

2021 FOURTH STREET NW

WASHINGTON, DC

ZONING DATA

	<u>PERMITTED</u>	<u>EXISTING</u>	<u>PROVIDED</u>
SQUARE/LOT :	3082 / 0026	3082 / 0026	3082 / 0026
ZONE:	RF-1	RF-1	RF-1
LOT AREA:	1,800 SF (MIN.)	1,750 SF	1,750 SF
HEIGHT/ STORIES	35 FT / 3 STORIES	35 FT / 3 STORIES	35 FT / 3 STORIES
LOT OCCUPANCY:			
FIRST FLOOR	60 %	78 %	76 %
SECOND FLOOR	60 %	78 %	72 %
THIRD FLOOR	60 %	47 %	72 %
REAR YARD:	20 FT.	19 FT.	19 FT.
<u>AREA BREAKDOWN</u>			
FIRST FLOOR	1,334 FT. (INCLUDES OVERHANG AT CORNER)		
SECOND FLOOR	1,274 FT.		
THIRD FLOOR	1,274 FT.		

- A0.0 COVER
- A0.1 EXISTING AERIAL SITE PLAN
- A0.2 EXISTING & PROPOSED SITE PLANS
- A0.3 SITE PHOTOS
- A0.4 PROPOSED SITE PLAN - ENLARGED
- A0.5 EXISTING SITE IMAGES
- A0.6 CONTEXT IMAGES
- A2.0 EXISTING BUILDING VIEWS & PLANS
- A2.1 EXISTING BUILDING ELEVATIONS
- A2.2 EXISTING BUILDING SECTIONS
- A3.0 INSPIRATION
- A3.1 PROPOSED BUILDING VIEWS & PLANS
- A3.2 PROPOSED BUILDING ELEVATIONS
- A3.3 PROPOSED BUILDING SECTIONS
- A4.0 LOT OCCUPANCY
- A4.1 ARCHITECTURAL ELEMENT



NP 47, LLC
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WASHINGTON, DC 20001
Board of Zoning Adjustment
District of Columbia

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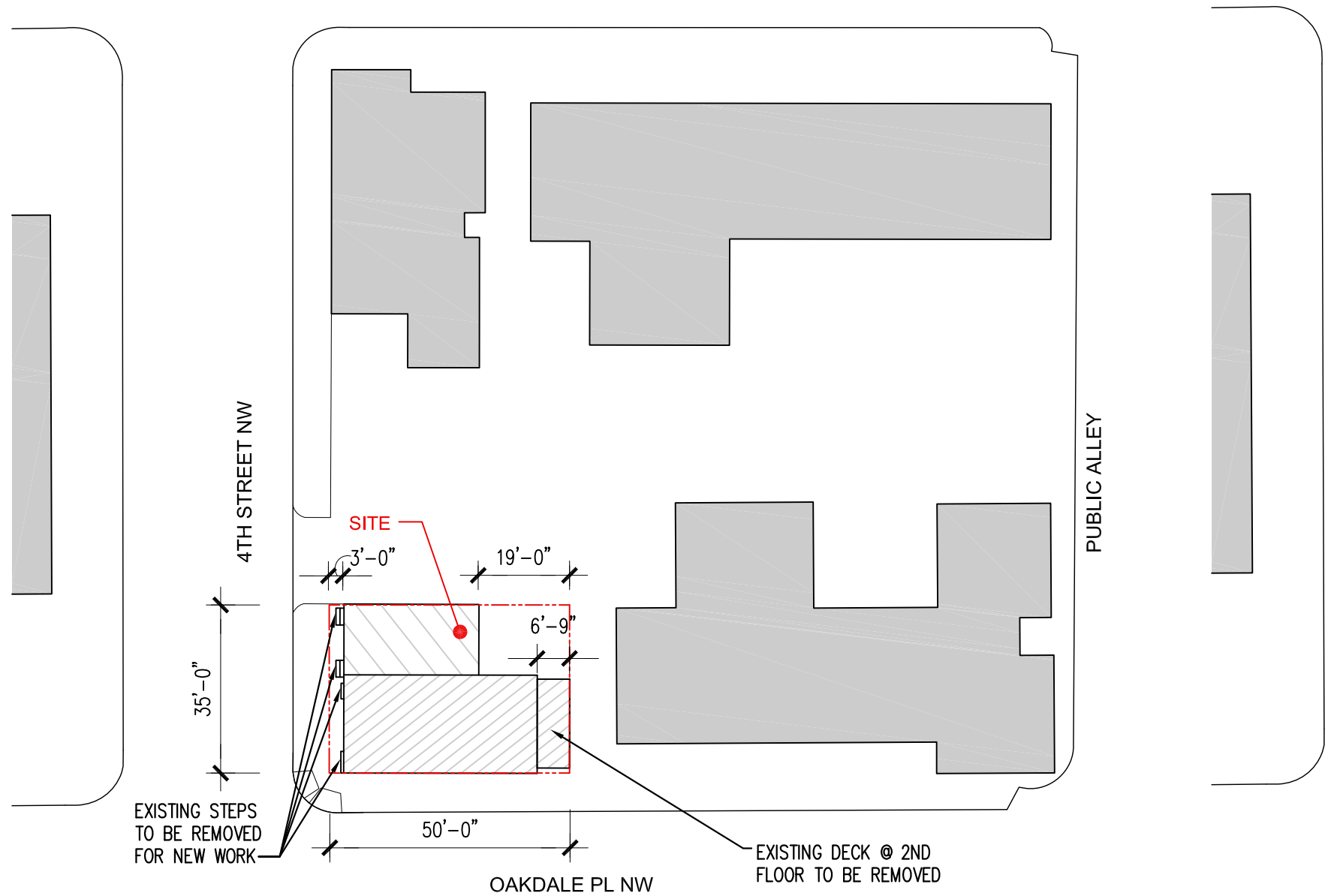
CASE NO. 19958
EXHIBIT NO. 330

