



NP 47, LLC  
1601 CONNECTICUT AVE, NW  
WASHINGTON, DC 20009

2021 4TH STREET NW  
Washington DC

BZA SUBMISSION - MARCH 2019

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ARCHITECTS

1003 K STREET, NW  
WASHINGTON, DC 20009  
Board of Zoning Adjustment  
District of Columbia

TEL 202.737.4800

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CASE NO. 19958  
EXHIBIT NO. 41

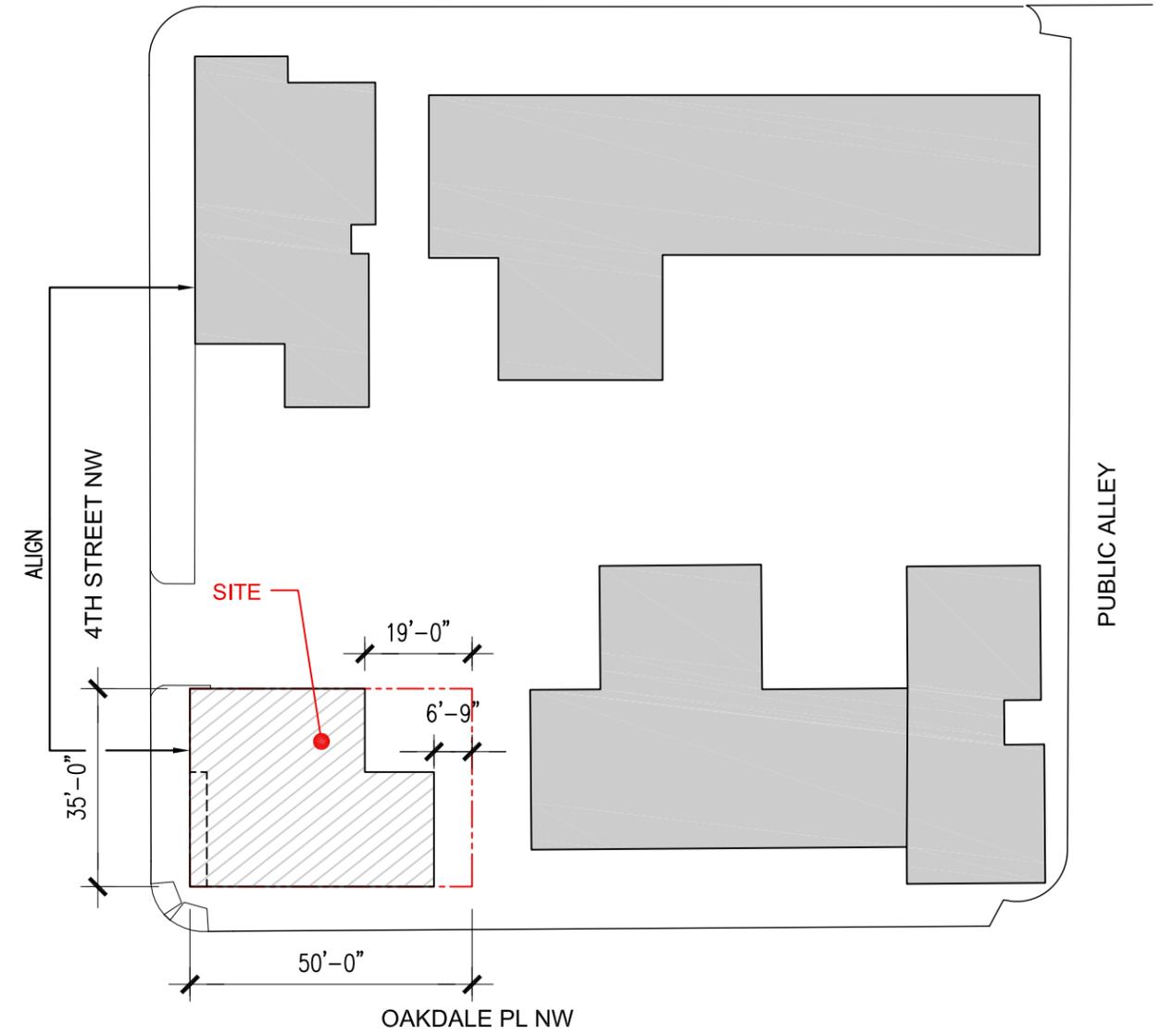
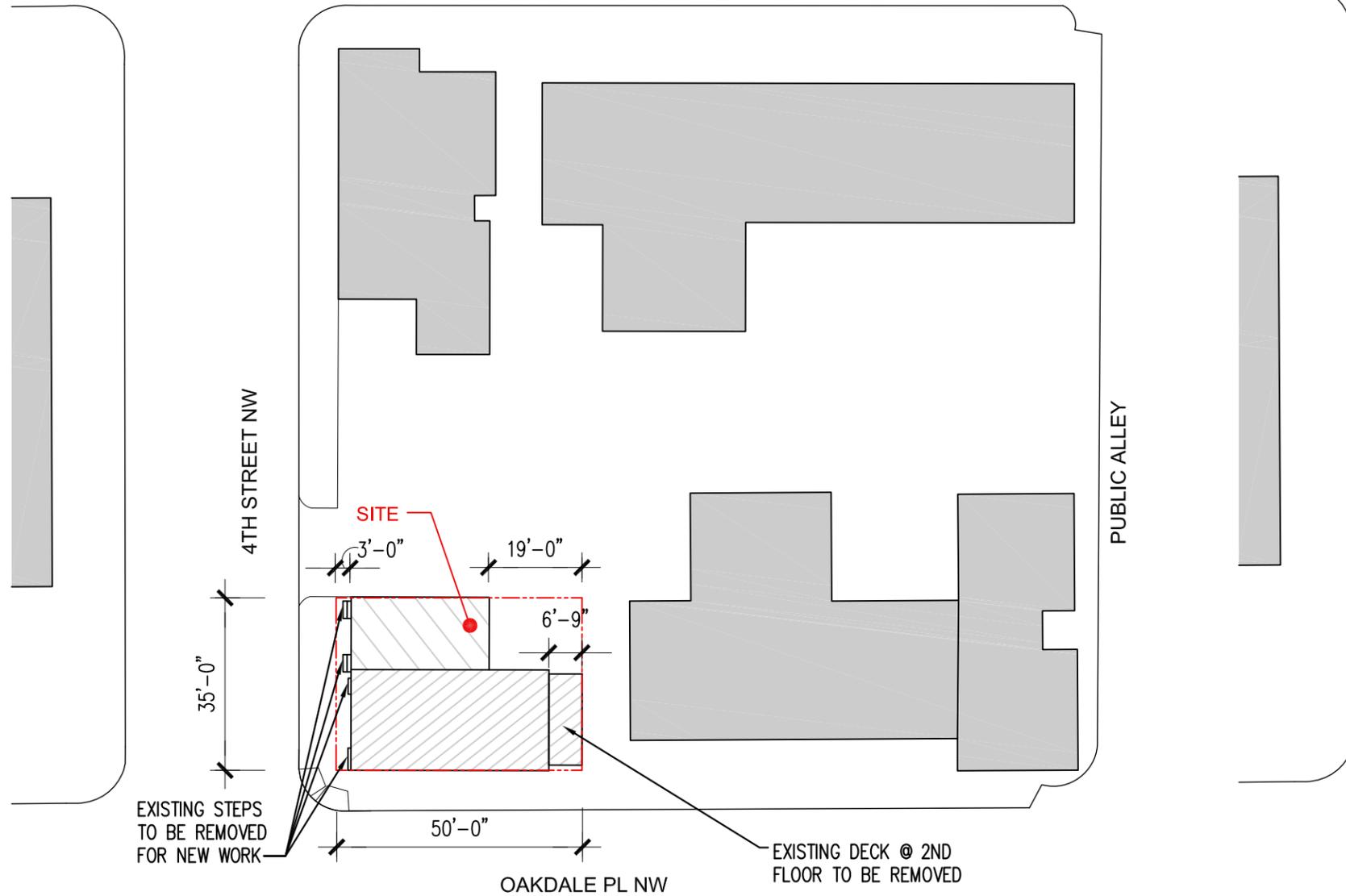


