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PROJECT INFO:

OWNER:

ENGINEER OF RECORD
ETSEHIWOT BESHAH P.E.
C: 7571 505 9526

PROJECT ADDRESS:
818 21st STREET
WASHINGTON, D.C.2002
CONTRACTOR: TBD

CODE ANALYSIS

USE GROUP - NO CHANGE. SINGLE FAMILY HOUSE,
CONSTRUCTION TYPE - NO CHANGE. VB
EXTERIOR BRICK NO CHANGE

CURRENT APPLICABLE CODE:
ACCESSIBILITY/ADA ANSI A 117.1-2010 & 2015 IBC
(2010 AMERICAN WITH DISABILITIES ACT)
BUILDING IRC 2018 AS AMENDED BY COUNTY REGULATION. DCMR 12
ELECTRICAL NEC 2014 with Local Amendments,
MECHANICAL IMC 2018
PLUMBING IPC 2018
ENERGY 2018 INTERNATIONAL ENERGY CONSERVATION CODE
FIRE PREVENTION CODE 2018 NFPA 90A, 101 LIFE SAFETY CODE, NFP 90A (NEC) 2014 EDITION,
NFPA 101 (2015 EDITION), NFPA 1 (2015 EDITION), NFPA 72 (2013 EDITION), NFPA 13, 13D, 13R (2013 EDITION),

ZONING INFORMATION	
	818 21ST STREET NE WASHINGTON DC 20002
ZONE	RF-4
LOT AREA	1597 SQ. FEET
LOT WIDTH	17.5 FEET
ANC	5D
HISTORIC DISTRICT	N/A
PARKING	1 SPACE

CODE ANALYSIS

	EXISTING BUILDING	ALLOWED BY CODE	PROPOSED BUILDING
USE GROUP	SINGLE FAMILY HOUSE	3 UNIT MULTI-FAMILY	3 UNIT MULTI-FAMILY
TYPE OF CONSTRUCTION:	VB	ALL TYPES	VB
NO. OF STORIES (ABOVE GRADE)	2	3	3
REAR SET BACK	55.67 FEET	20 FEET	28.25 FEET
LOT OCCUPANCY PERCENTAGE	26.2%	60%	57.92% 925/1597= 57.92
FAR	0.53	1.8	1.48
TOTAL FLOOR AREA (ABOVE GRADE)	840 SQ. FT.	2874.6 SQ. FT.	2344.88 SQ. FT. (EXCLUDING CELLAR)
CELLAR			892 SQ. FT. (CELLAR + AREA WAY)
FIRST FLOOR			805 SQ. FT.
SECOND FLOOR			805 SQ. FT.
THIRD FLOOR			734.88 SQ. FT.
BUILDING HEIGHT	19 FEET	40 FEET	35'-3 1/2" TO TOP OF ROOF DECK.

GENERAL

- THESE NOTES ARE FOR INFORMATION ONLY, NOTIFY THE ENGINEER OF RECORD IF THERE IS ANY CONFLICTS.
- USE ONLY DIMENSIONS INDICATED ON THE DRAWINGS. DO NOT SCALE DRAWINGS OR USE AND DIMENSIONS TAKEN FROM ELECTRONIC DRAWING. FIELD DIMENSIONS, ALL DIMENSIONS SHALL FIRST BE VERIFIED WITH ARCHITECTURAL DRAWINGS. LAYOUT SHALL BE CLOSED AND CHECKED BEFORE WORK IS CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ACCURATELY LOCATE ALL EXISTING BEARING WALLS AND OTHER STRUCTURAL MEMBERS BEFORE BEGINNING WORK OF PREPARING SHOP DRAWINGS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING MATERIALS, SCHEDULE AND DIMENSIONS BETWEEN TRADES AND SUB-CONTRACTOR.
- CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT AND ENGINEER ANY DIMENSION DISCREPANCIES IN THE CONTRACT DRAWINGS BEFORE PROCEEDING WITH THE WORK.
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING, BULKHEADS AND PROTECTION AS NECESSARY TO SUPPORT AND PROTECT THE EXISTING STRUCTURES AND ASSEMBLIES AS REQUIRED DURING THE COURSE OF THE WORK AND PROTECT AND OCCUPY USE OF SPACES.
- IF CONDITIONS DISCLOSED DURING DEMOLITION DO NOT AGREE WITH THE INFORMATION SHOWN ON CONTRACT DRAWINGS, CONTRACTOR SHALL NOTIFY ARCHITECT AND ENGINEER OF THESE DISCREPANCIES.
- CONTRACTOR SHALL SUBMIT SCHEDULE AND PLAN OF OPERATION TO THE OWNER, ARCHITECT AND ENGINEER BEFORE PROCEEDING WITH THE WORK.
- SECTIONS AND DETAILS SHOWN WHILE DRAWN FOR SPECIFIC LOCATIONS, ARE INTENDED TO ESTABLISH THE GENERAL TYPES OF DETAILS TO BE USED THROUGH OUT.
- THE ENGINEER'S REVIEW OF A SHOP DRAWING SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO FOLLOW THE INTENT OF THE CONTRACT DRAWINGS.
- CONTRACTOR SHALL USE ARCHITECTURAL AND OTHER PROJECT DRAWINGS IN CONJUNCTION WITH THE STRUCTURAL SETTO PROPERLY PERFORM THE WORK.
- AT MOST CARE SHALL BE EXERCISED AT ALL TIMES WHEN WORKING ON AND AROUND EXISTING STRUCTURAL MEMBERS TO AVOID IMPAIRING THE LOAD CARRYING CAPACITY OF THE EXISTING STRUCTURAL SYSTEM. ENGINEER SHALL BE NOTIFIED BEFORE CUTTING OR REMOVAL OF ANY PART OF THE EXISTING STRUCTURE (INCLUDING ALL BRICK WALLS) NOT INDICATED TO BE DEMOLISHED.

SCOPE OF WORK

EXISTING TWO STORY HOUSE TO BE CHANGED TO A 3 STORY STRUCTURE WITH UNDERPINNING. ONE STORY AND BACK ADDITION. WITH MECHANICAL, ELECTRICAL AND PLUMBING WORK.

CODE NOTE

GENERAL CODE COMPLIANCE REQUIREMENTS:

1. AREA OF THE EXISTING BUILDING MAY BE OCCUPIED DURING THE PERIOD OF CONSTRUCTION, ONLY IF ALL REQUIRED EXISTS AND ALL REQUIRED FIRE PROTECTION FEATURES ARE IN PLACE AND CONTINUOUSLY MAINTAINED FOR THE PARTS OCCUPIED.

9. AIR CONDITIONING, HEATING, VENTILATION, DUCTWORK AND RELATED EQUIPMENT SHALL BE IN CONFORMANCE WITH NFPA 90A, 90B & 91. HVAC UNITS HAVING CAPACITIES GREATER THAN 2000cfm SHALL BE ARRANGED TO SHUT DOWN UPON DETECTION OF SMOKE ON THESUPPLY SIDE OF THE UNIT.



COVER SHEET
818 21st STREET
WASHINGTON, D.C. 20002

Project

Revisions:

Seal:

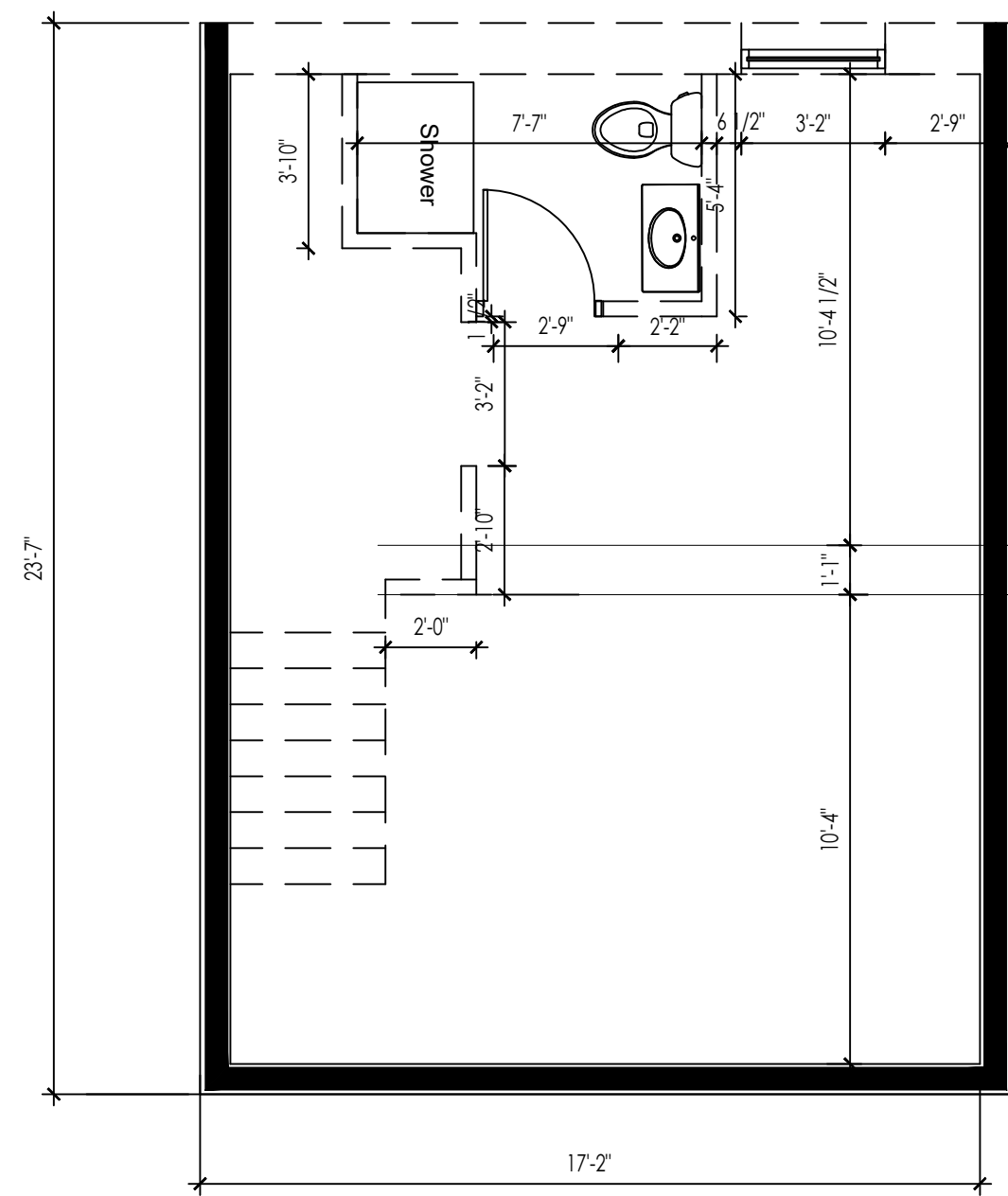


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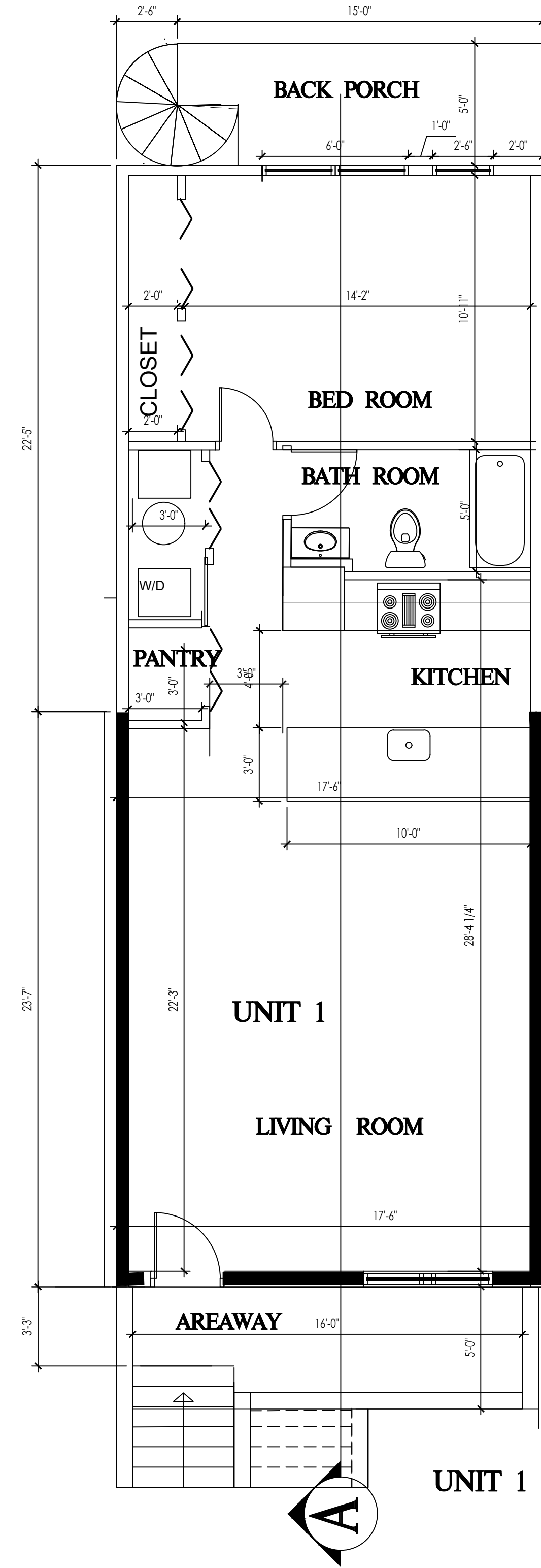
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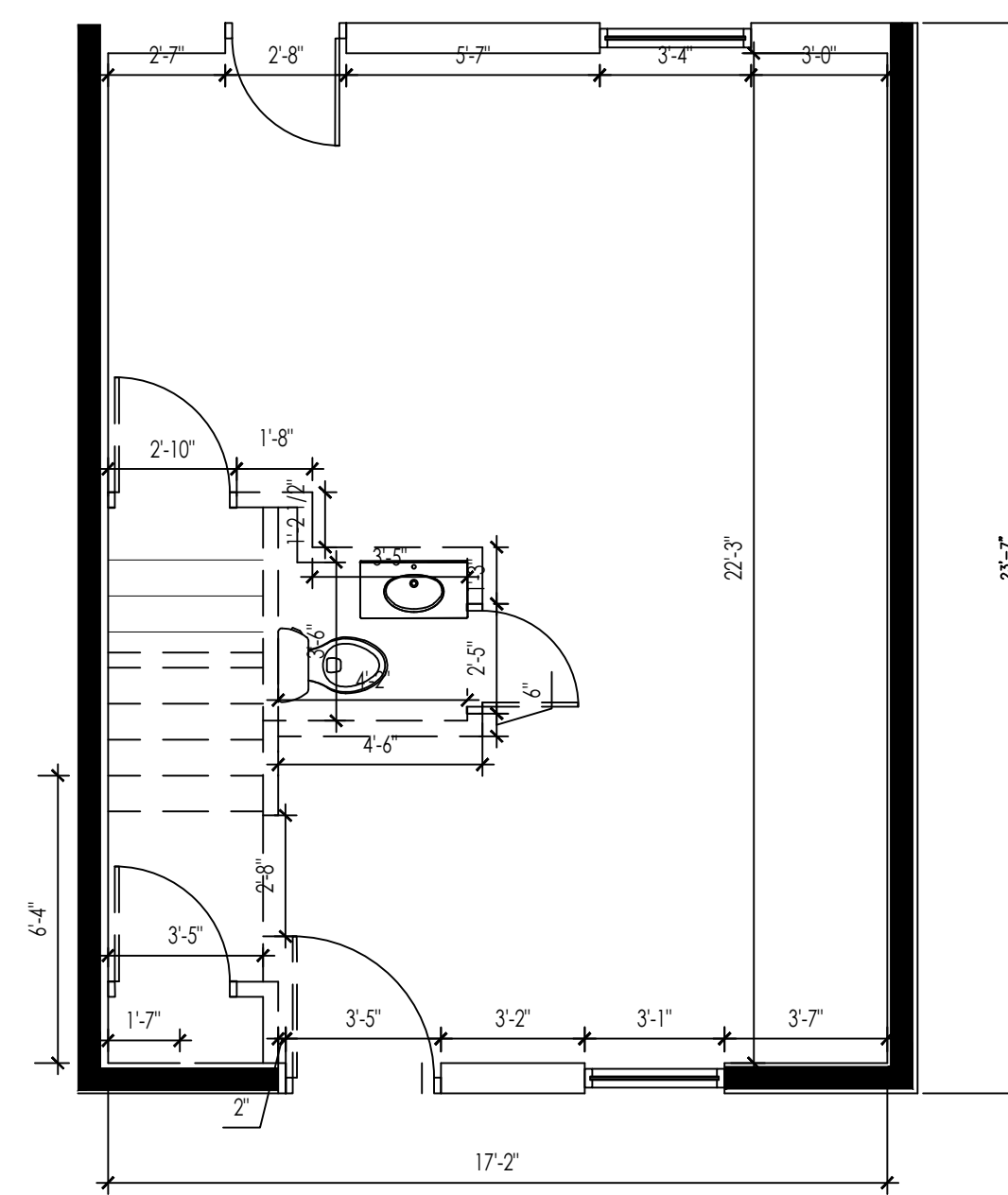
Board of Zoning Adjustment
District of Columbia
CASE NO. 2257
EXHIBIT NO. 6



