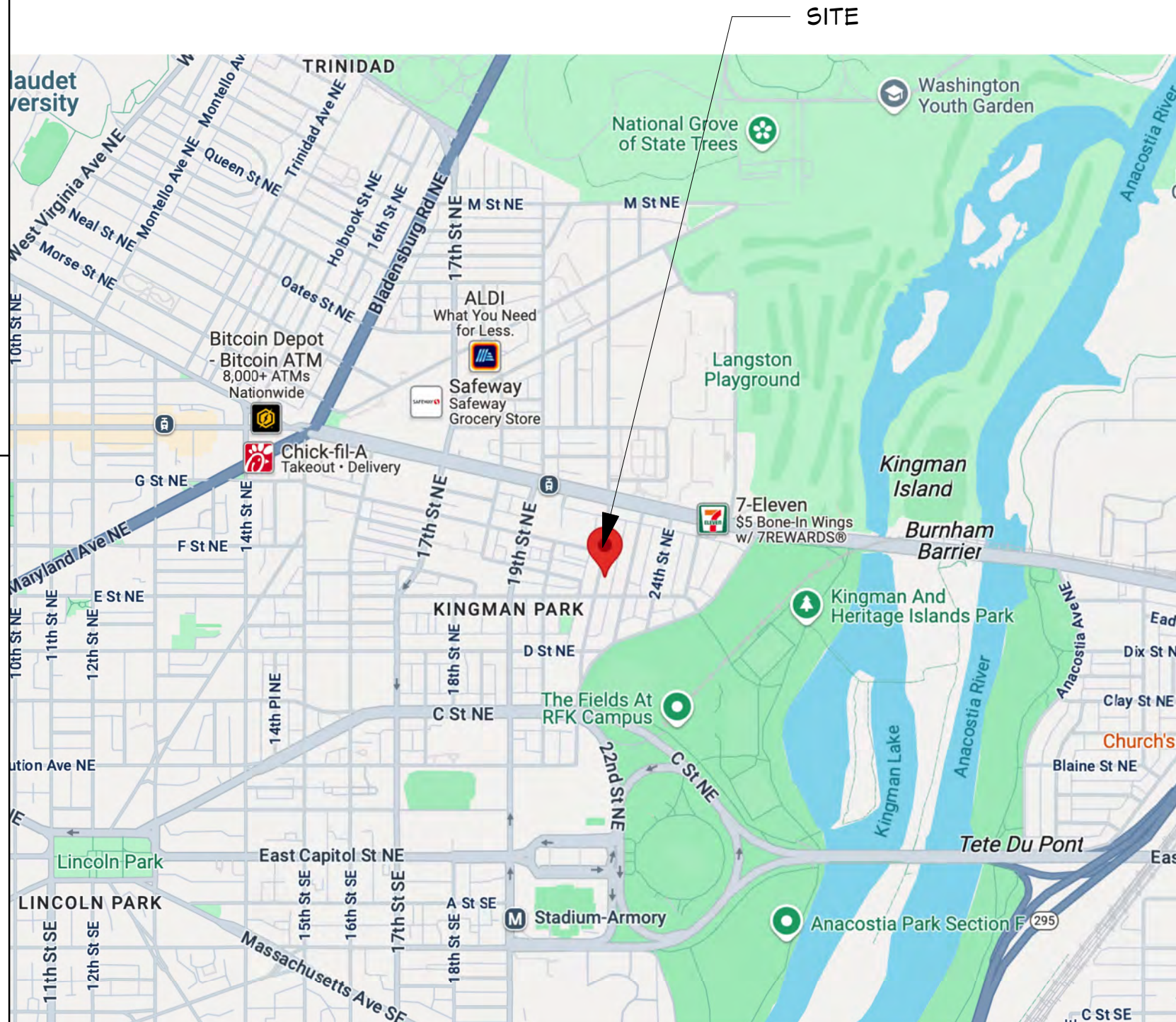
SITE PLAN



1
C001
WALL CHECK PLAT
1" = 20'

HORIZONTAL/BOUNDARY AND SITE PLAN INFORMATION BASED ON DISTRICT OF COLUMBIA OFFICE OF THE SURVEYOR DATED JUNE 10, 2024 AND SITE OBSERVATIONS BY WILETS ARCHITECTURE, PLLC

VICINITY MAP



WILETS ARCHITECTURE LLC
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T 301.980.4823 E scott@wiletsarchitecture.com

PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE DISTRICT OF COLUMBIA, LICENSE NUMBER ARCD777, EXPIRATION DATE APRIL 30, 2028.

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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

COVER SHEET

C001
Scale of Zoning Adjustment
District of Columbia
CASE NO.21316
EXHIBIT NO.236



Dot-Map

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-TD / WARD 1 / 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

REFERENCE ONLY



RF-1

Development Standards for RF-1	
Link to Zoning Regulations:	E § 2
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.