EXISTING AERIAL SITE PLAN  
2021 4TH STREET NW  
Washington DC



V STREET NW

V STREET NW



EXISTING SITE PLAN

PROPOSED SITE PLAN





NP 47, LLC  
1601 CONNECTICUT AVE, NW  
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EXISTING BUILDING  
2021 4TH STREET NW  
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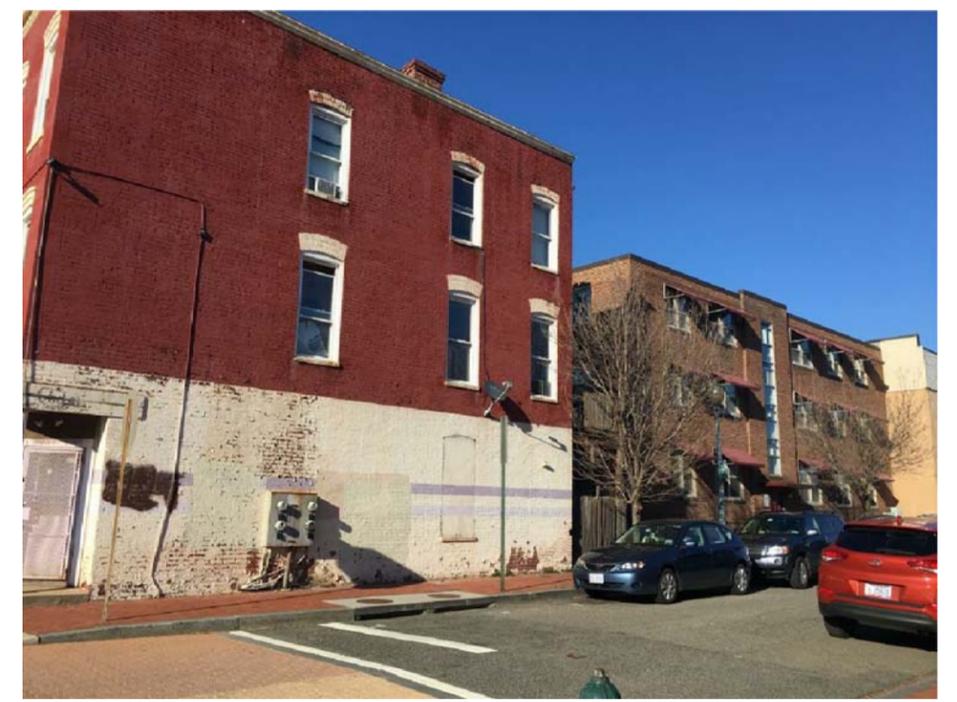