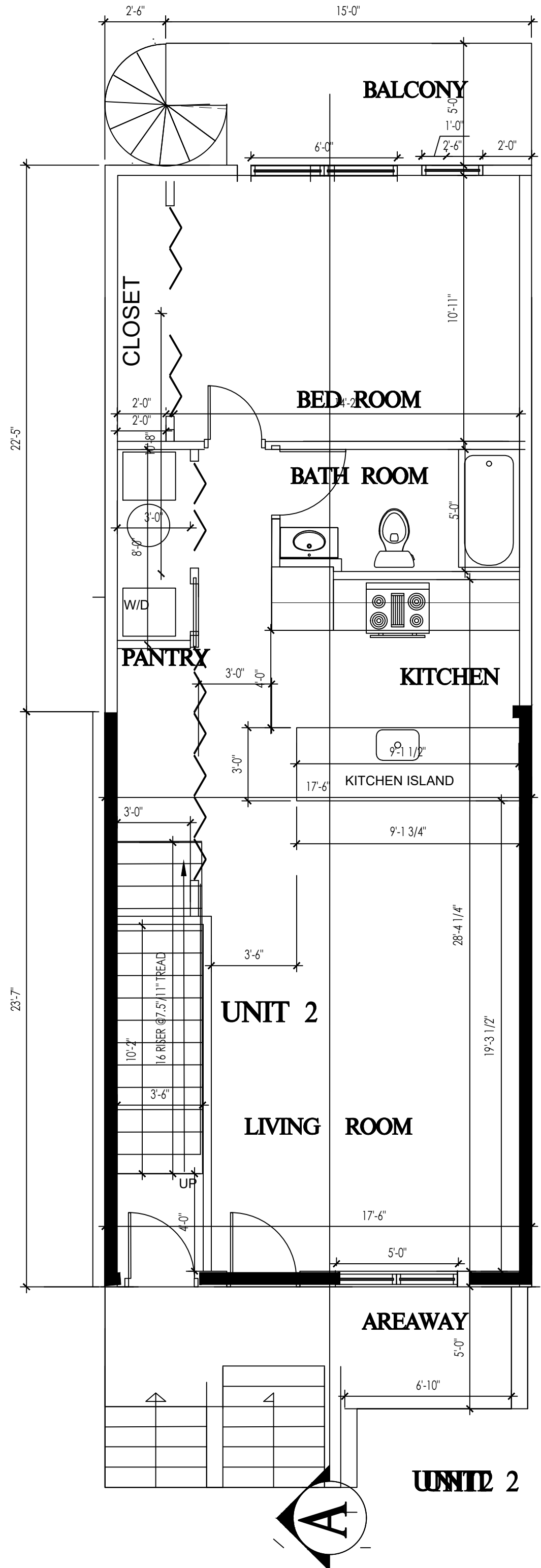
1
A001
EXISTING CELLAR FLOOR PLAN
0 2' 4' 8'
SCALE: 1/4" = 1'-0"



1
A001
PROPOSED CELLAR FLOOR PLAN
0 2' 4' 8'
SCALE: 1/4" = 1'-0"



1
A001
EXISTING FIRST FLOOR PLAN
0 2' 4' 8'
SCALE: 1/4" = 1'-0"



1
A001
PROPOSED FIRST FLOOR PLAN
0 2' 4' 8'
SCALE: 1/4" = 1'-0"

LEGEND	
	EXISTING HOUSE NOT IN SCOPE OF WORK
	NEW WALL
	EXISTING WALL TO BE REMOVED
	EXISTING WALL

AKL Engineers
3784 DORSEY SEARCH CIRCLE,
ELLICOTT CITY MD 21042
tel: 571 505 9526 ■ aklengineers@gmail.com

Date: 11.20.24 PERMIT SET
Designed By:
Checked By:
Drawn By:

EXISTING & PROPOSED FLOOR PLAN
818 21st STREET
WASHINGTON, D.C. 20002

Project

Revisions:

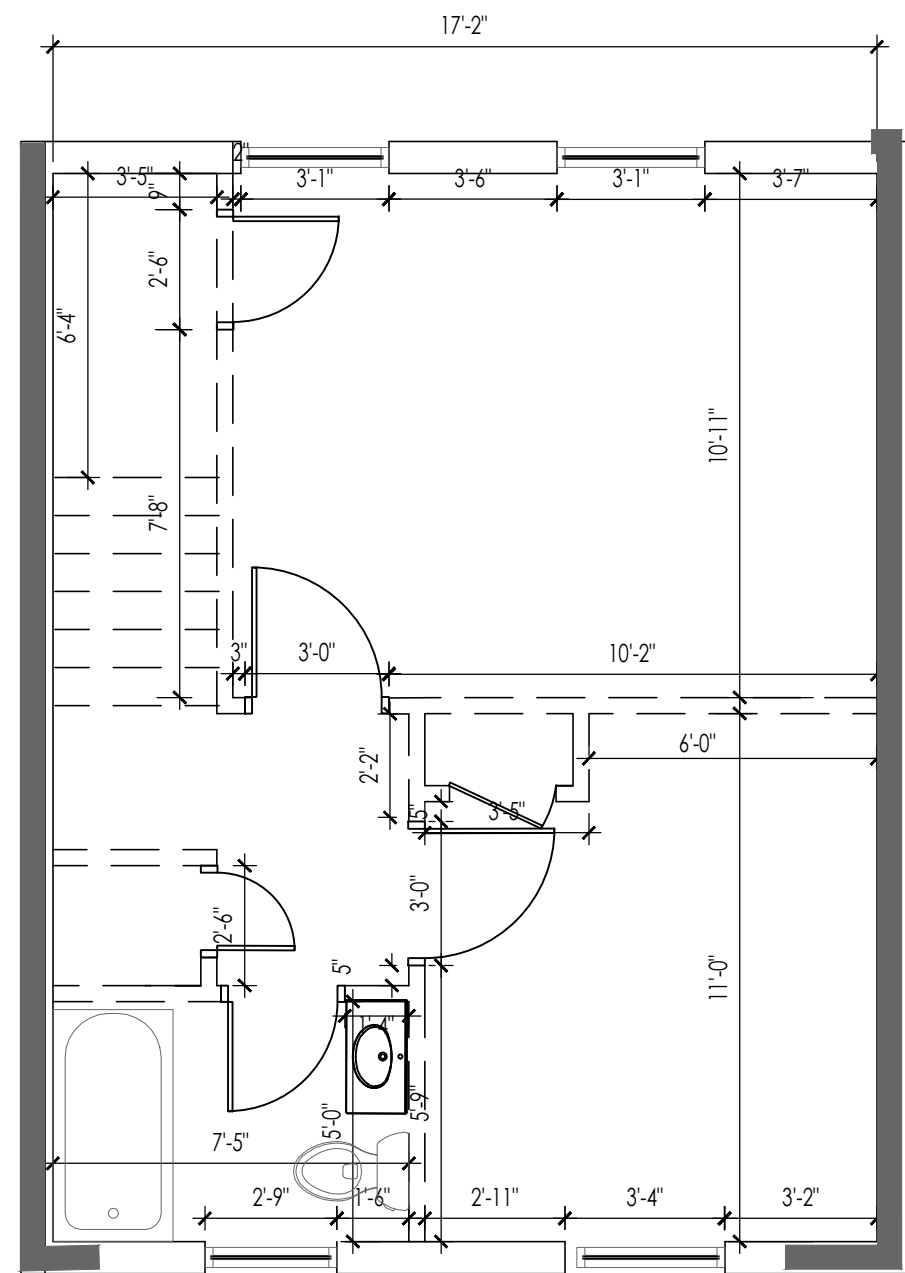
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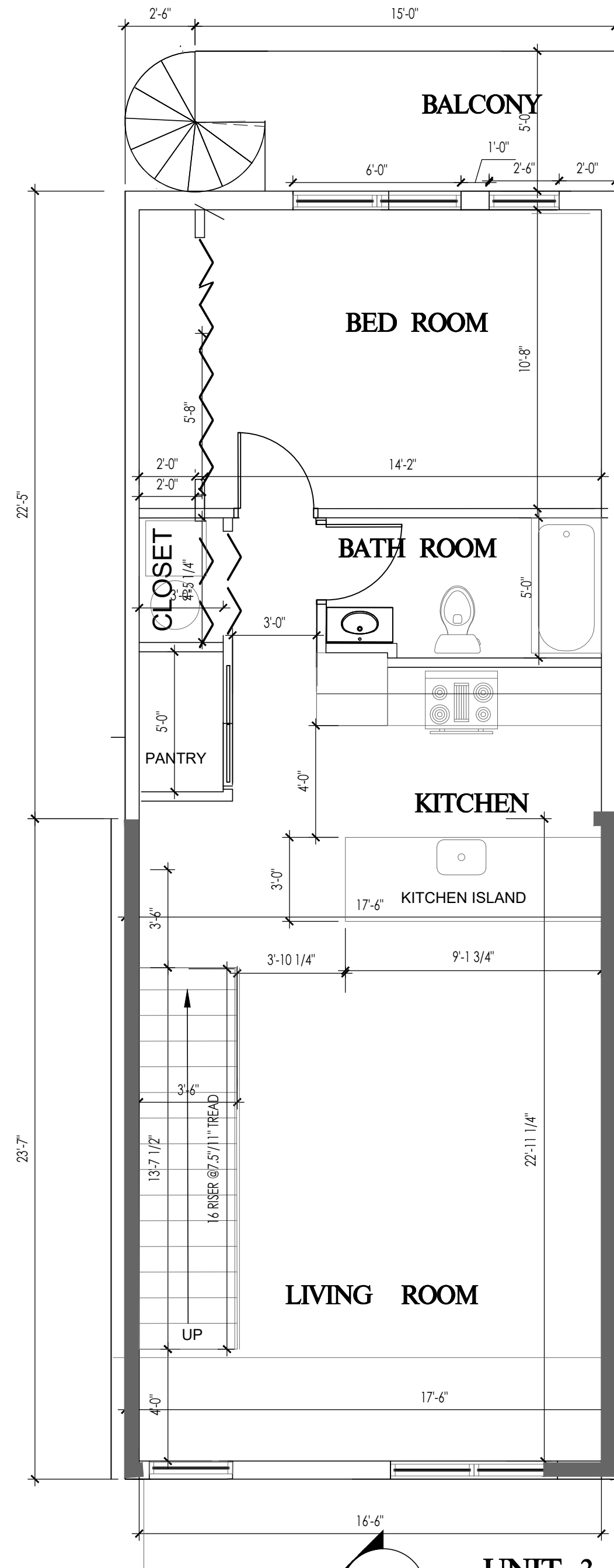
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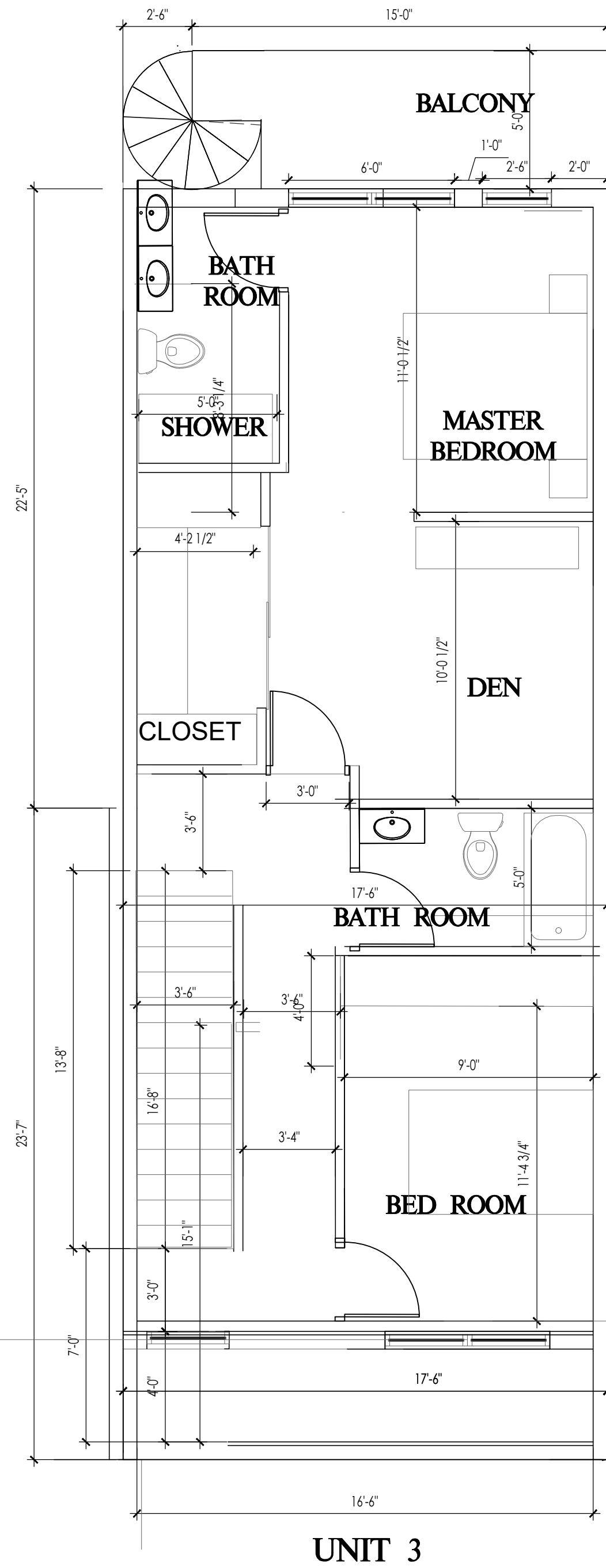
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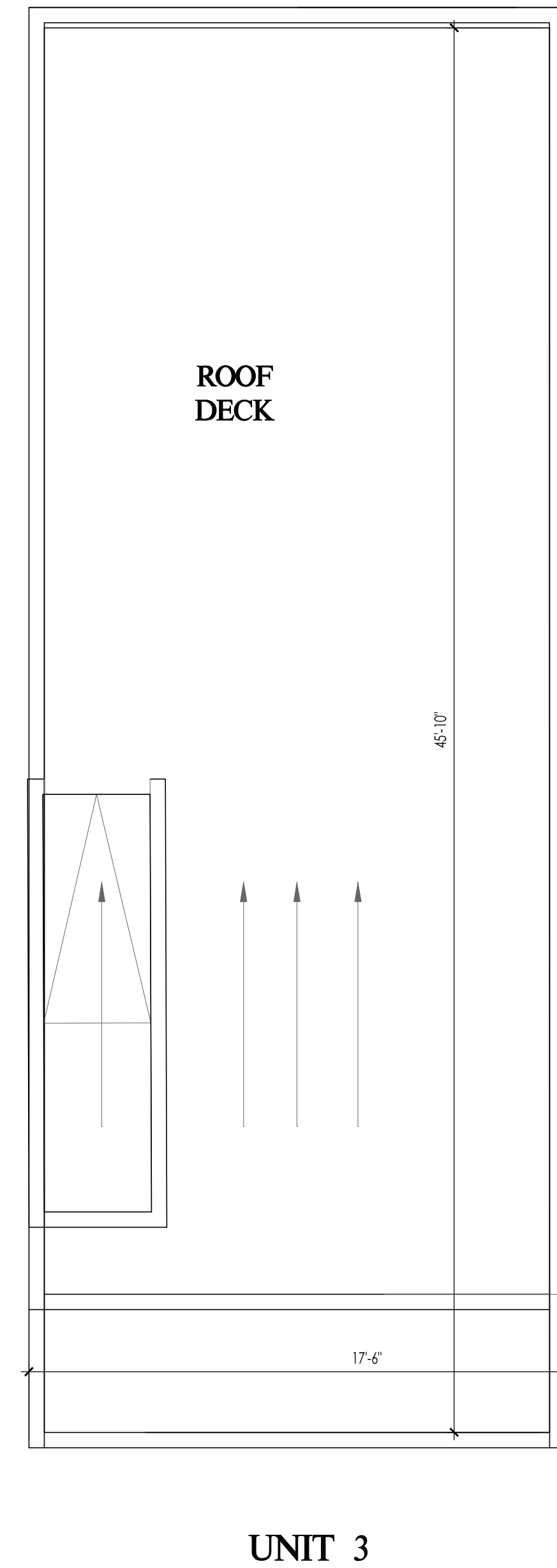
1
A001
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SCALE: 1/4" = 1'-0"



1
A001
PROPOSED SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



1
A001
PROPOSED THIRD FLOOR PLAN
SCALE: 1/4" = 1'-0"



1
A001
PROPOSED ROOF FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND

- EXISTING HOUSE NOT IN SCOPE OF WORK
- NEW WALL
- EXISTING WALL TO BE REMOVED
- EXISTING WALL

AKL Engineers
3784 DORSEY SEARCH CIRCLE,
ELLICOTT CITY MD 21042
tel: 571 505 9526 # aklingers@gmail.com