1 SITE PLAN & ZONING STUDY
2002 SCALE: 1" = 10'



NNAM RESIDENCE

515 21ST STREET, NE
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SITE PLAN, ZONING
CODE STUDY

2002

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

21ST STREET, NE

SIDEWALK

FRONT PROPERTY LINE

P/L

P/L

P/L

P/L

P/L

P/L

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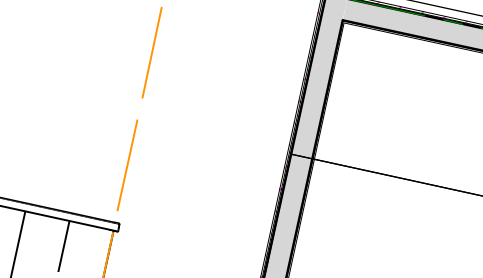
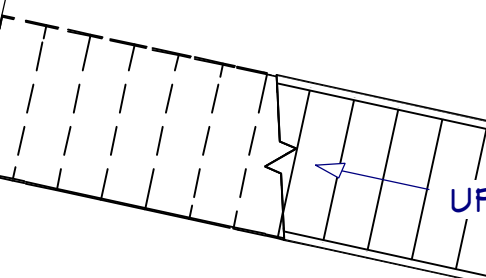
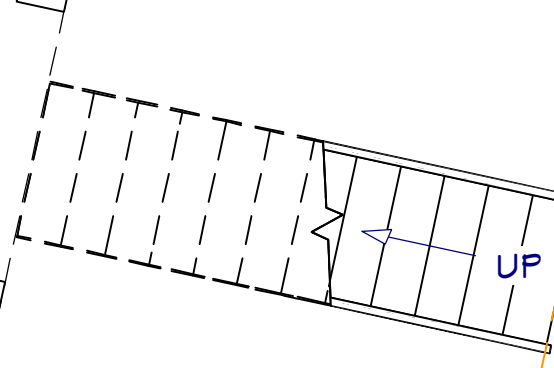
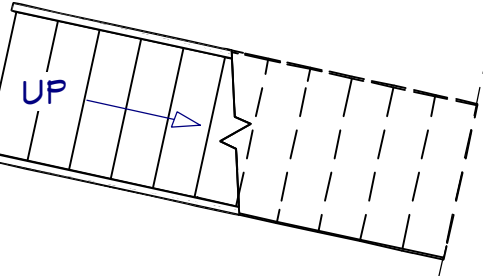
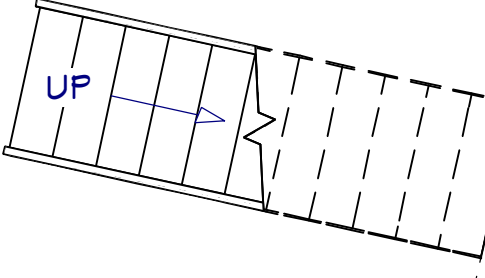
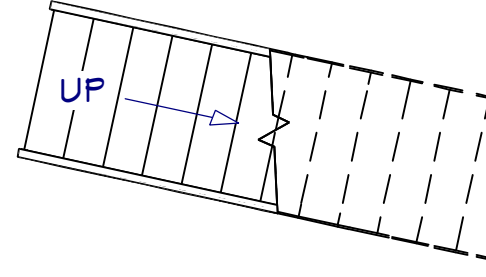
P/L

P/L

P/L

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P/L



CROSS SECTION 3

CROSS SECTION 2

GROSS SECTION 1

FRONT PORCH

2 STORY BRICK W/BASEMENT

ADDITION

17'-2 1/2" (18'-0" DESIGNED)
20' REAR BUILDING RESTRICTION LINE

513 STOOP

11'-0" AS DESIGNED

15'-2 1/2" AS BUILT

517 STOOP

EXISTING SHED

REAR PROPERTY LINE



1
A001

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

NNAM RESIDENCE

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

FIRST FLOOR FOOTPRINT
SITE PLAN

A001

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517

515

513

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



513

515

517

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



FRONT VIEW - 21ST STREET, NE



REAR VIEW - ALLEYWAY



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EXTERIOR ELEVATIONS
EXISTING PHOTOS