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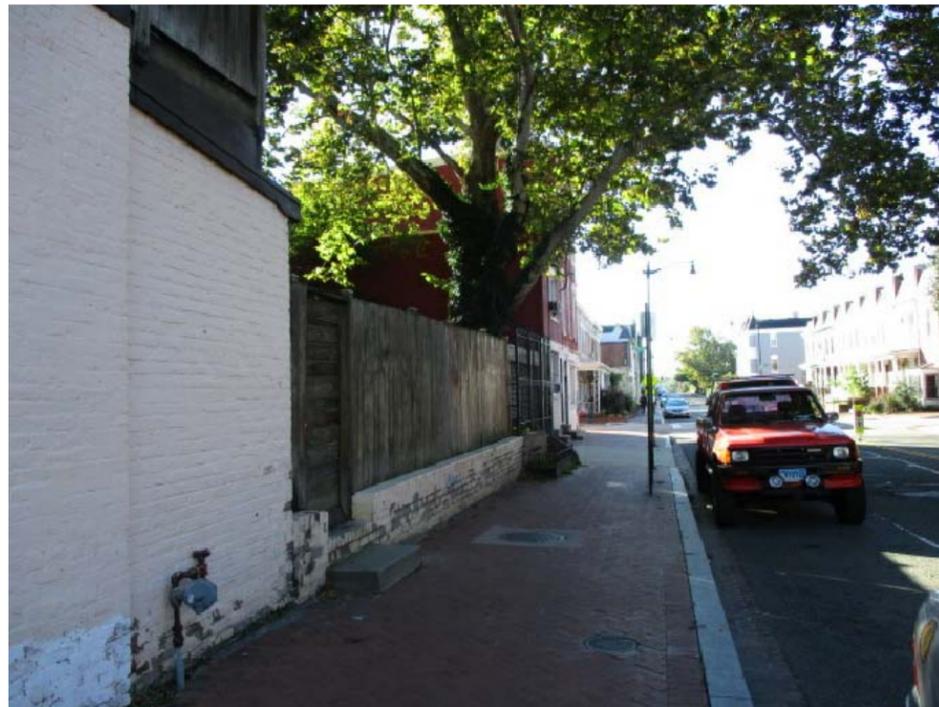
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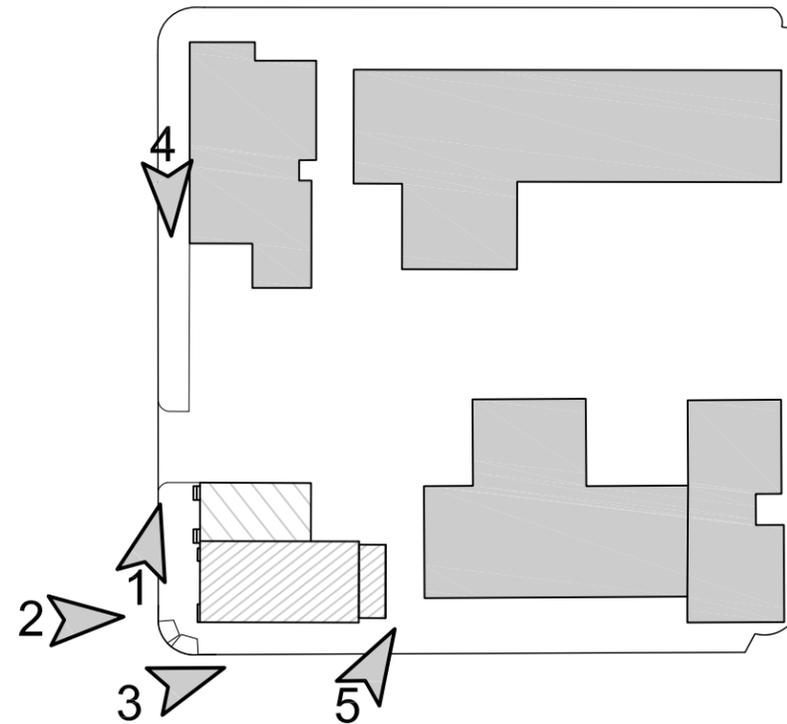
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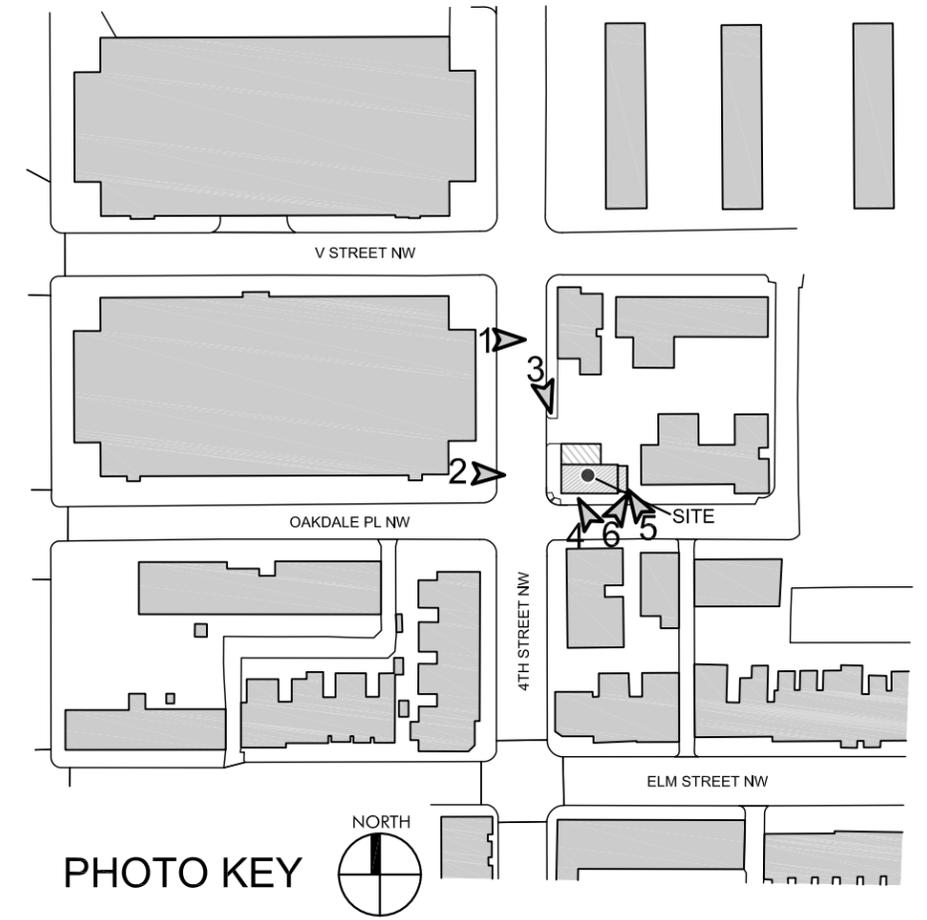
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1. 2021 4TH STREET, VIEW NORTHEAST