A0.0

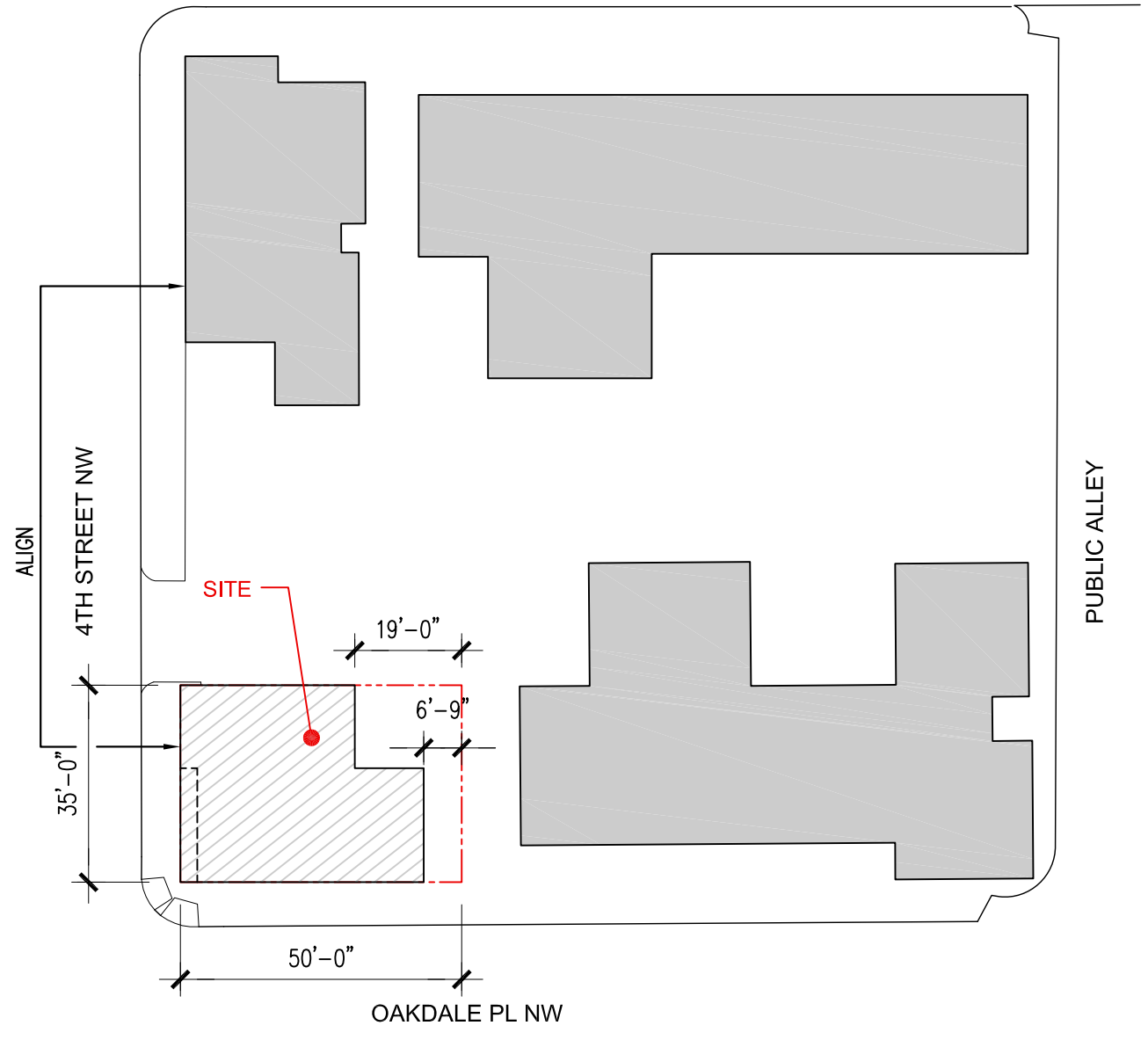


EXISTING AERIAL SITE PLAN
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EXISTING SITE PLAN



PROPOSED SITE PLAN



1



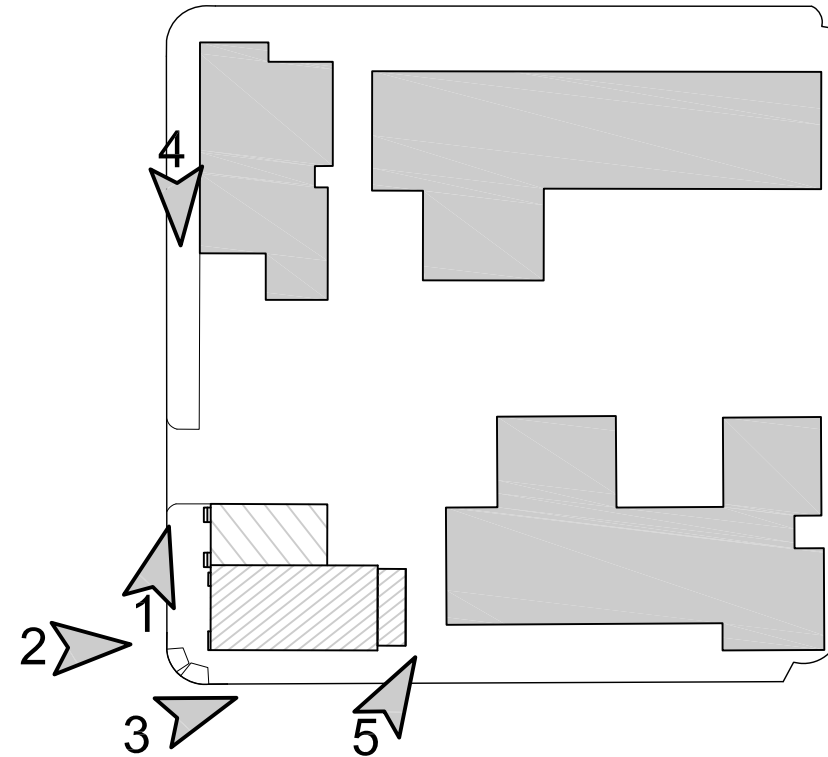
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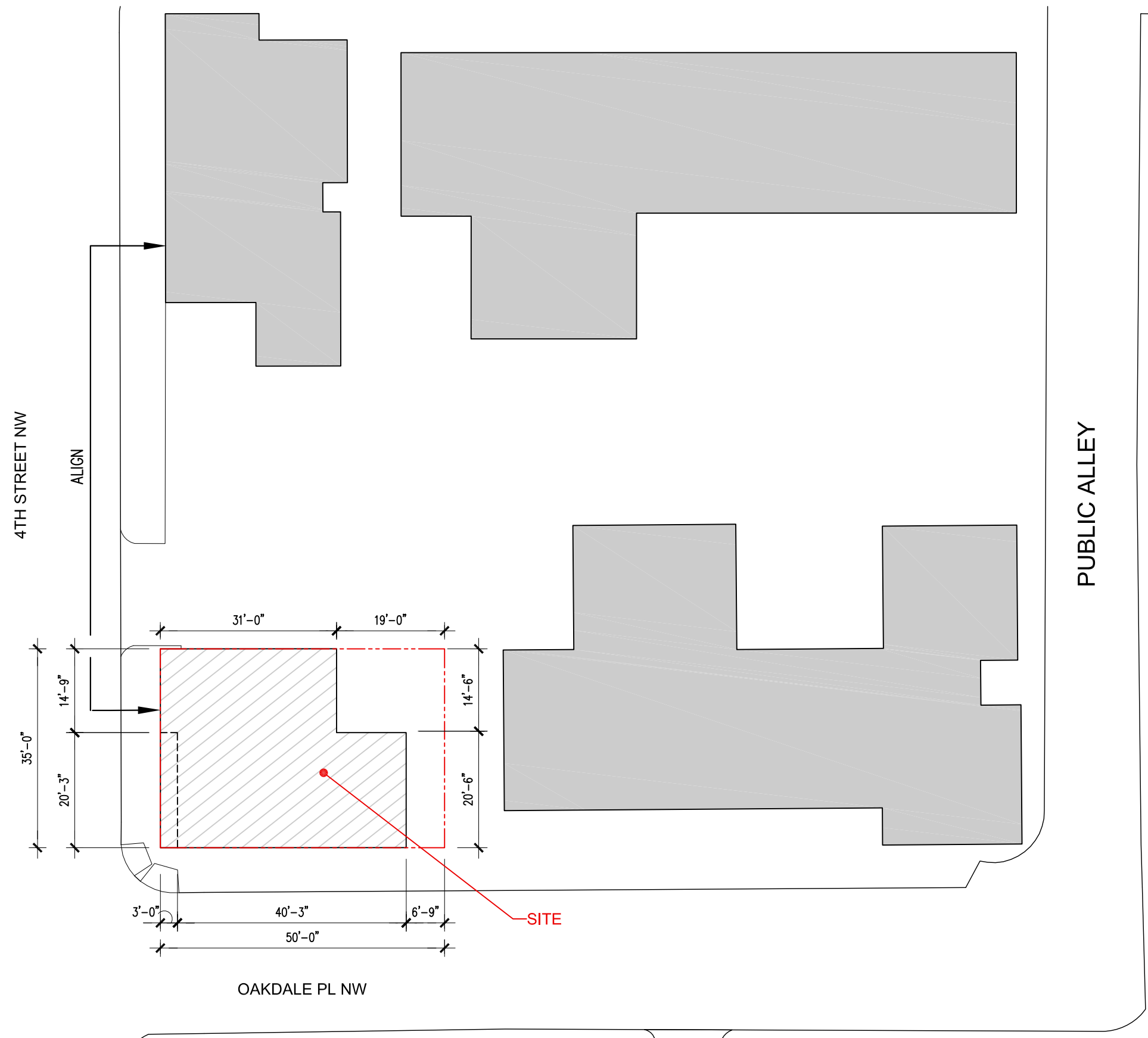
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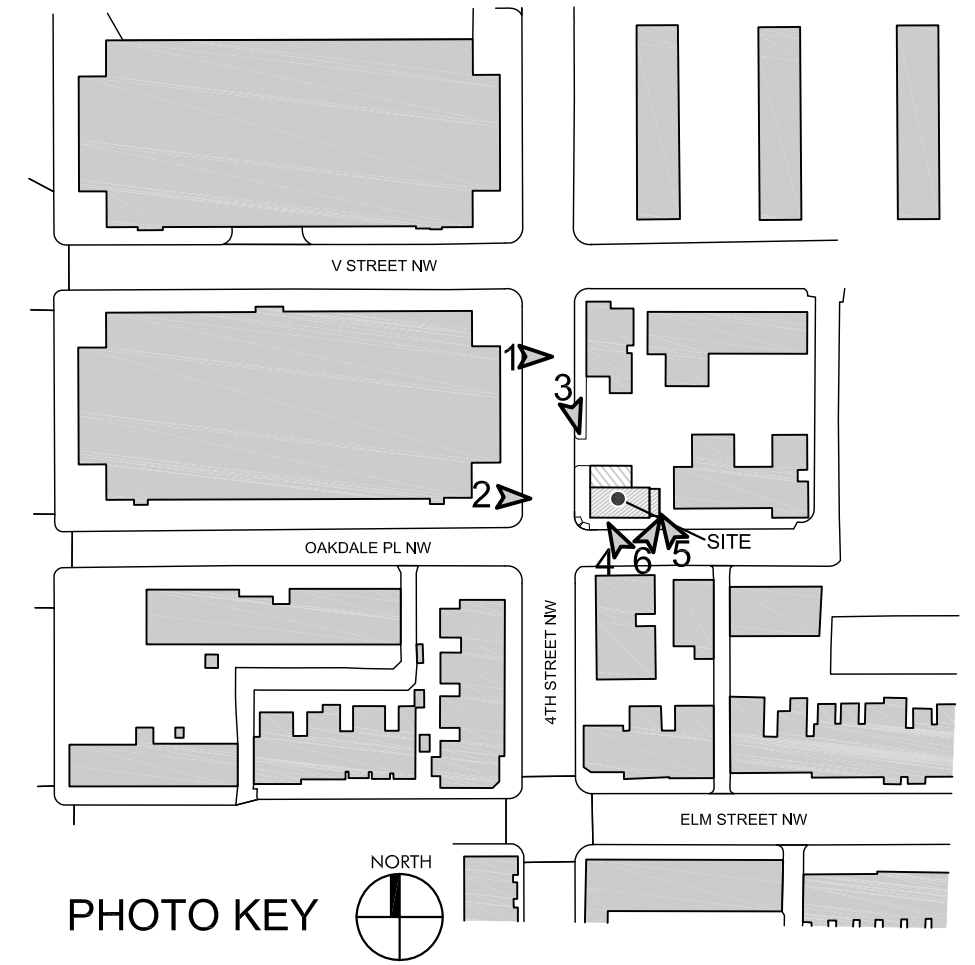




1. 2021 4TH STREET, VIEW NORTHEAST



2. 2021 4TH STREET, VIEW EAST



3. 2021 4TH STREET, VIEW SOUTHEAST



4. 2021 4TH STREET, VIEW NORTH



5. 2021 4TH STREET, VIEW NORTHWEST



6. 345 OAKDALE PL, VIEW SOUTHEAST

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EXISTING SITE IMAGES
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1. 2021 4TH STREET, VIEW WEST



2. 2021 4TH STREET, VIEW NORTHEAST

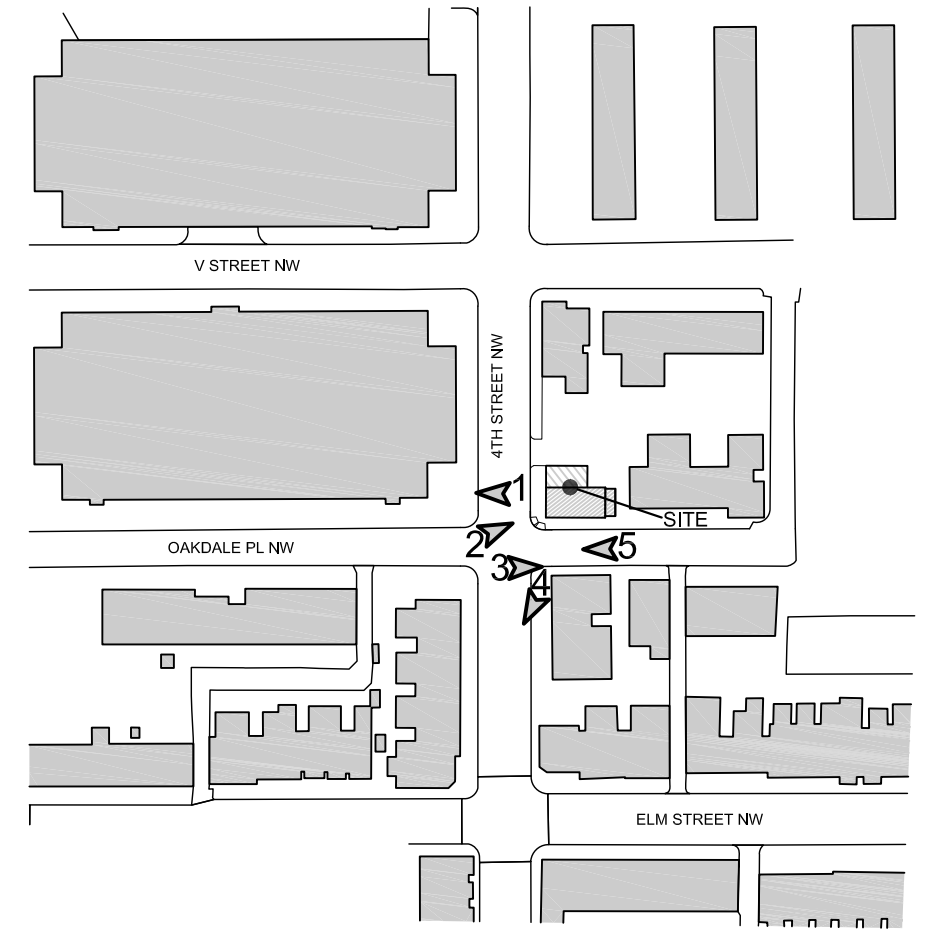


PHOTO KEY



3. 2021 4TH STREET, VIEW EAST



4. 2021 4TH STREET, VIEW SOUTH



5. 2021 4TH STREET, VIEW WEST

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CONTEXT IMAGES
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EXISTING BUILDING-SIDE (NORTH)