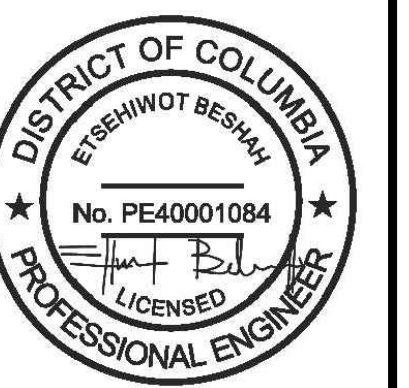
Date: 11.20.24 PERMIT SET
Designed By:
Checked By:
Drawn By:

EXISTING & PROPOSED FLOOR PLAN
818 21st STREET
WASHINGTON, D.C. 20002

Project

Revisions:

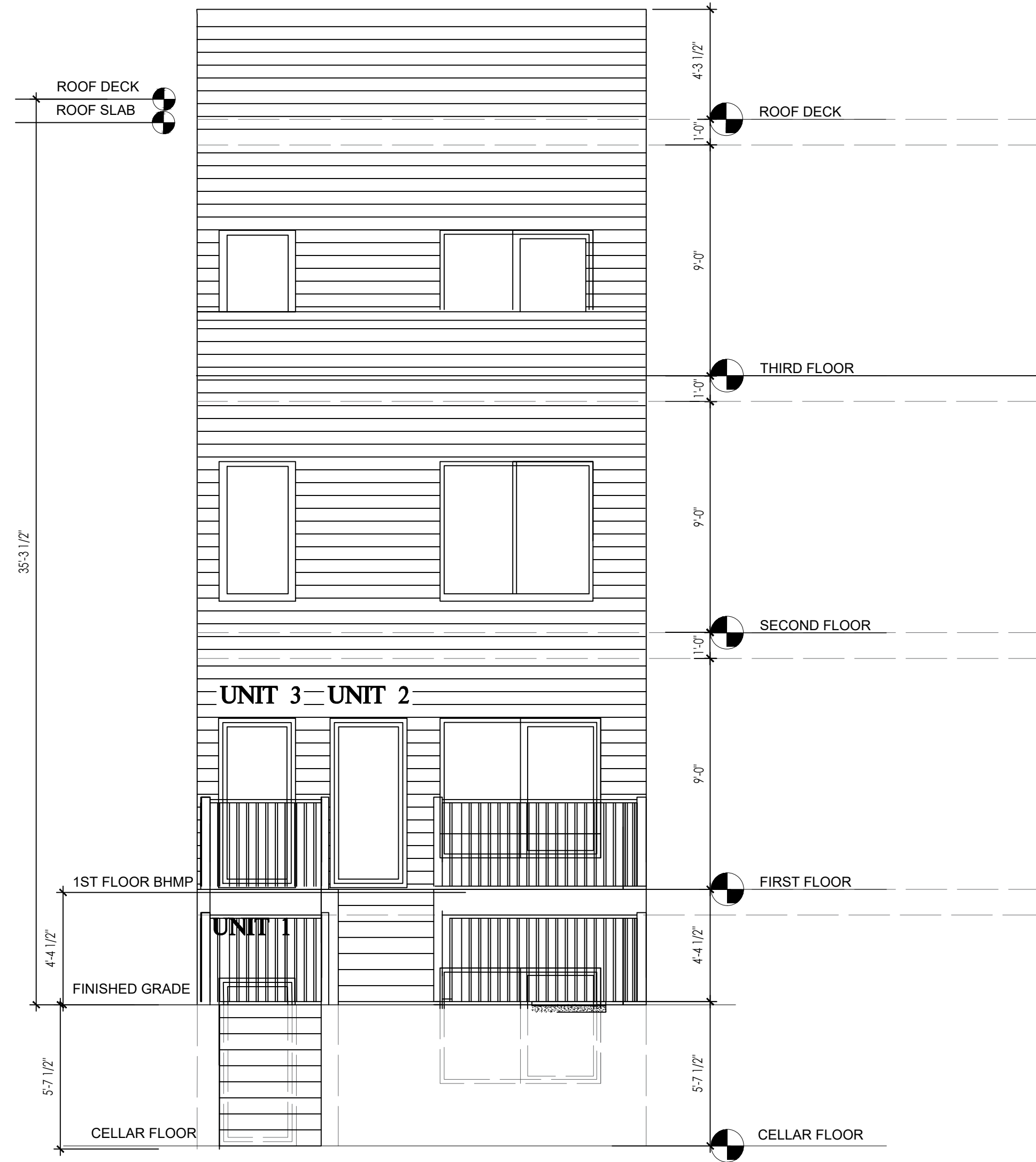
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Scale: AS NOTED

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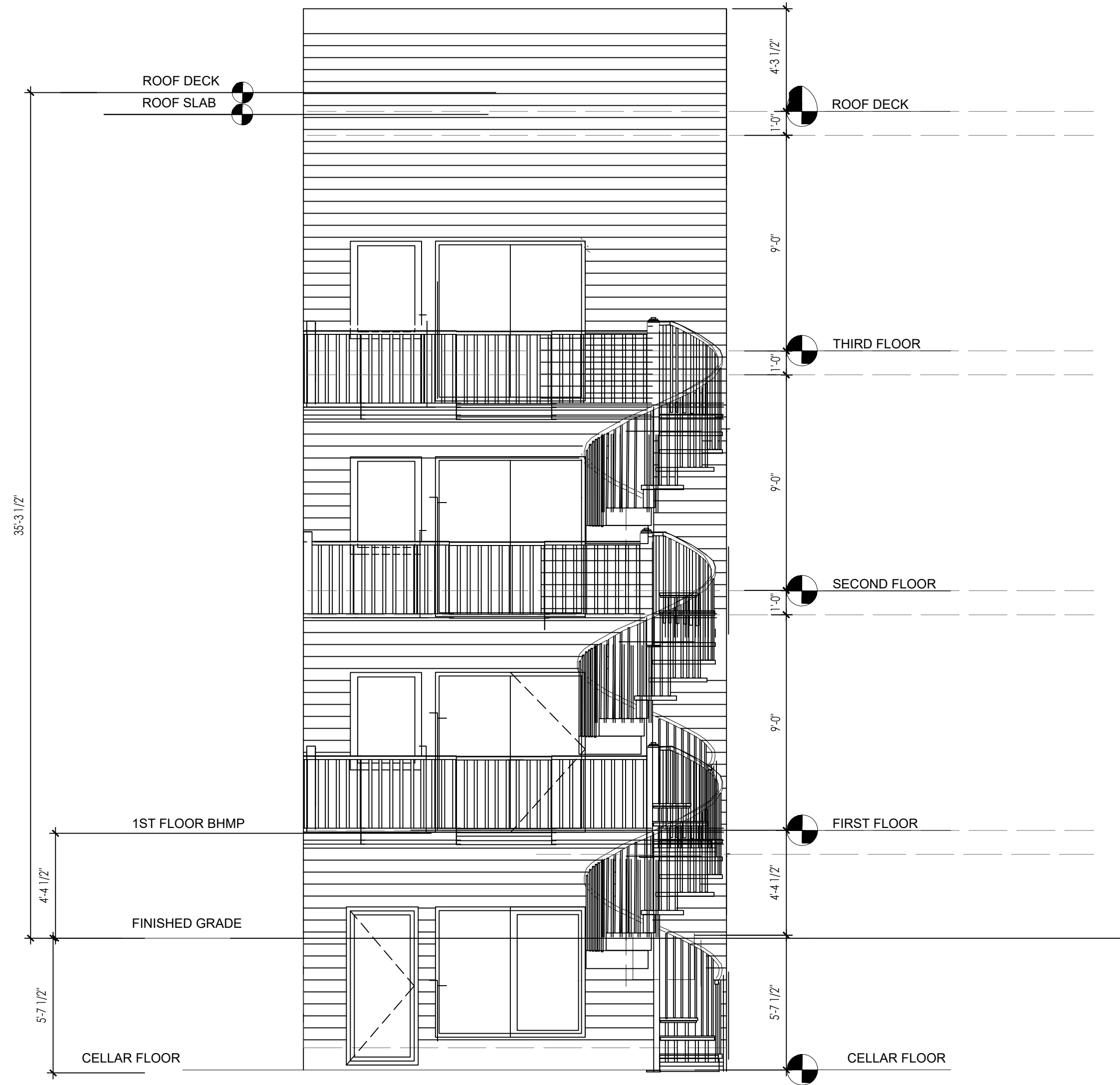