2. 2021 4TH STREET, VIEW EAST



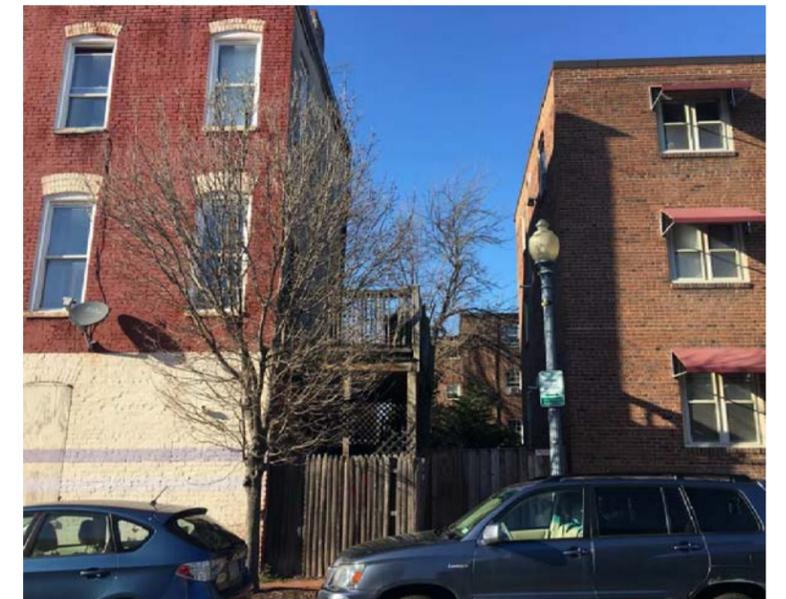
3. 2021 4TH STREET, VIEW SOUTHEAST



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  
2021 4TH STREET NW  
Washington DC

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1. 2021 4TH STREET, VIEW WEST