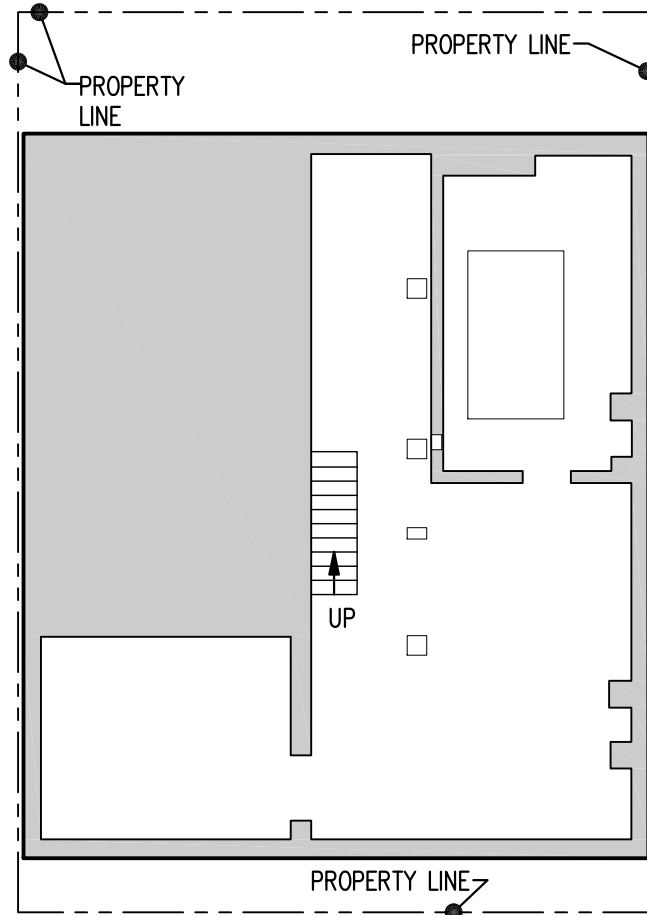
EXISTING BUILDING-FRONT (WEST)



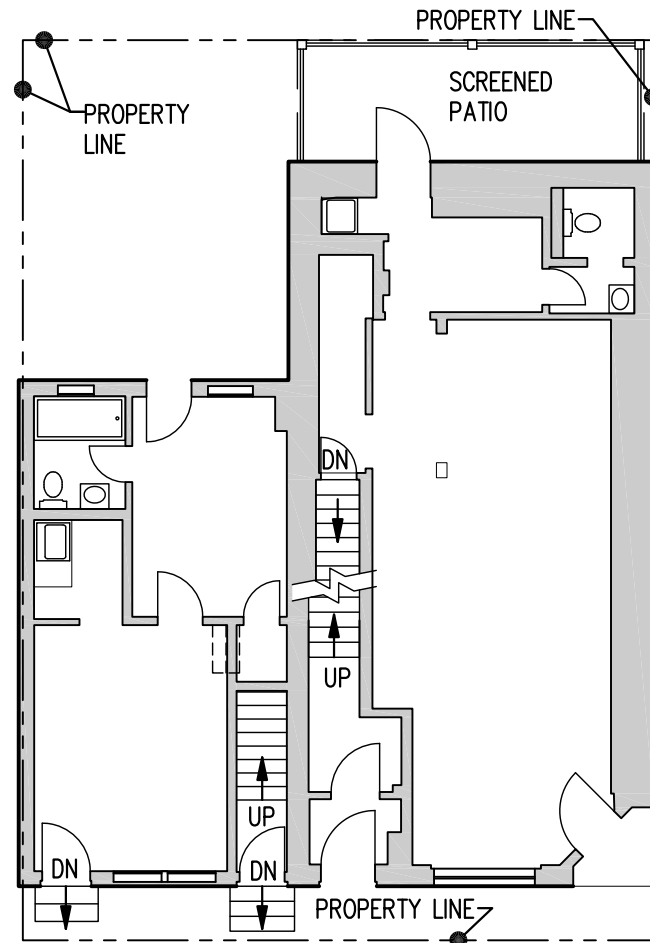
EXISTING BUILDING-REAR (EAST)



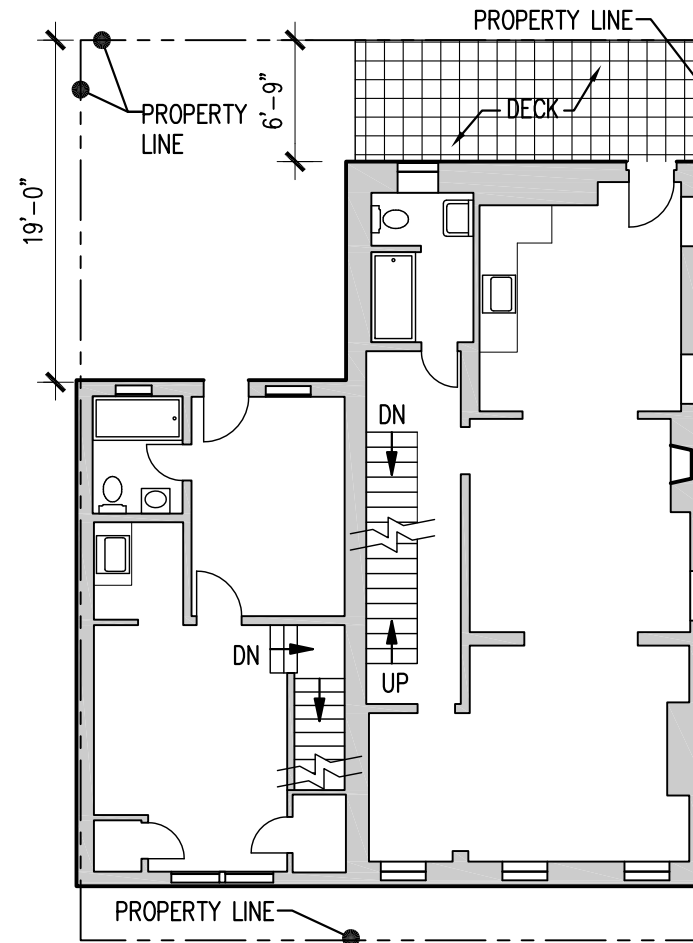
EXISTING BUILDING-SIDE (SOUTH)



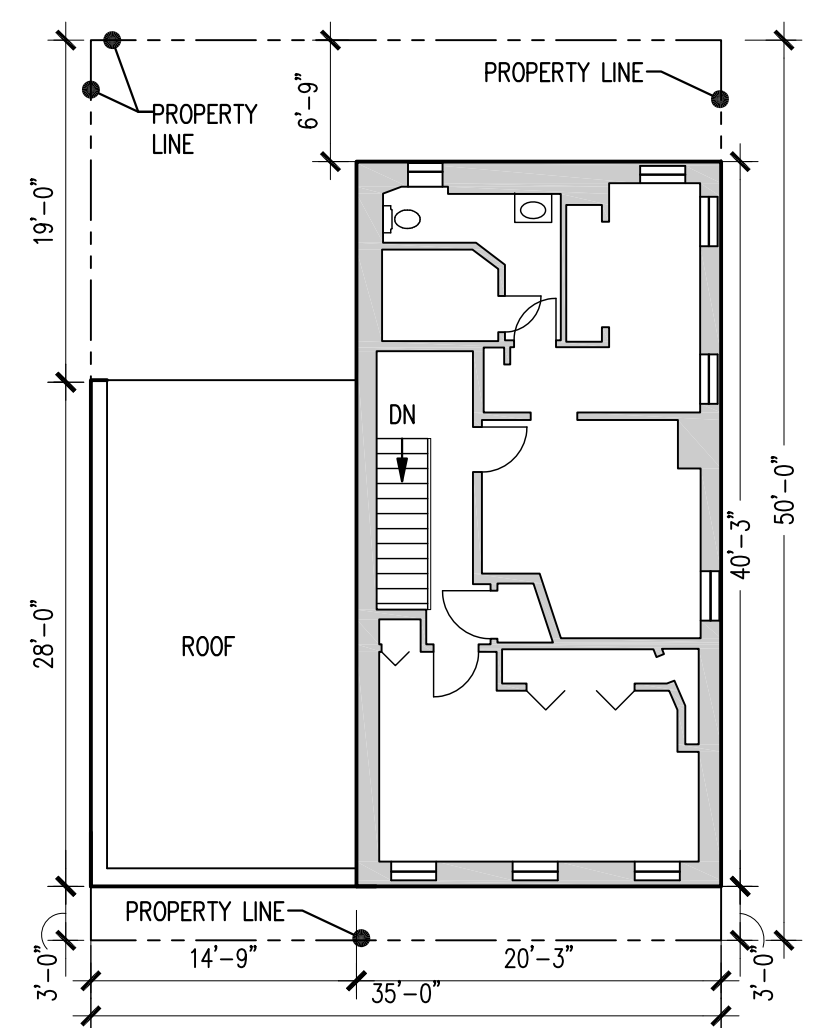
EXISTING BASEMENT FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING THIRD FLOOR PLAN SCALE: 3/32" = 1'-0"

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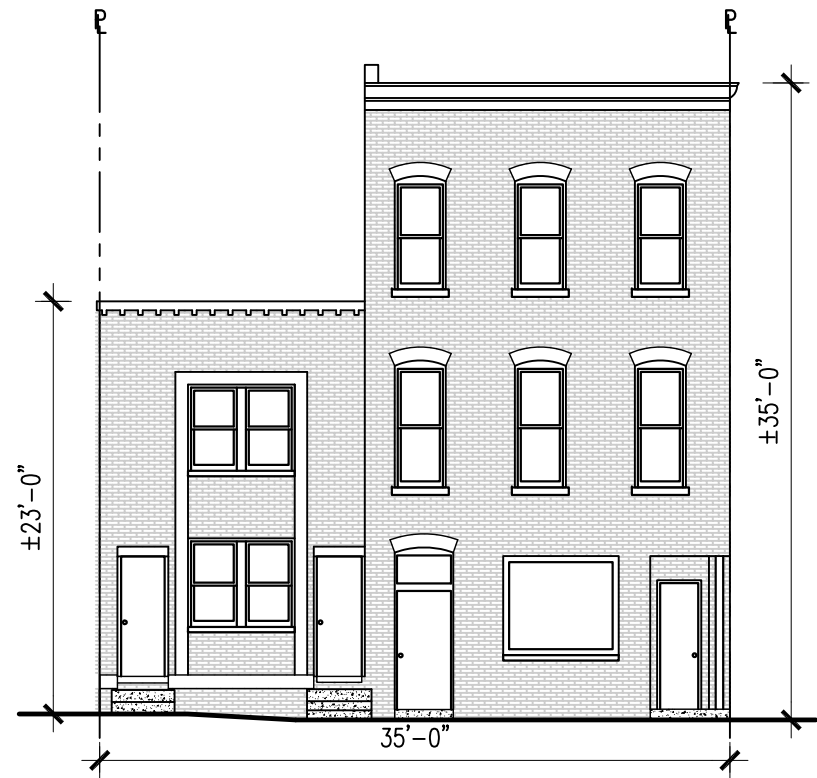
EXISTING BUILDING VIEWS & PLANS
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NORTH