2
A002

PROPOSED FRONT ELEVATION

0 2' 4' 8'

SCALE: 1/4" = 1'-0"



2
A002

PROPOSED REAR ELEVATION

0 2' 4' 8'

SCALE: 1/4" = 1'-0"

LEGEND	
	EXISTING HOUSE NOT IN SCOPE OF WORK
	NEW WALL
	EXISTING WALL TO BE REMOVED
	EXISTING WALL

 **AKL Engineers**
3784 DORSEY SEARCH CIRCLE,
ELLICOTT CITY MD 21042
tel: 571 505 9526 ■ aklengineers@gmail.com

Date: 11.20.24 PERMIT SET
Designed By:
Checked By:
Drawn By:

PROPOSED ELEVATIONS
818 21st STREET
WASHINGTON, D.C. 20002

Project:

Revisions:

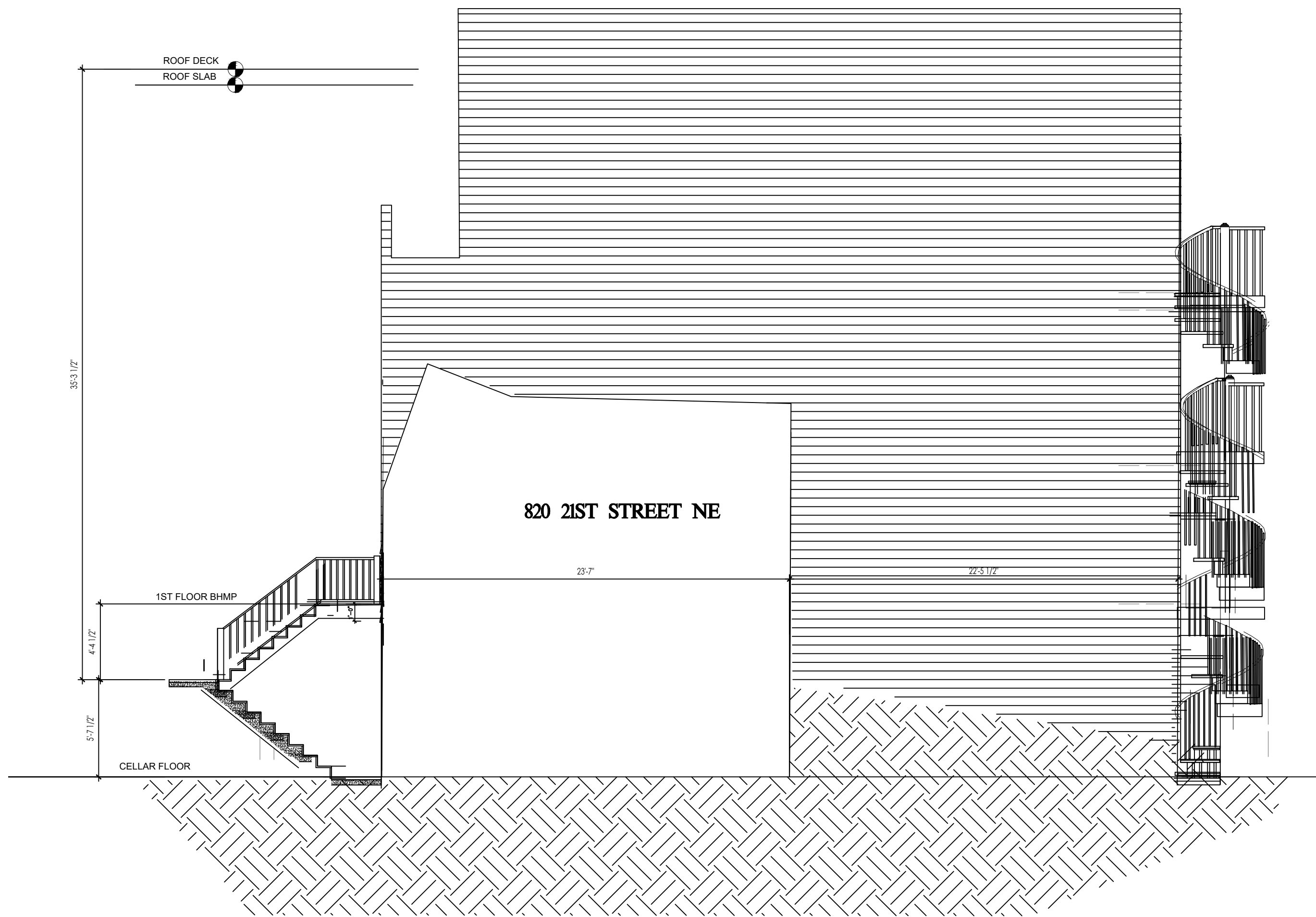
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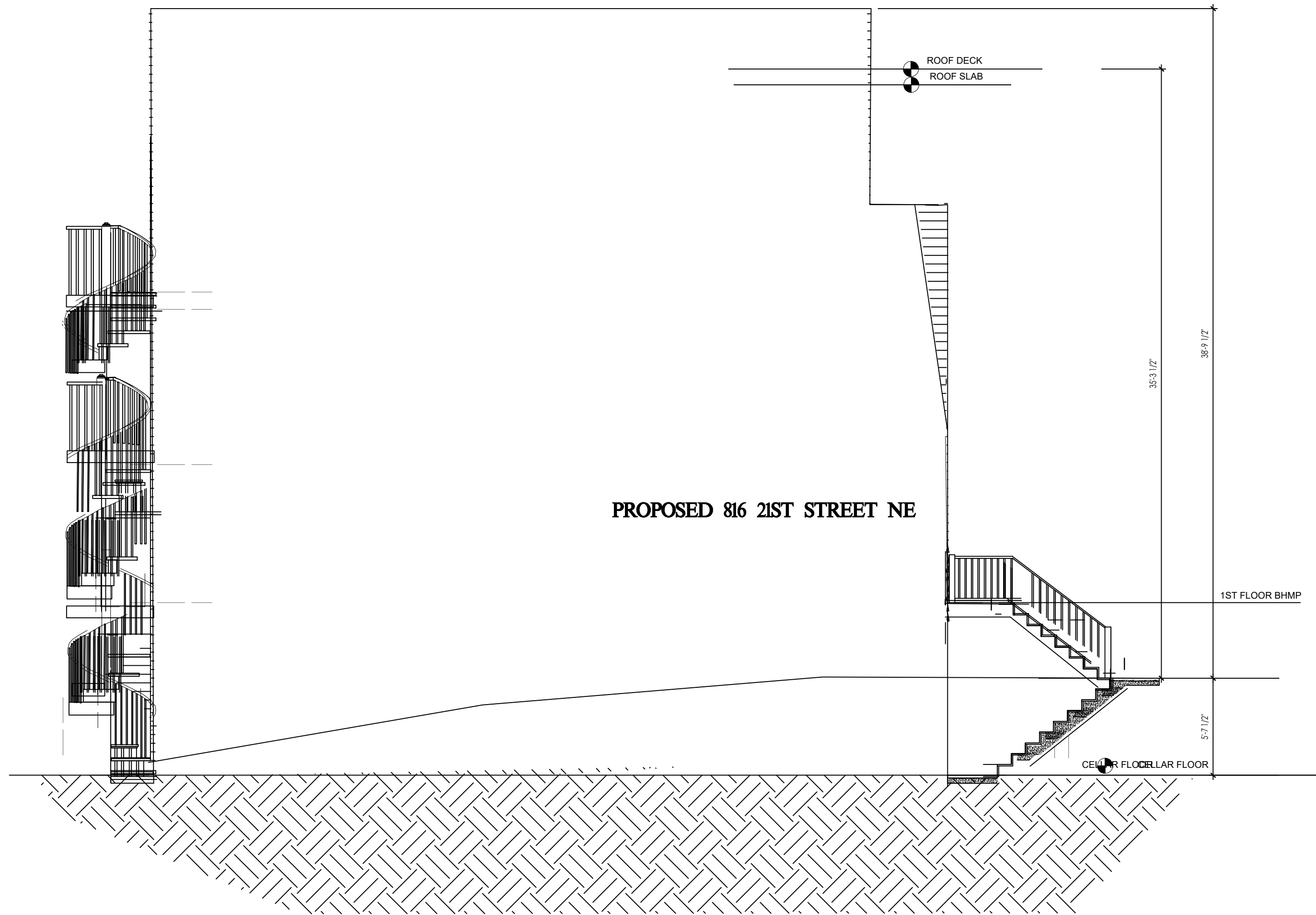
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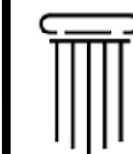