2. 2021 4TH STREET, VIEW NORTHEAST

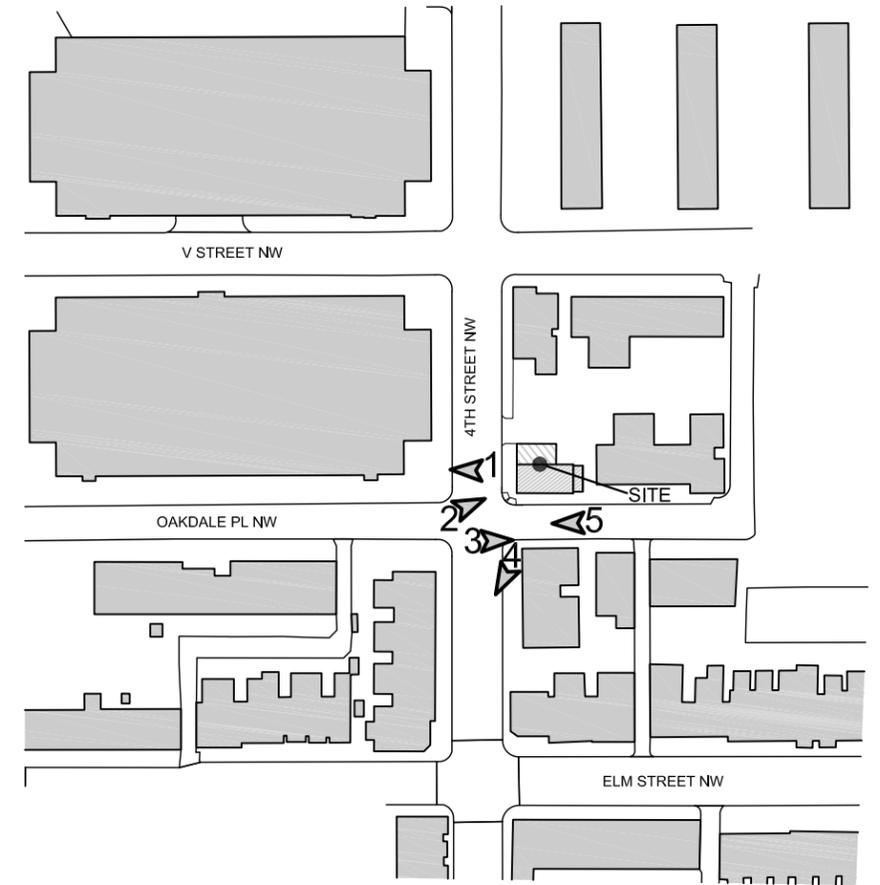


PHOTO KEY



3. 2021 4TH STREET, VIEW EAST



4. 2021 4TH STREET, VIEW SOUTH



5. 2021 4TH STREET, VIEW WEST

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CONTEXT IMAGES  
2021 4TH STREET NW  
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EXISTING BUILDING-SIDE (NORTH)



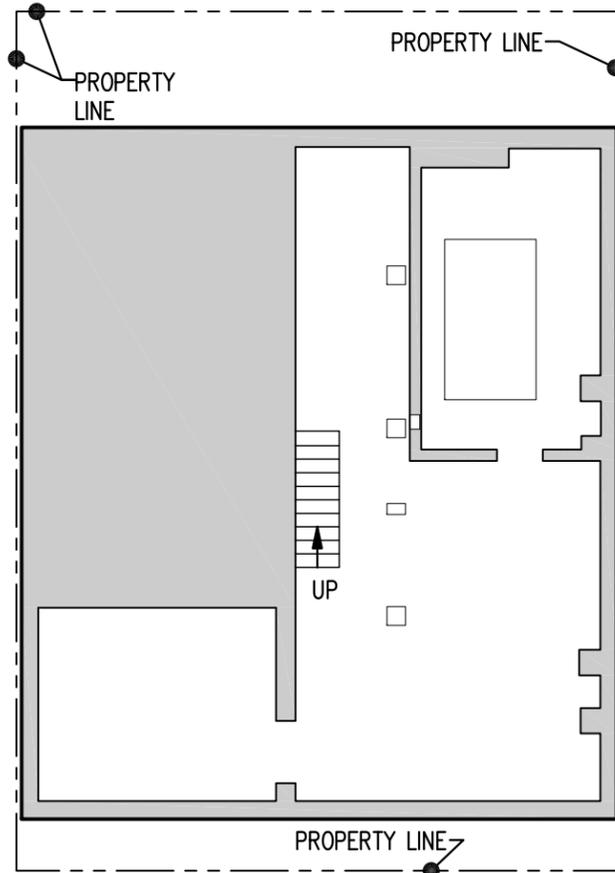
EXISTING BUILDING-FRONT (WEST)