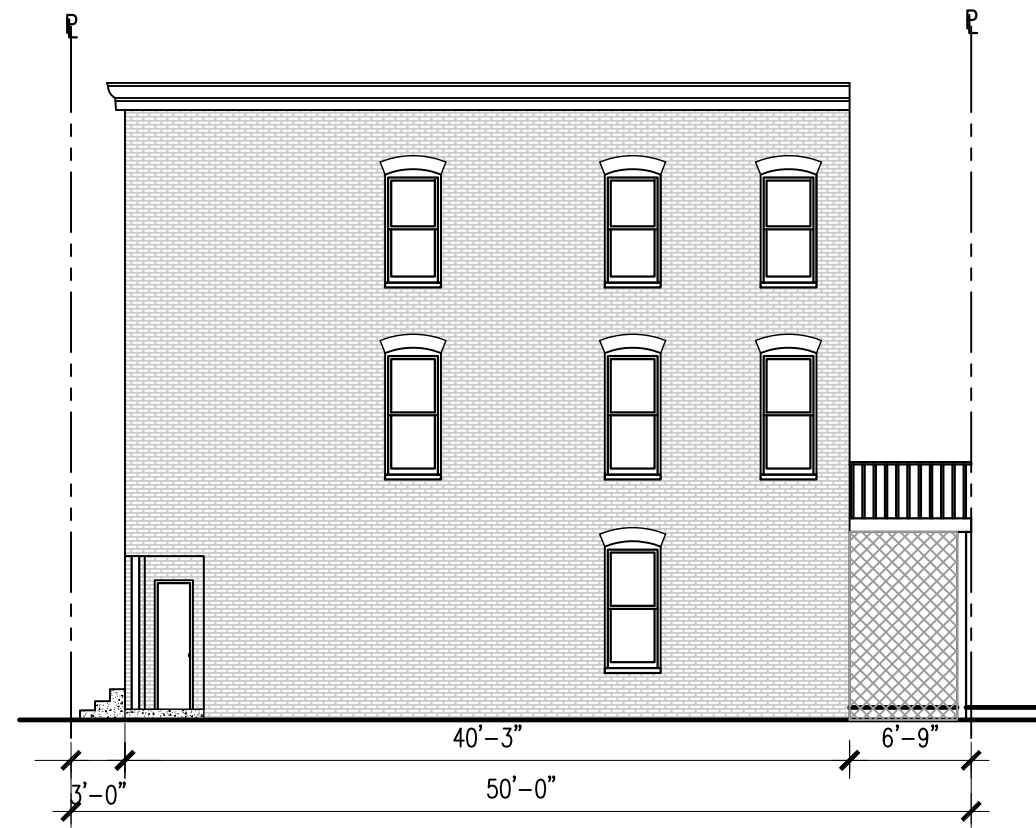
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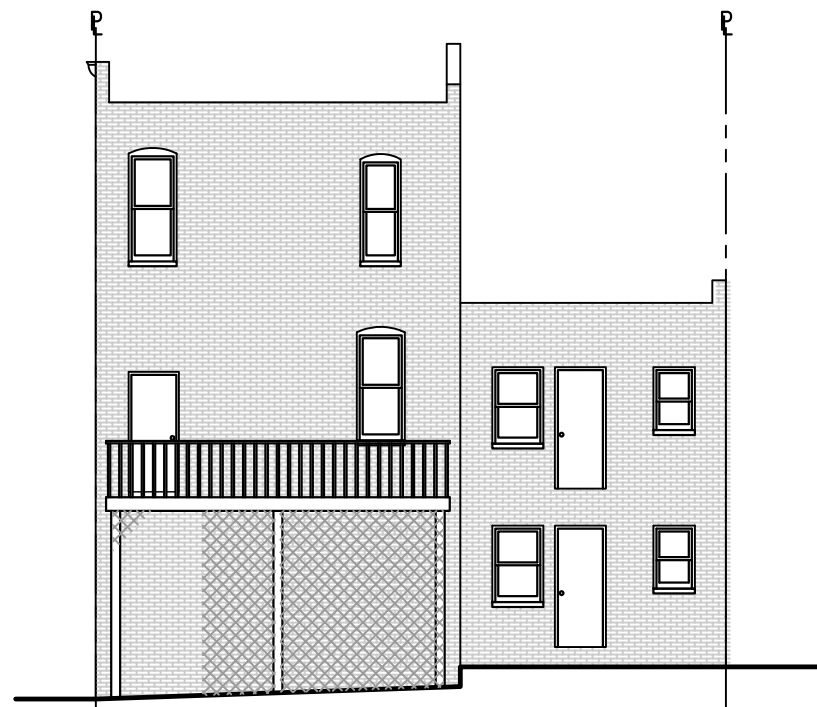
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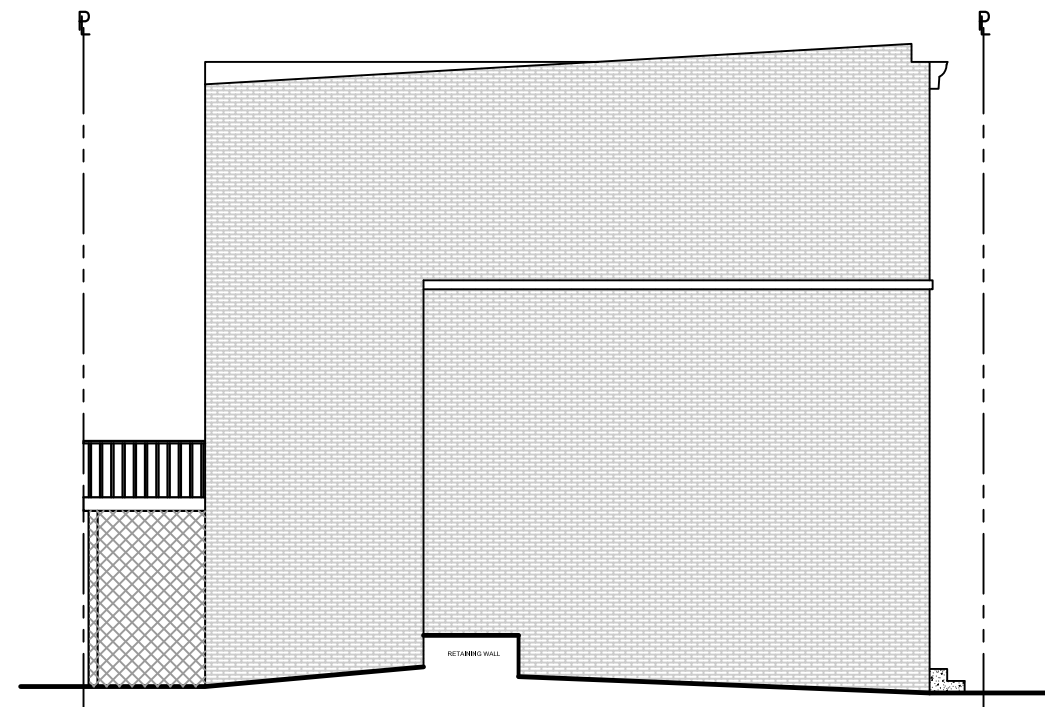
WEST ELEVATION