A002



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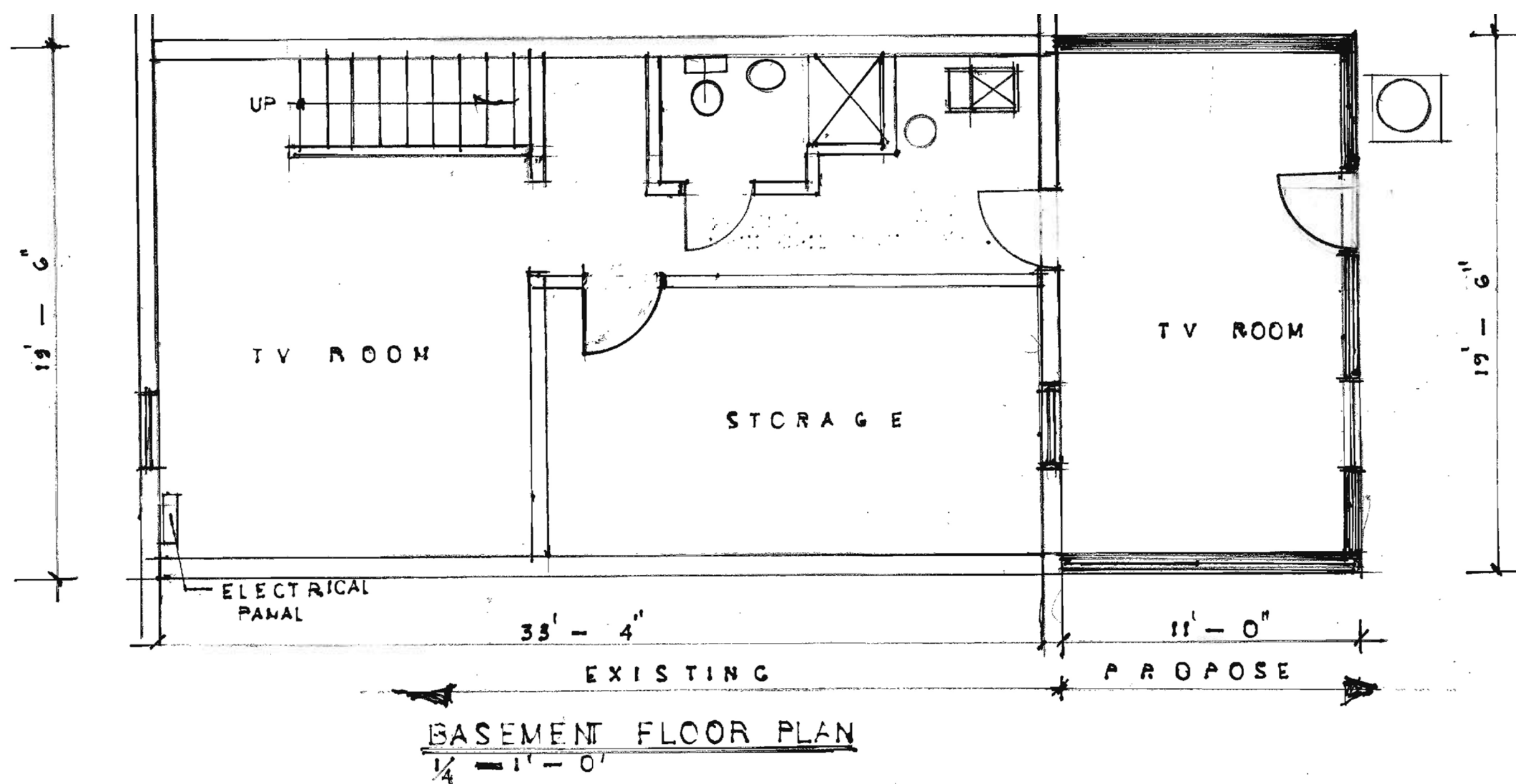