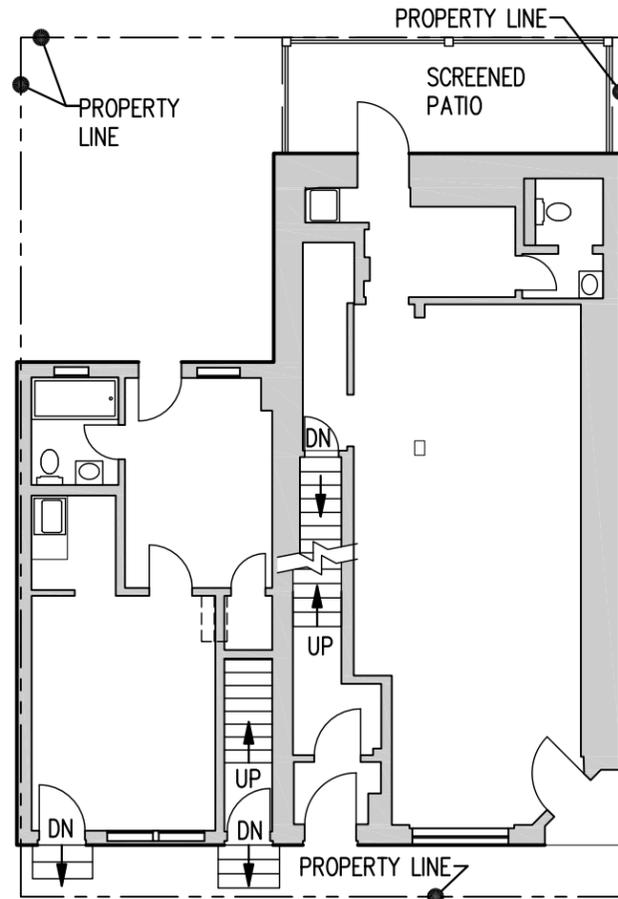
EXISTING BUILDING-REAR (EAST)



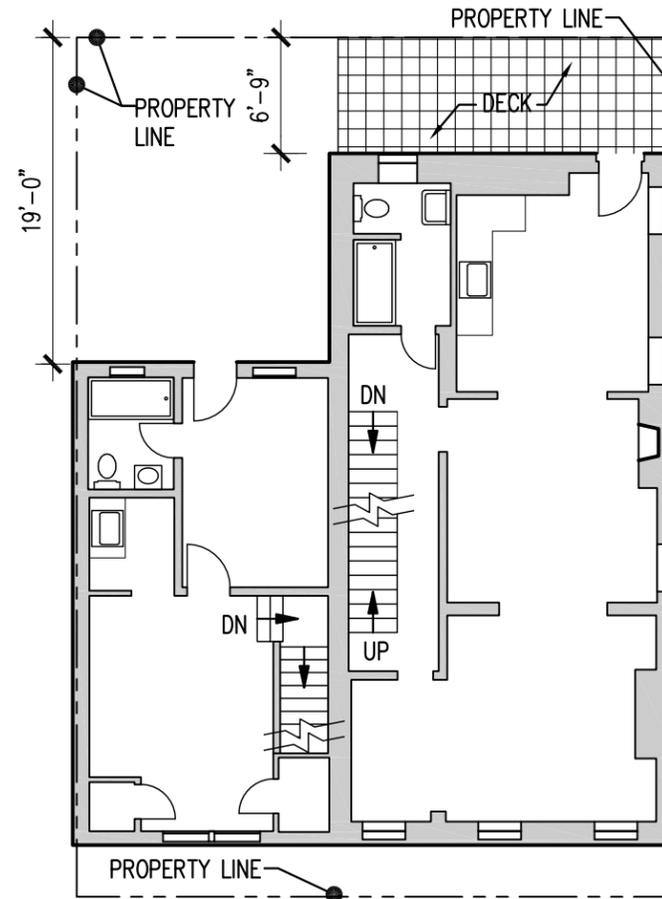
EXISTING BUILDING-SIDE (SOUTH)