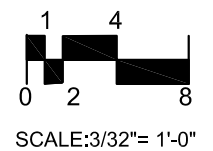
SOUTH ELEVATION

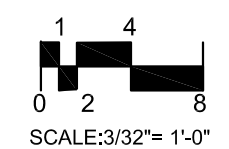
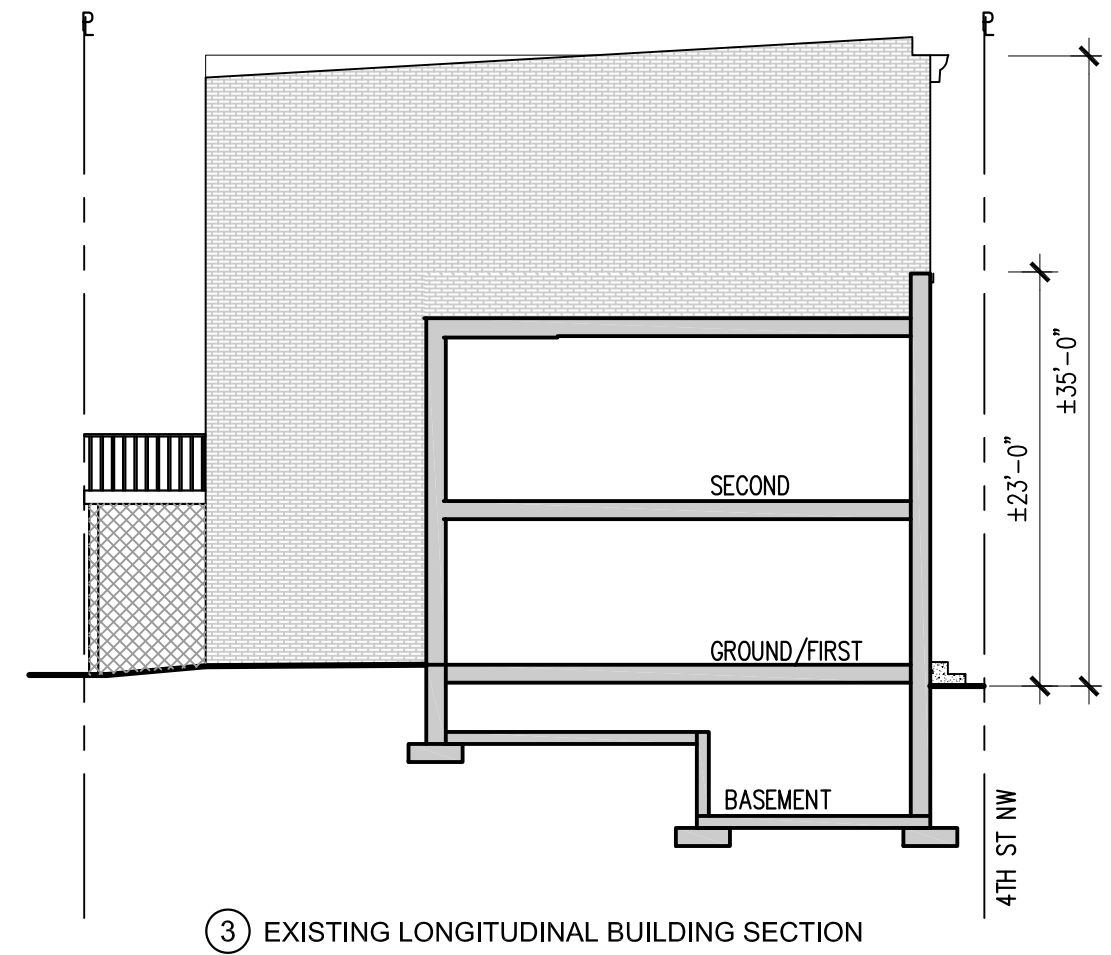
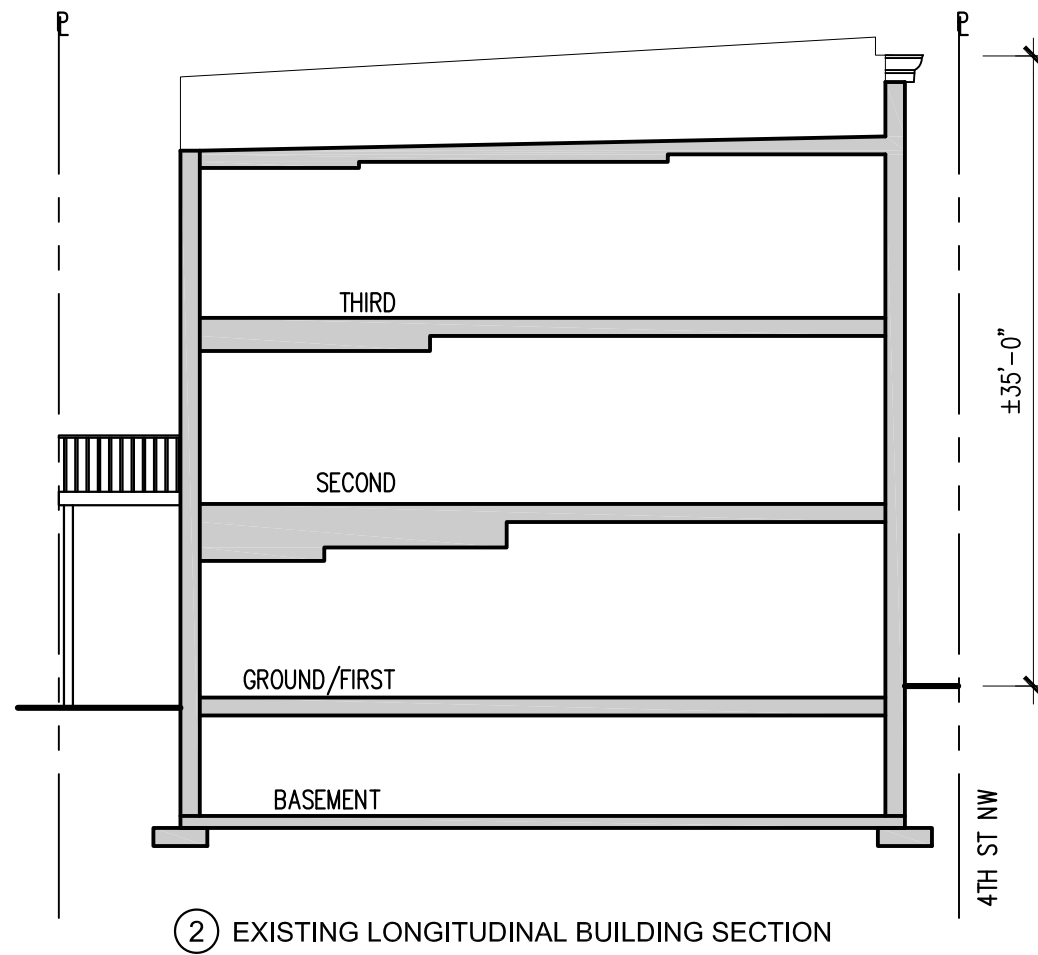
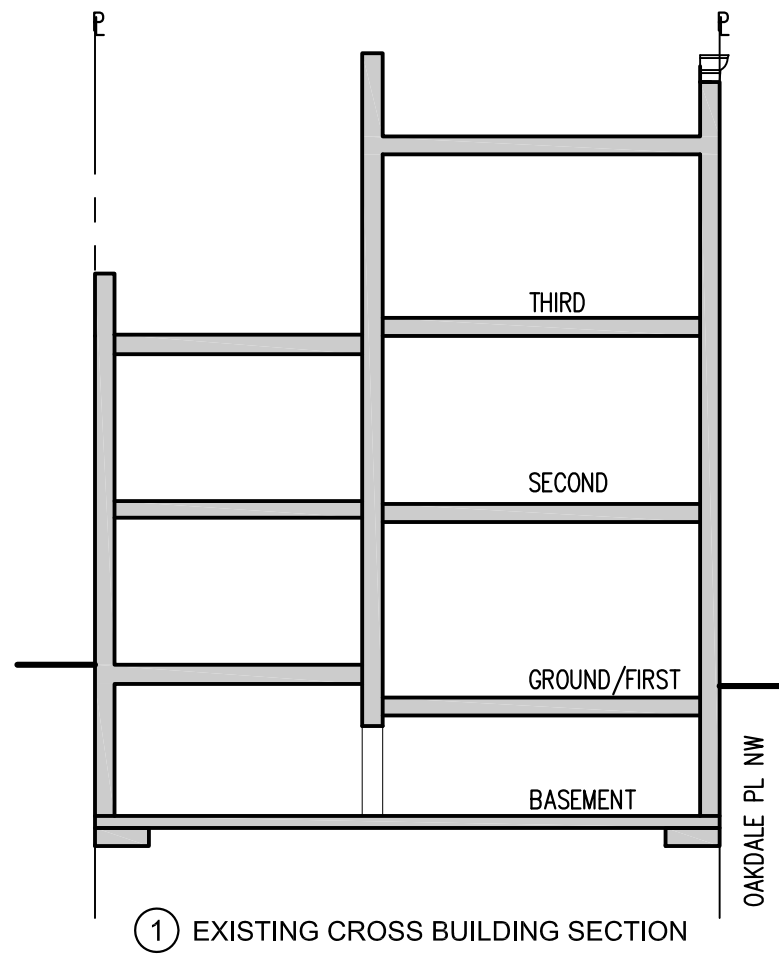
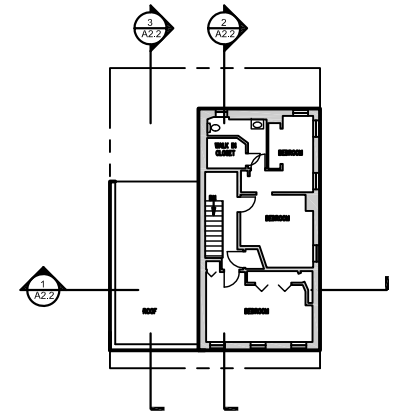


EAST ELEVATION



NORTH ELEVATION







PROPOSED



SLIM'S DINER



PROPOSED BUILDING -SIDE (NORTH)



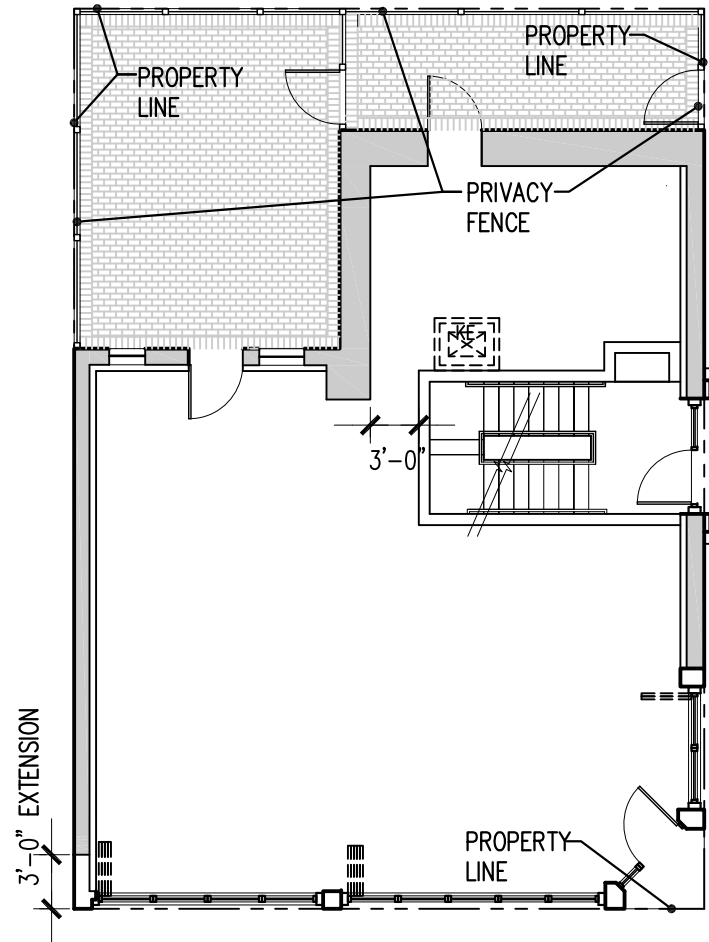
PROPOSED BUILDING-FRONT (WEST)



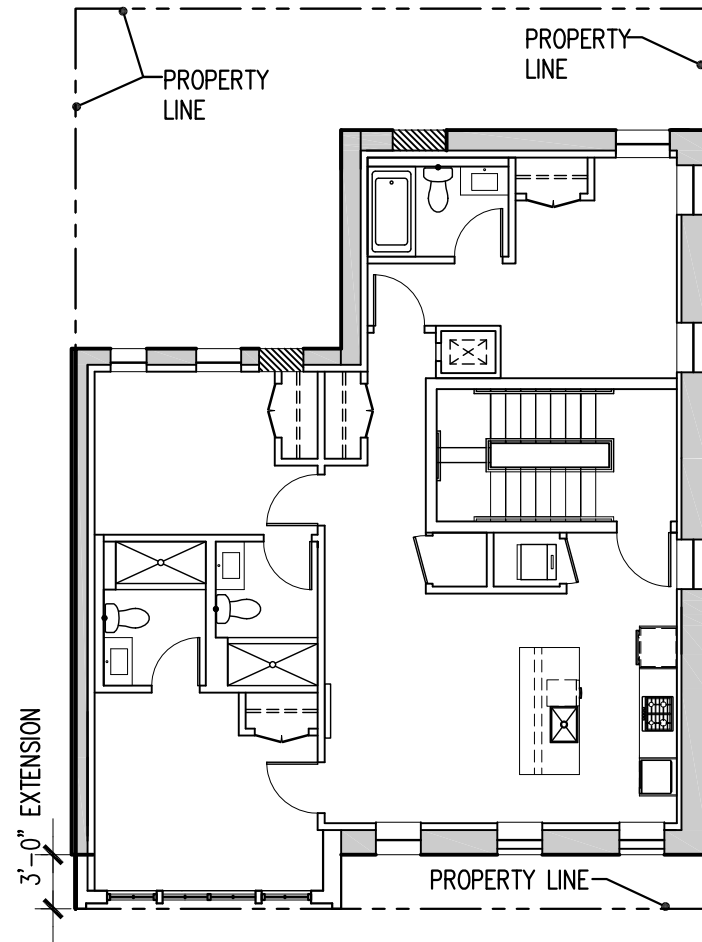
PROPOSED BUILDING- REAR (EAST)



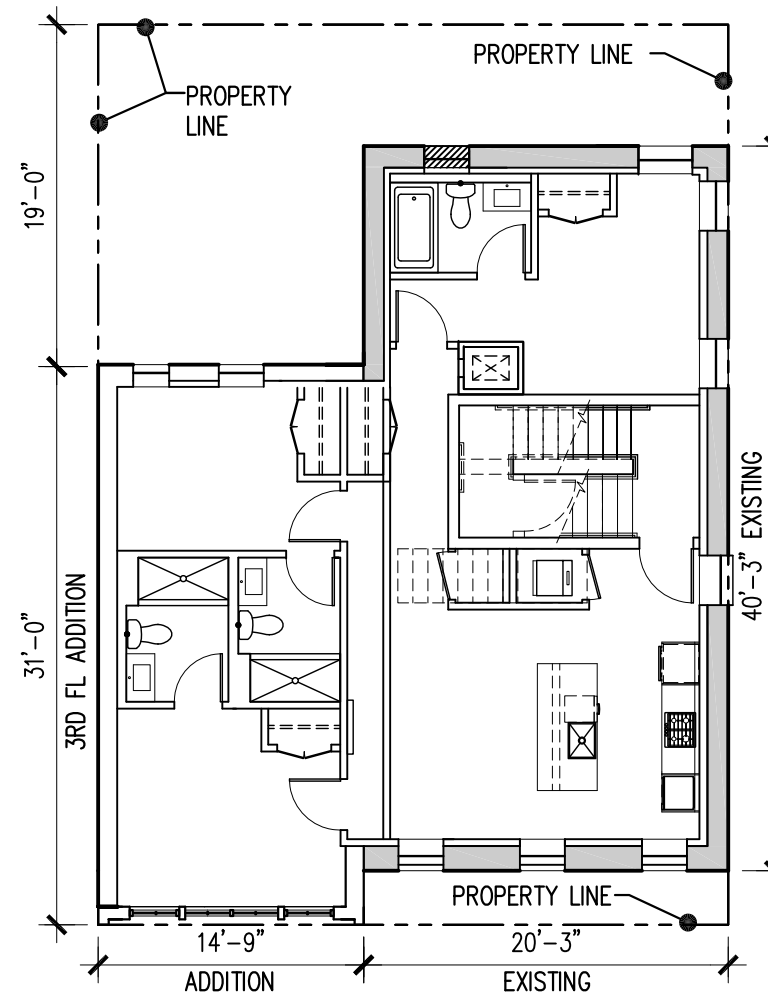
PROPOSED BUILDING -SIDE (SOUTH)