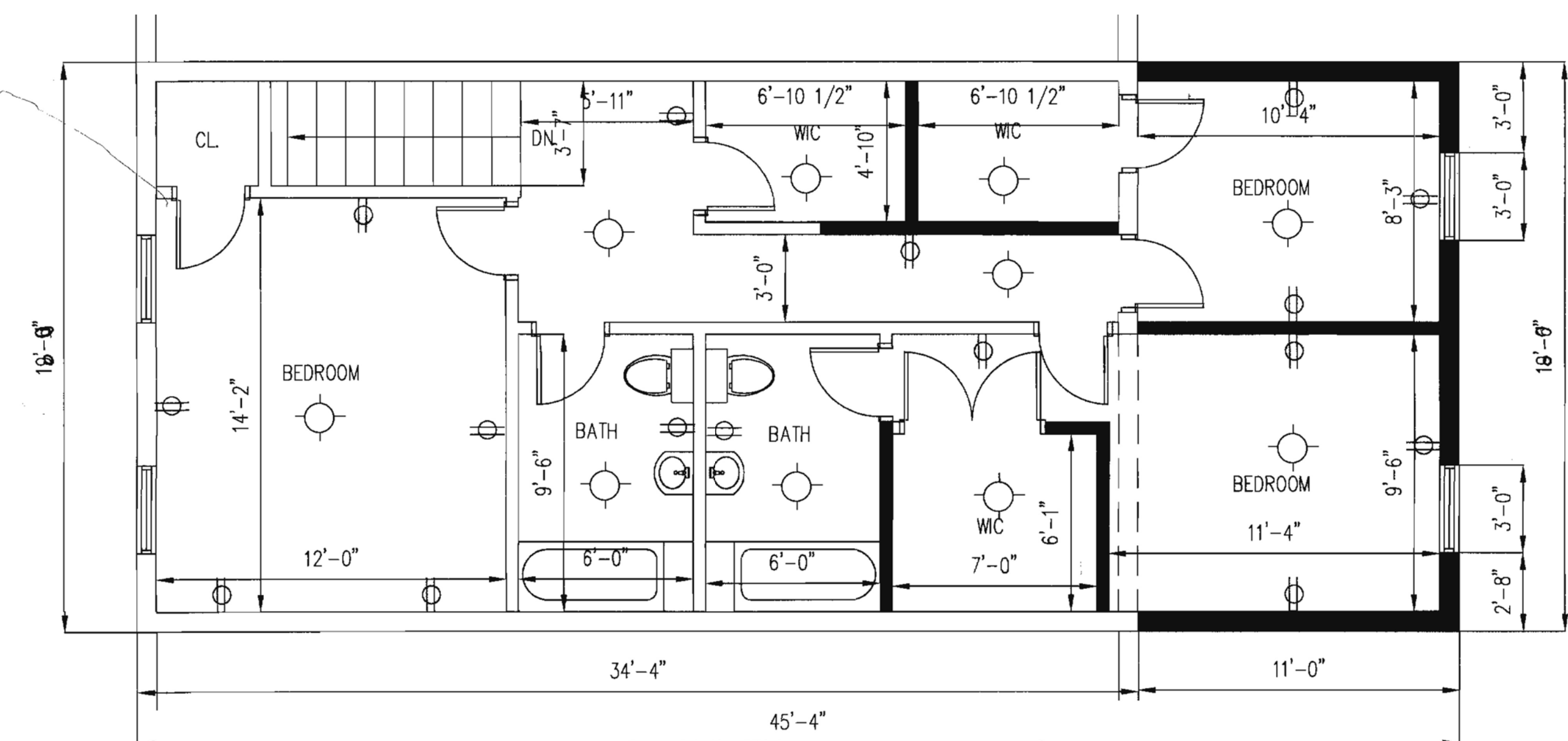
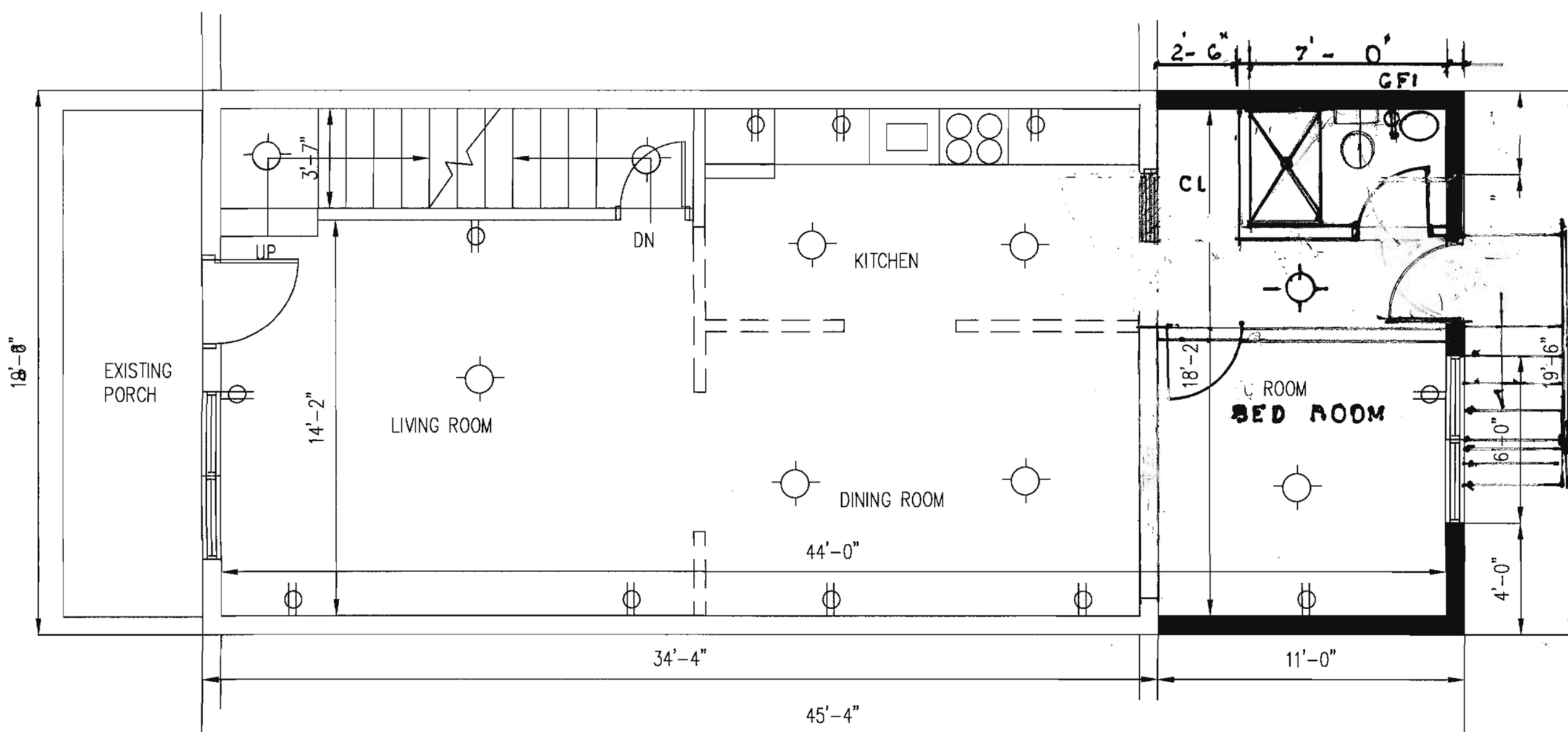
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