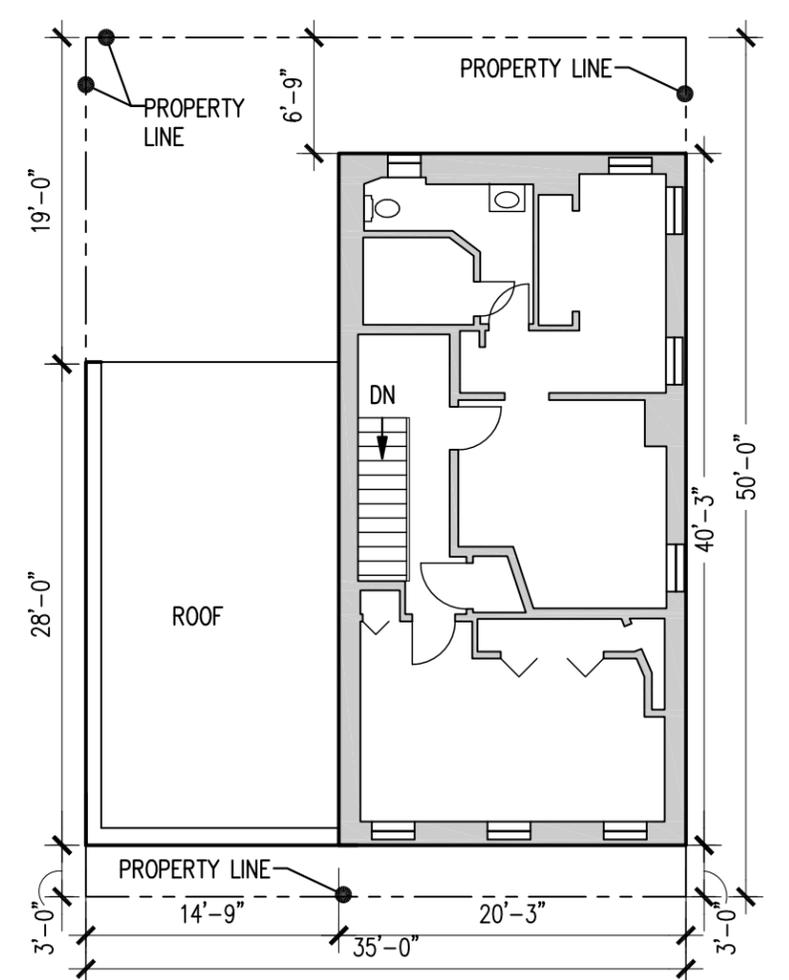
EXISTING BASEMENT FLOOR PLAN



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  
2021 4TH STREET NW  
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PROPOSED



SLIM'S DINER



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PROPOSED BUILDING -SIDE (NORTH)



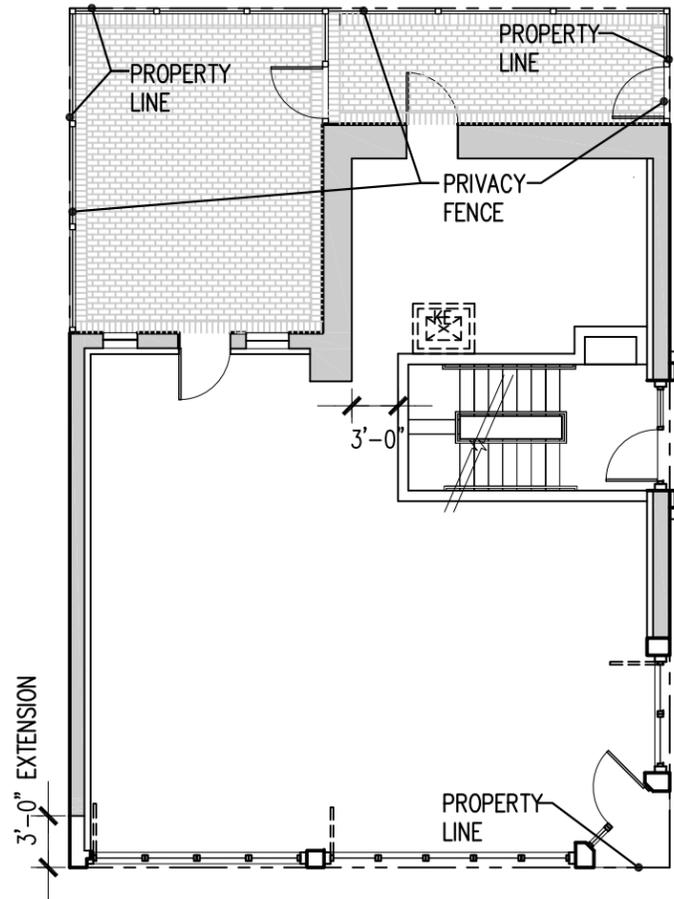
PROPOSED BUILDING-FRONT (WEST)



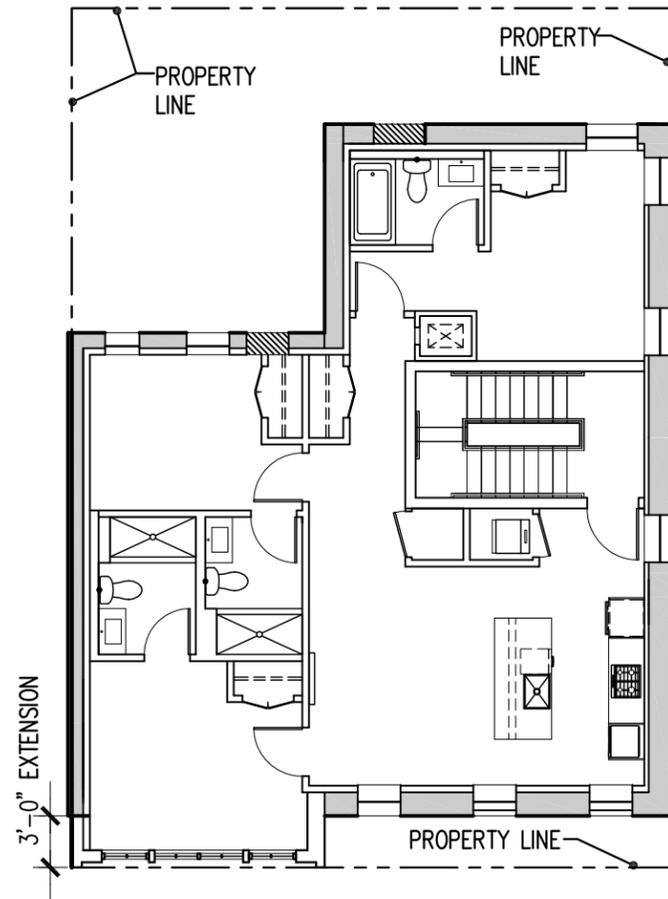
PROPOSED BUILDING- REAR (EAST)