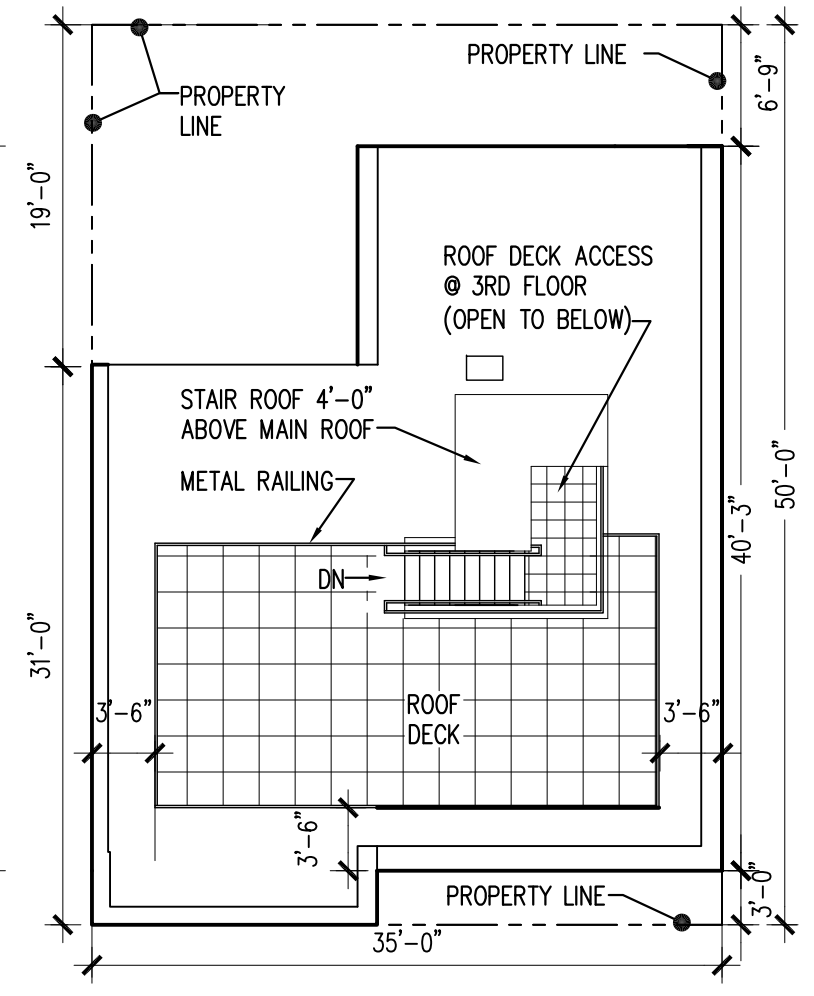
PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN



PROPOSED THIRD FLOOR PLAN



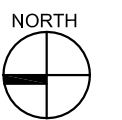
PROPOSED ROOF PLAN

SCALE: 3/32" = 1'-0"