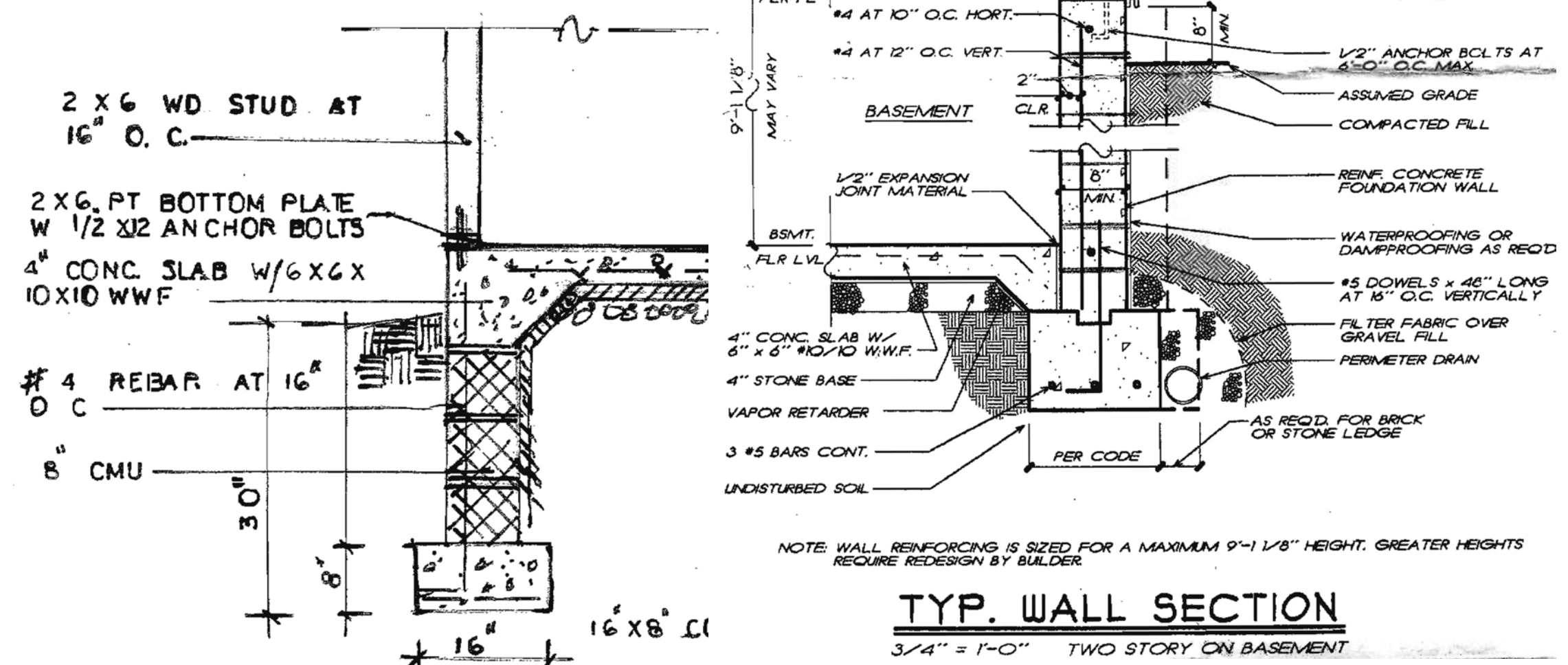
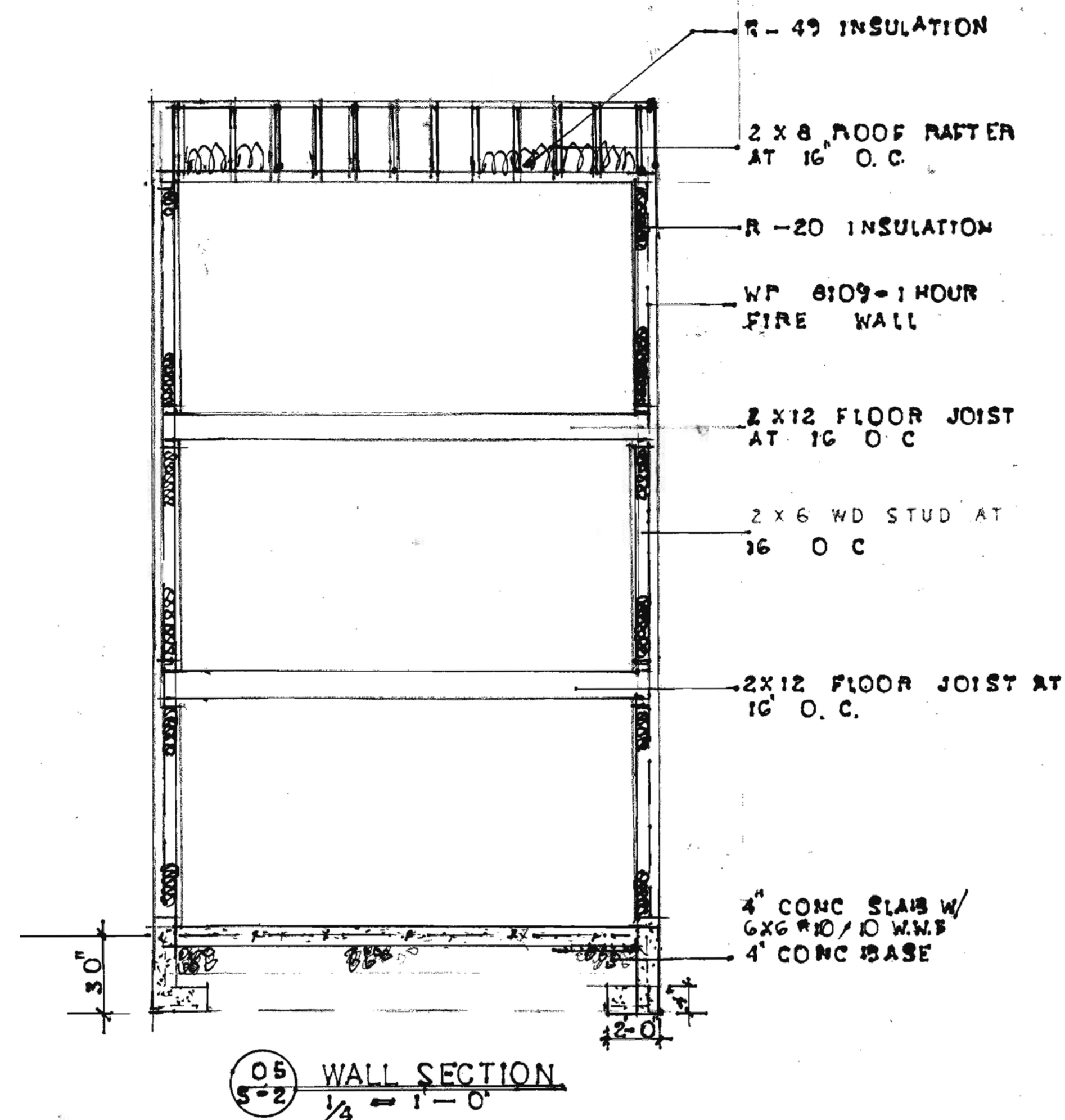