1
A003A
RIGHT SIDE ELEVATION (FROM 820 21ST ST.)
0 2 4 8
SCALE: 3/16" = 1'-0"



2
A003A
LEFT SIDE ELEVATION (FROM 816 21ST ST.)
0 2 4 8
SCALE: 3/16" = 1'-0"

LEGEND	
	EXISTING HOUSE NOT IN SCOPE OF WORK
	NEW WALL
	EXISTING WALL TO BE REMOVED
	EXISTING WALL

 **AKL Engineers**
3784 DORSEY SEARCH CIRCLE,
ELLICOTT CITY MD 21042
tel: 571 505 9526 # aklengineers@gmail.com

Date: 11.20.24 PERMIT SET
Designed By:
Checked By:
Drawn By:

PROPOSED ELEVATIONS
818 21st STREET
WASHINGTON, D.C. 20002

Project:

Revisions:

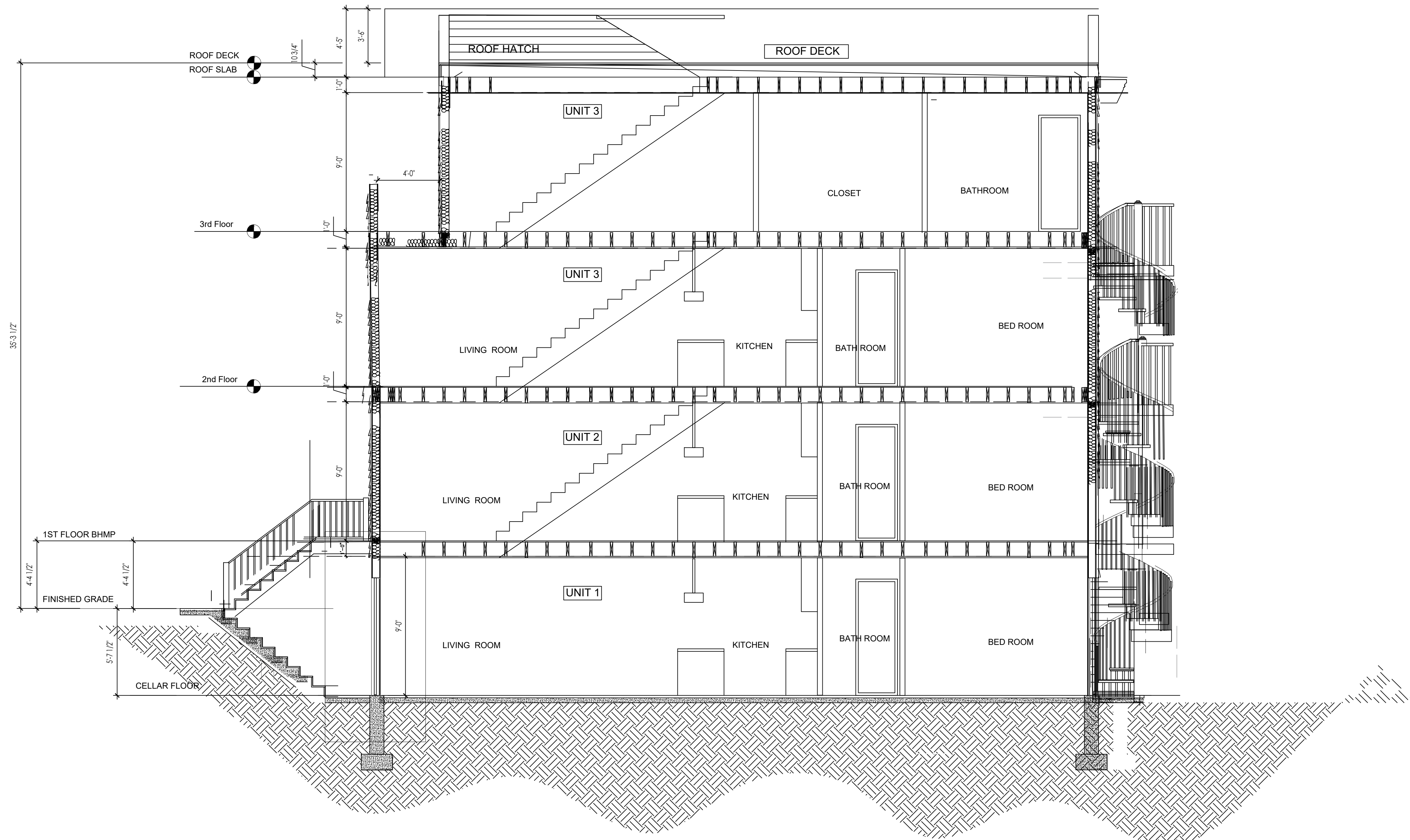
Seal:



Scale: AS NOTED

Sheet:

A003A



1
A004
PROPOSED BUILDING SECTION A-A
0 2' 4' 8'
SCALE: 1/4" = 1'-0"

 **AKL Engineers**
3784 DORSEY SEARCH CIRCLE,
ELLICOTT CITY MD 21042
tel: 571 505 9526 ■ aklengineers@gmail.com

Date: 11.20.24 PERMIT SET

Designed By:

Checked By:

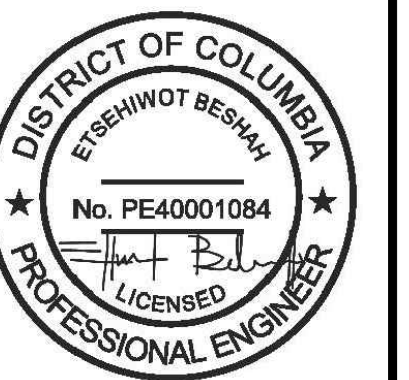
Drawn By:

**PROPOSED BUILDING SECTION
818 21st STREET
WASHINGTON, D.C. 20002**

Project:

Revisions:

Seal:



Scale: AS NOTED

Sheet:

A004

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 6, 2025

Plat for Building Permit of :

SQUARE 4495 LOT 11

Scale: 1 inch = 20 feet

Recorded in Book 108 Page 143

Receipt No. ~~25-05094~~

Drawn by: B.S.

Furnished to: MEKONNEN GEBRESILLASIE

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

Anup Shrestha

For Surveyor, D.C.



I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application B2508760; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.
I also hereby certify that:
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
2) there is no elevation change exceeding ten feet measured between lot lines; or if so, this elevation change is depicted on a site plan submitted with the plans for this permit application;
3) I have/have not (circle one) filed a subdivision application with the Office of the Surveyor;
4) I have/have not (circle one) filed a subdivision application with the Office of Tax & Revenue; and
5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
The Office of the Zoning Administrator will only accept a Building Plat issued by the Office of the Surveyor within the two years prior to the date DCRA accepts a Building Permit Application as complete.
I acknowledge that any inaccuracy or errors in my depiction on this plat will subject any permit or certificate of occupancy issued in reliance on this plat to enforcement, including revocation under Sections 105.6(1) and 110.5.2 of the Building Code (Title 12A of the DCMR) as well as prosecution and penalties under Section 404 of D.C. Law 4-164 (D.C. Official Code §22-2405).