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PROPOSED BUILDING VIEWS AND PLANS
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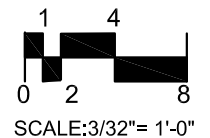
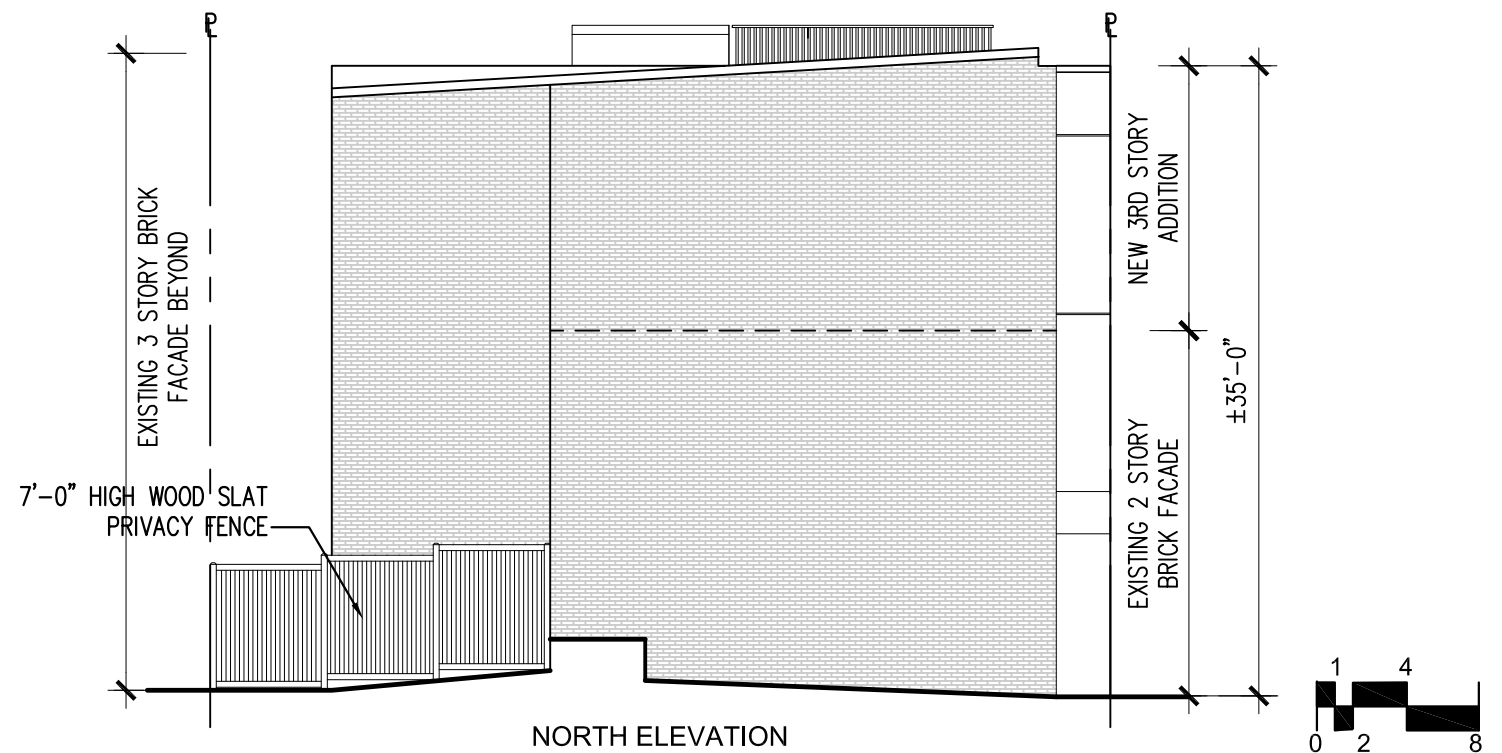
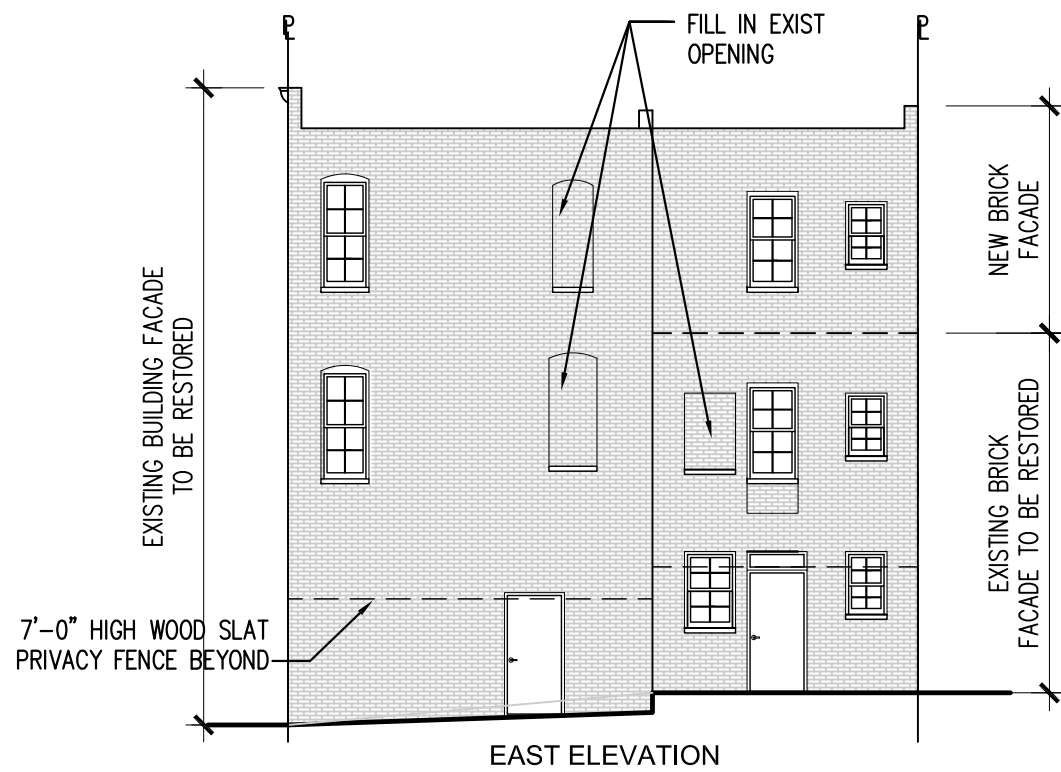
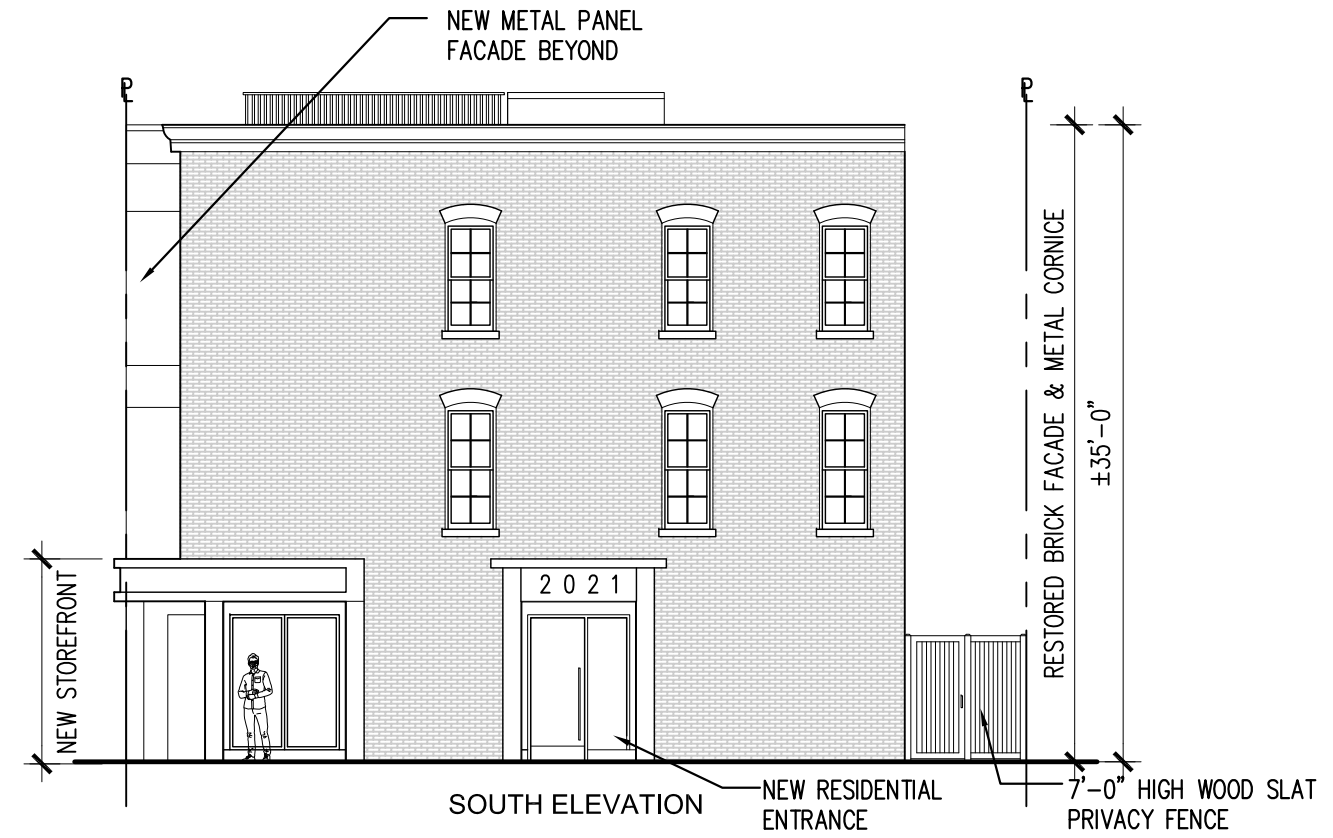
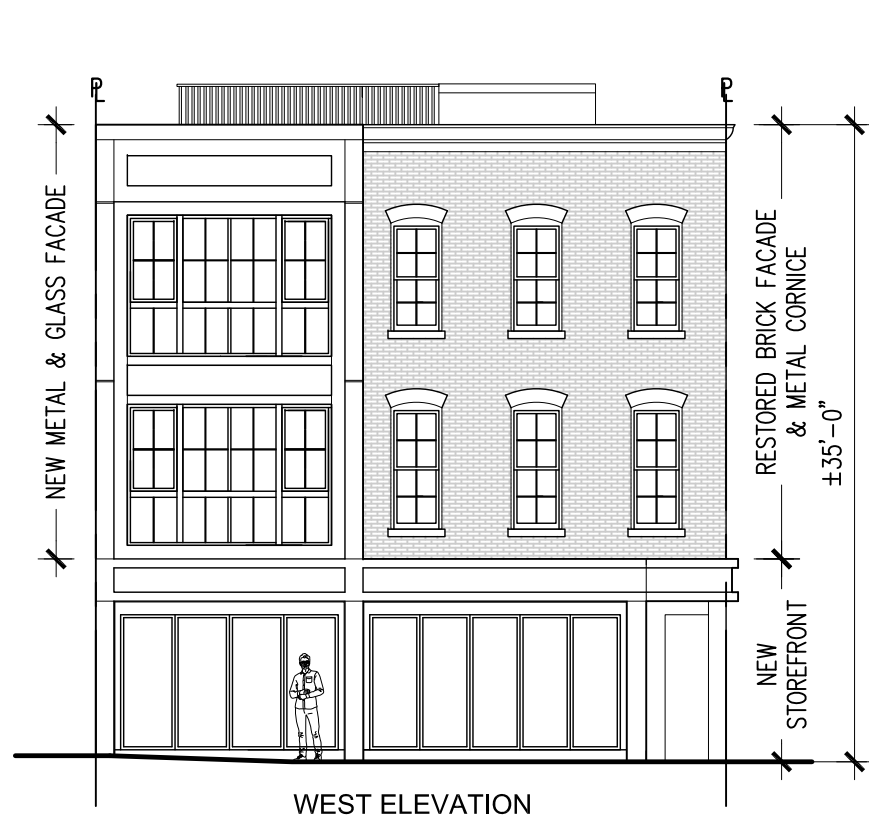
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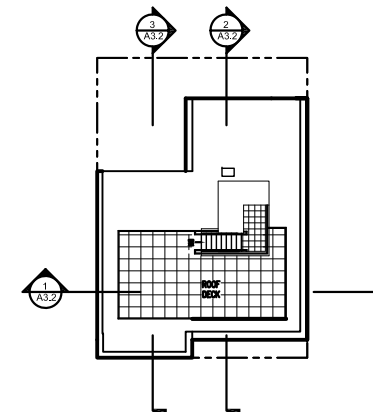
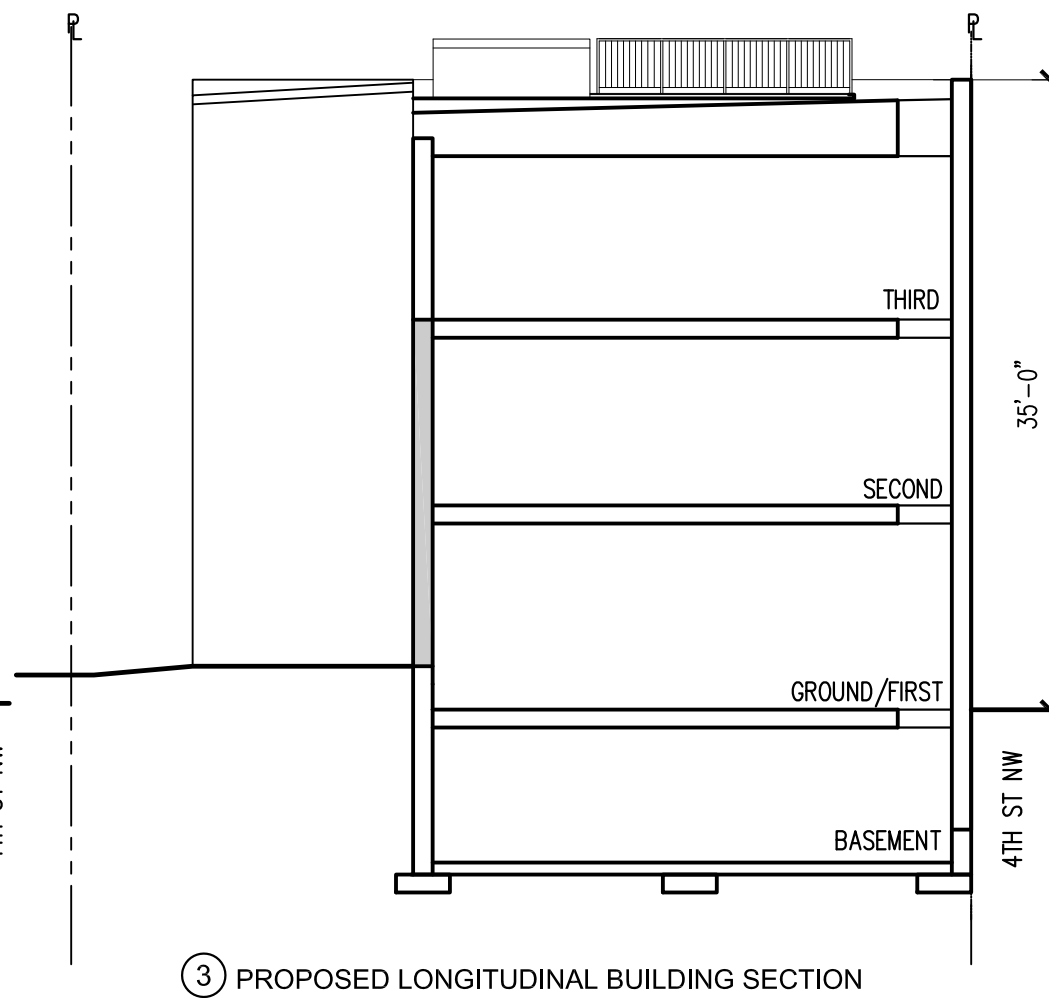
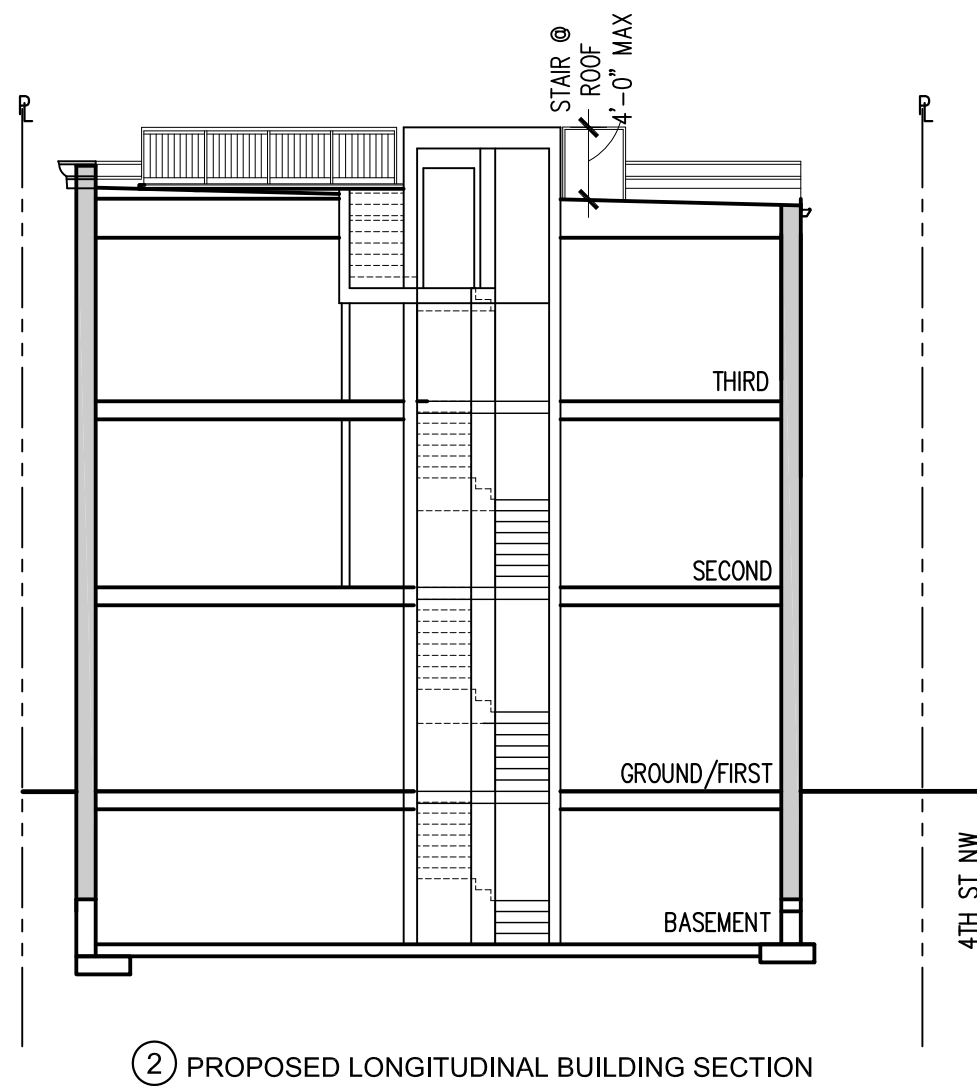
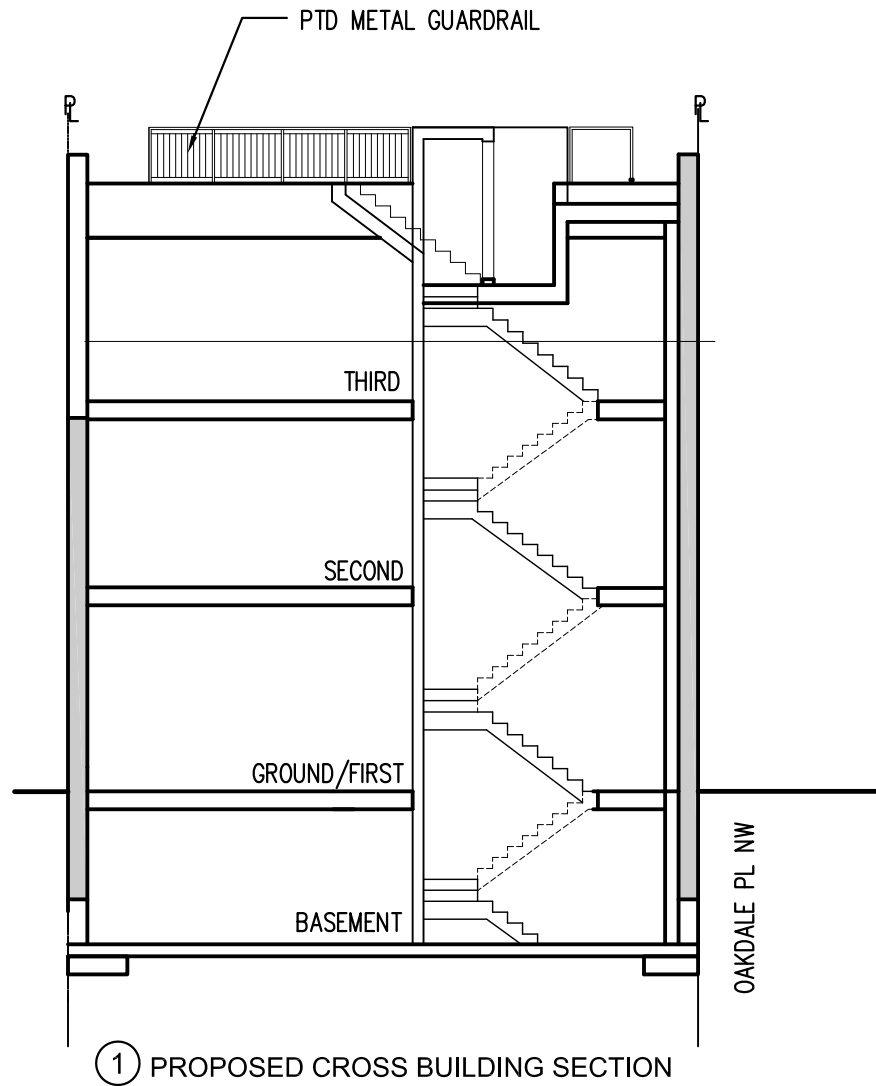