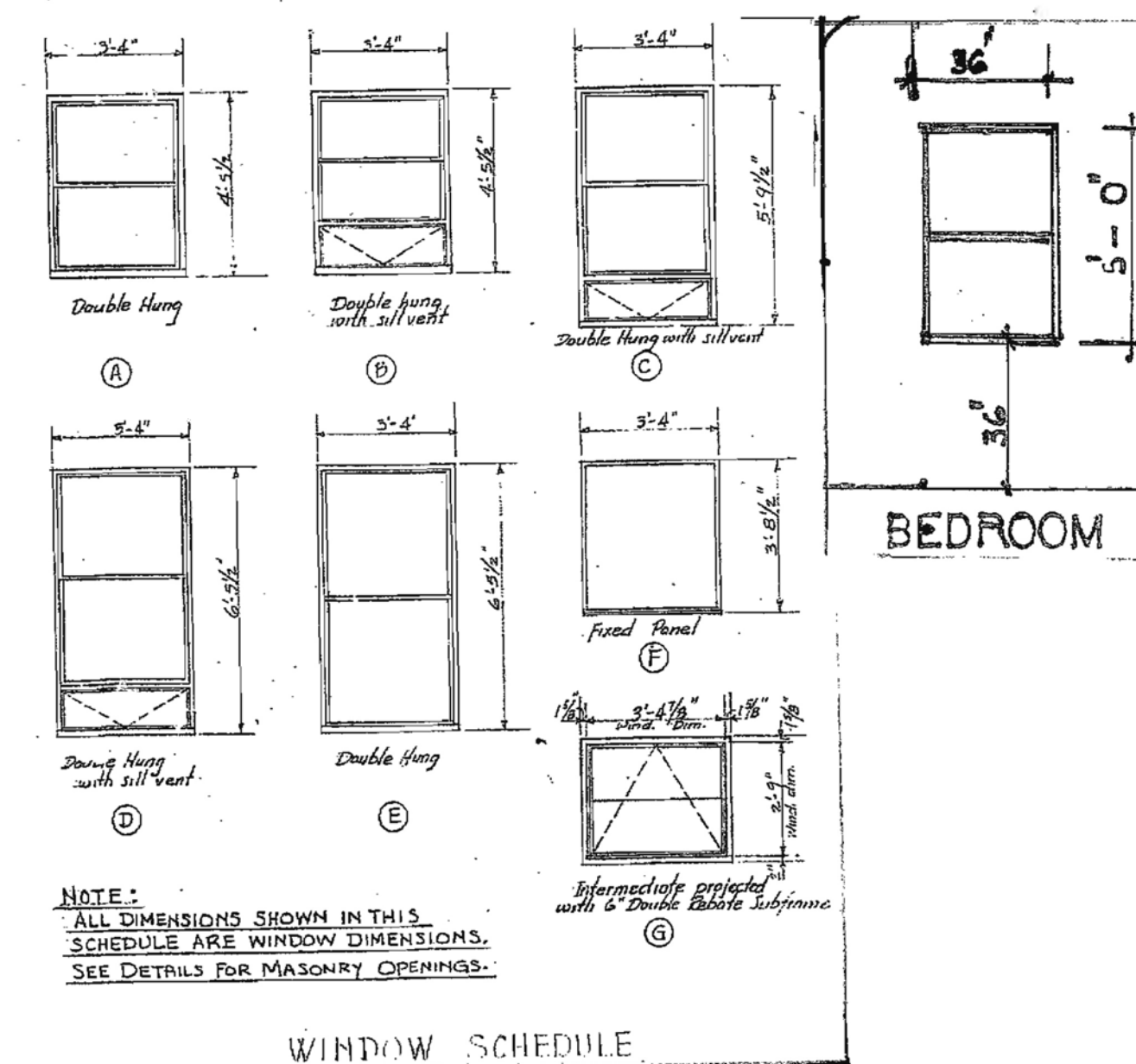
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SHADE STUDY
INTERACTIVE