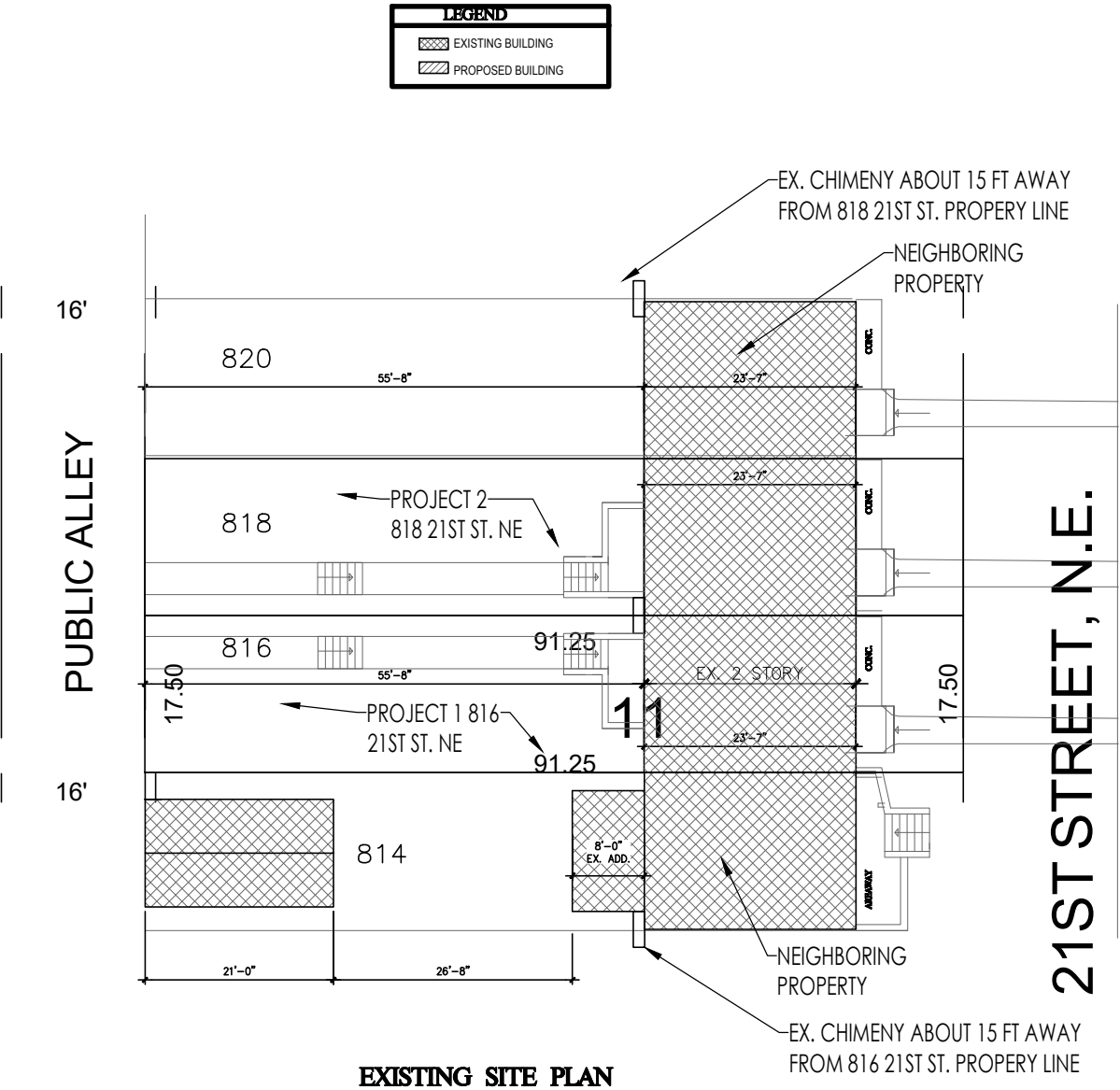
Signature: ETSEHIWOT BESHAH
Date: 08/07/2025
Printed Name: ETSEHIWOT BESHAH Relationship to Lot Owner: RDP

If a registered design professional, provide license number PE40001084 and include stamp below.



SCALE: 1:20

SQUARE 4495



EXISTING SITE PLAN

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 6, 2025

Plat for Building Permit of :

SQUARE 4495 LOT 10

Scale: 1 inch = 20 feet

Recorded in Book 108 Page 143

Receipt No. 25-05093

Drawn by: B.S.

Furnished to: MEKONNEN GEBRESILLASIE

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

Anup Shrestha
For Surveyor, D.C.



SCALE: 1:20

I hereby certify that on this plat on which the Office of the Surveyor has drawn the dimensions of this lot, I have accurately and completely depicted and labeled the following:
1) all existing buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, and any existing face-on-line or party wall labeled as such, well as projections and improvements in public space - with complete and accurate dimensions;
2) all proposed demolition or raze of existing buildings duly labeled as such; all proposed buildings and improvements - including parking spaces, covered porches, decks and retaining walls over four feet above grade, any existing face-on-line or party wall labeled as such, as well as projections and improvements in public space and the improvements used to satisfy pervious surface or green area ratio requirements - with complete and accurate dimensions, in conformity with the plans submitted with building permit application B2507595; and
3) any existing chimney or vent on an adjacent property that is located within 10 feet of this lot.

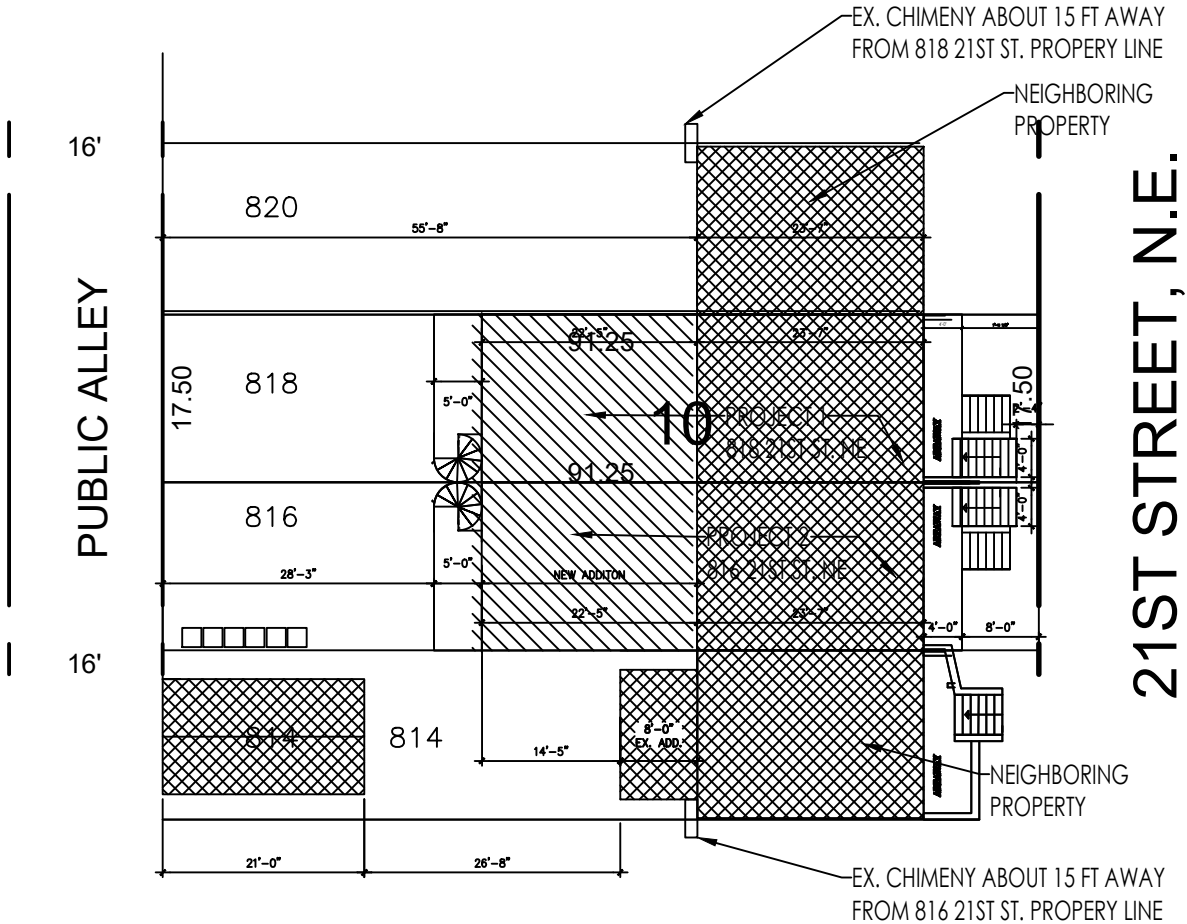
I also hereby certify that:
1) my depiction on this plat, as detailed above, is accurate and complete as of the date of my signature hereon;
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5) if there are changes to the lot and its boundaries as shown on this plat, or to the proposed construction and plans as shown on this plat, that I shall obtain an updated plat from the Office of the Surveyor on which I will depict all existing and proposed construction and which I will then submit to the Office of the Zoning Administrator for review and approval prior to permit issuance.
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Signature: ETSEHIWOT BESHAH
Date: 08/07/2025
Printed Name: ETSEHIWOT BESHAH Relationship
to Lot Owner: RDP

If a registered design professional, provide license number
PE40001084 and include stamp below.

SQUARE 4495

CODE ANALYSIS		EXISTING SITE PLAN	
	EXISTING BUILDING	ALLOWED BY CODE	PROPOSED BUILDING
USE GROUP	SINGLE FAMILY HOUSE	3 UNIT MULTI-FAMILY	3 UNIT MULTI-FAMILY
TYPE OF CONSTRUCTION:	VB	ALL TYPES	VB
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BUILDING HEIGHT	19 FEET	40 FEET	35'-3 1/2" TO TOP OF ROOF DECK.



EXISTING AND PROPOSED SITE PLAN

LEGEND
EXISTING BUILDING
PROPOSED BUILDING