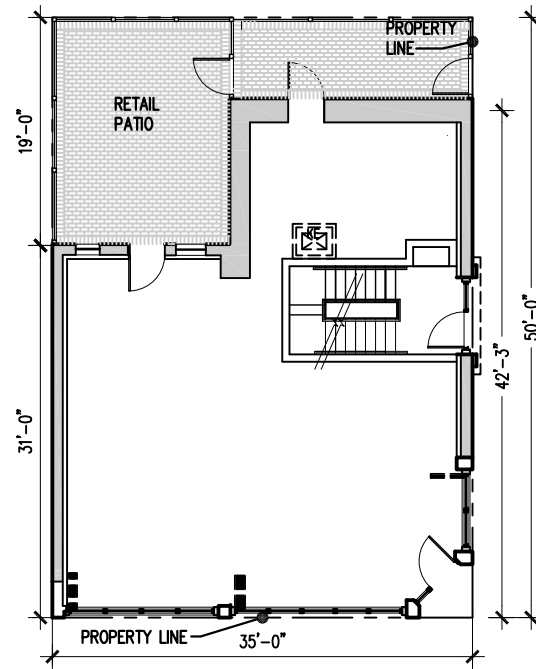
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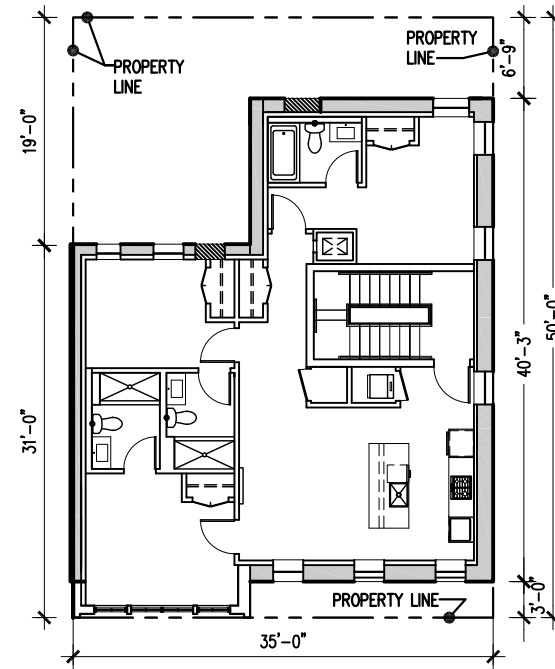
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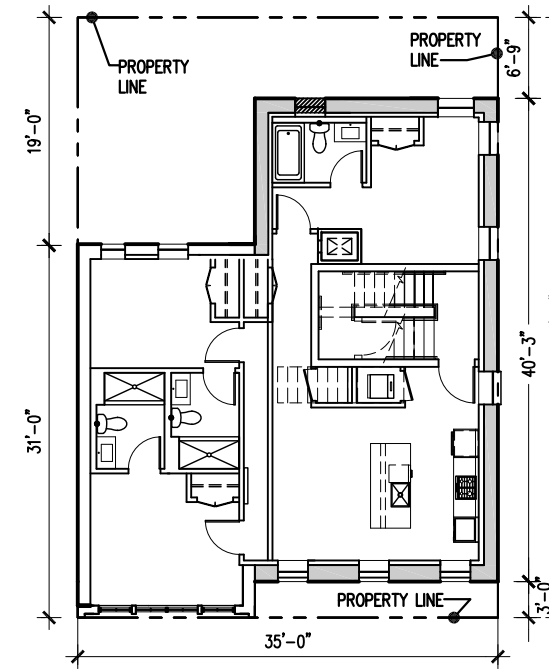




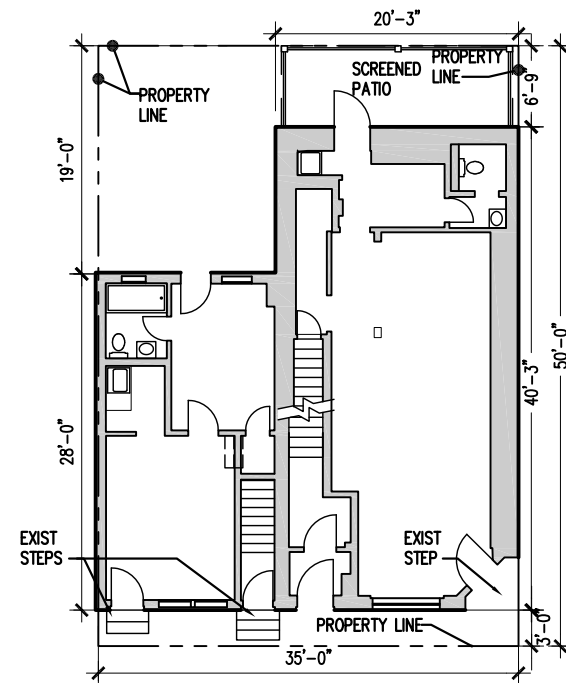
PROPOSED FIRST FLOOR PLAN



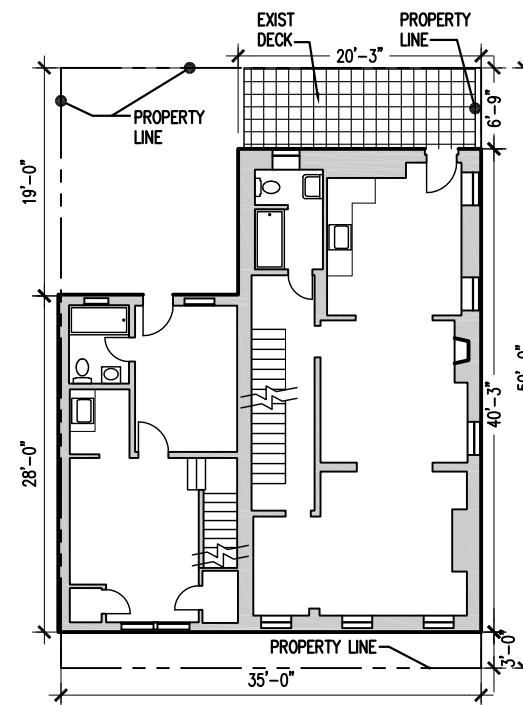
PROPOSED SECOND FLOOR PLAN



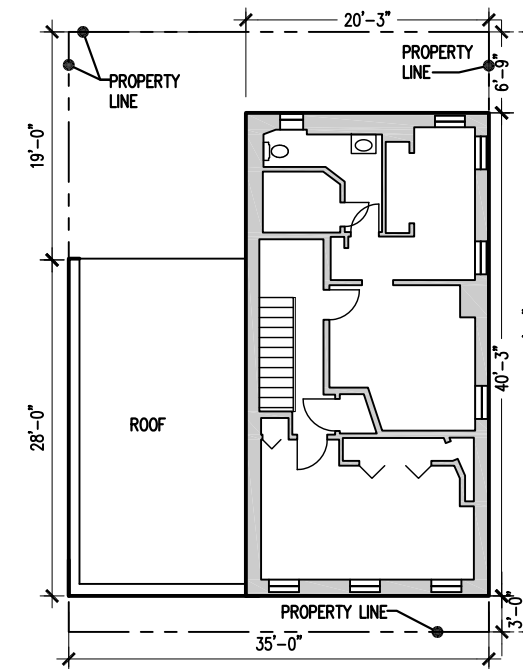
PROPOSED THIRD FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING THIRD FLOOR PLAN

PROPOSED LOT OCCUPANCY		
	LOT AREA 1,750 SF	MIN. LOT AREA 1,800 SF
1ST	76%	73%
2ND	72%	70%
3RD	72%	70%

EXISTING LOT OCCUPANCY		
1ST	78%	
2ND	78%	
3RD	47%	

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LOT OCCUPANCY
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SCALE: 1/16" = 1'-0"



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A4.0



VIEW AT FRONT FACADE



OBLIQUE VIEW AT FRONT FACADE



ROOF COPING - EXISTING CONDITION