A003



REFERENCE ONLY



REFERENCE ONLY

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EXISTING FLOOR PLANS

EX01

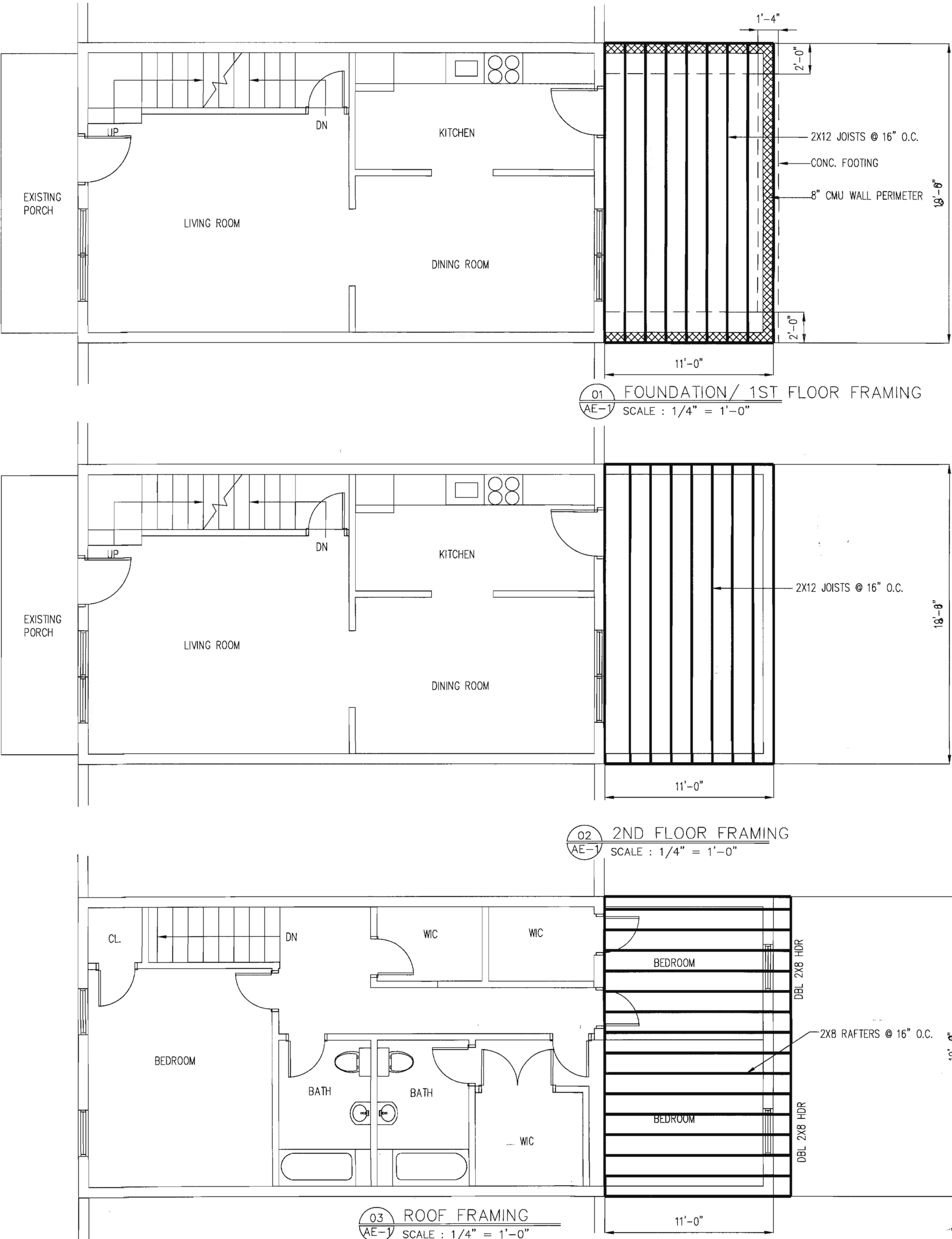
GOVERNMENT OF THE DISTRICT OF COLUMBIA
PERMIT OPERATIONS DIVISION
PLANS APPROVED
Permit No. B2207012 Date 06/30/23

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

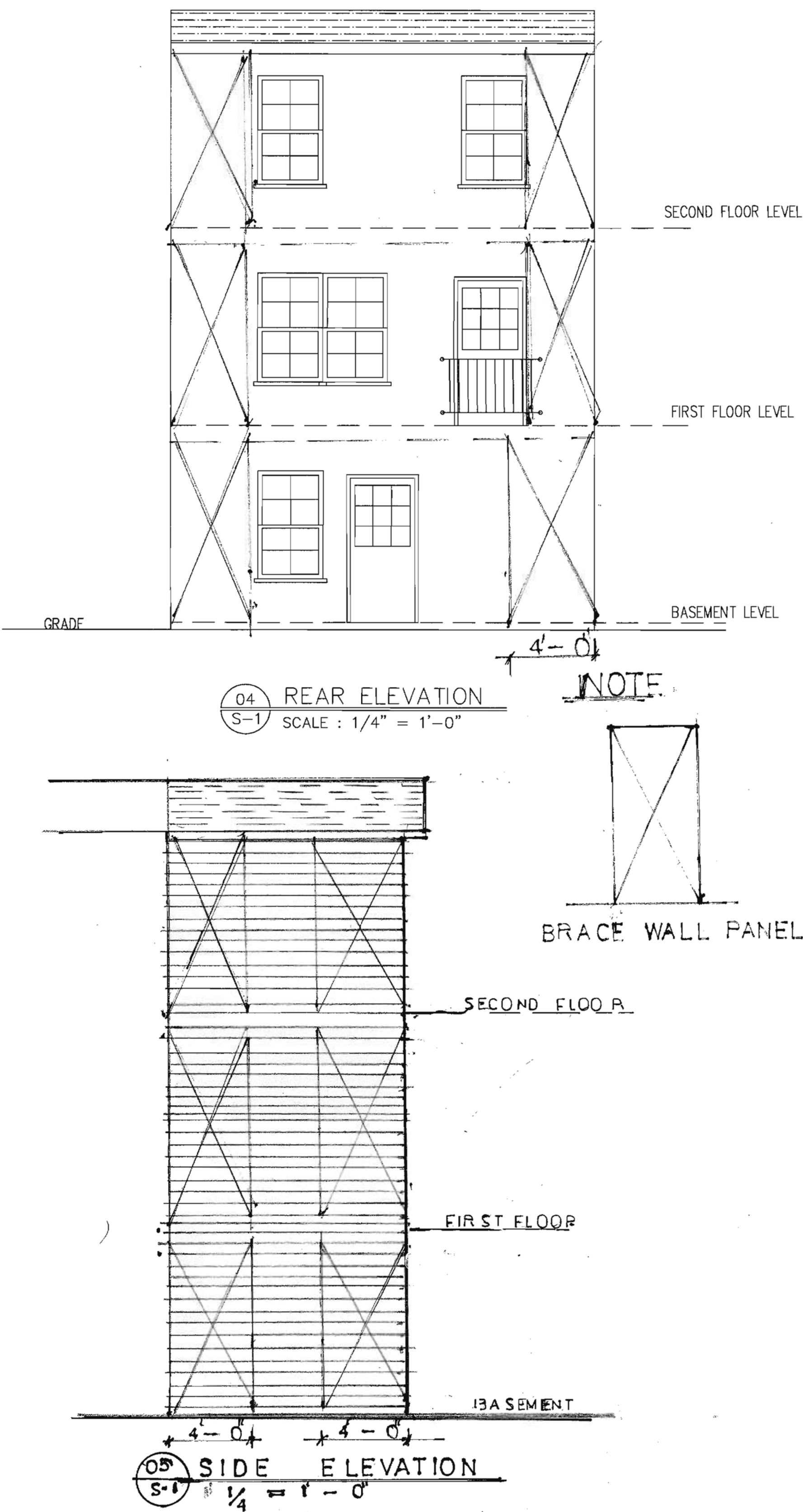
RF-1
Mechanical Review - Golnaz Bastani - 06-30-2023
Electrical Review - Golnaz Bastani - 06-30-2023
Plumbing Review - Golnaz Bastani - 06-30-2023
DC Water Review - Vahid Bilvardi - 06-30-2023
DOEE EV Review - Lala Seidenficker - 06-30-2023
Energy Review - Golnaz Bastani - 06-30-2023
Structural Review - Golnaz Bastani - 06-30-2023
Neighbor Notification - Kolby Gump - 06-30-2023
DOEE SE-SW Review - Amanda 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

DOB
GOVERNMENT OF THE DISTRICT OF COLUMBIA
MURIEL BOWSER, MAYOR



REFERENCE ONLY



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EXISTING FLOOR PLANS

EX02