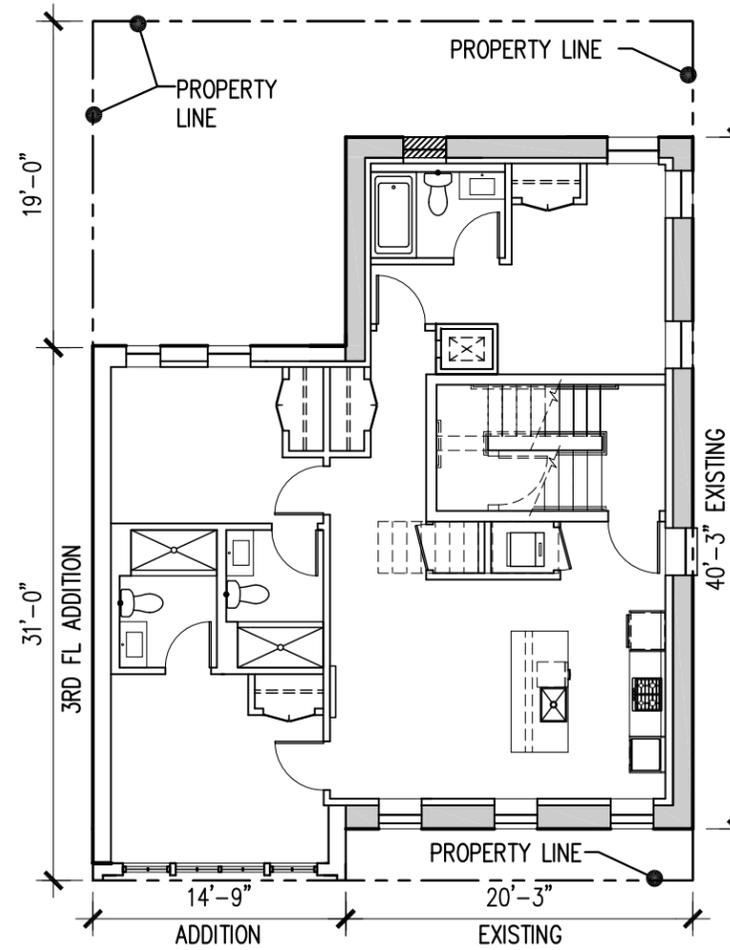
PROPOSED BUILDING -SIDE (SOUTH)



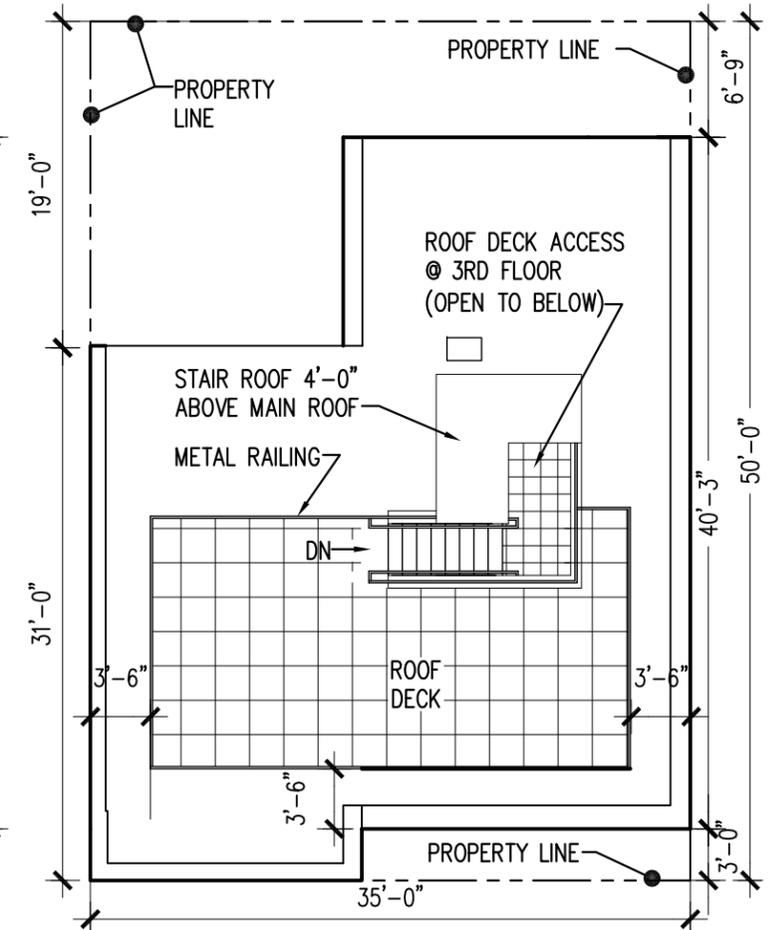
PROPOSED FIRST FLOOR PLAN



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  
2021 4TH STREET NW  
Washington DC

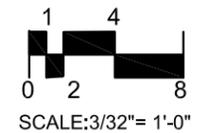
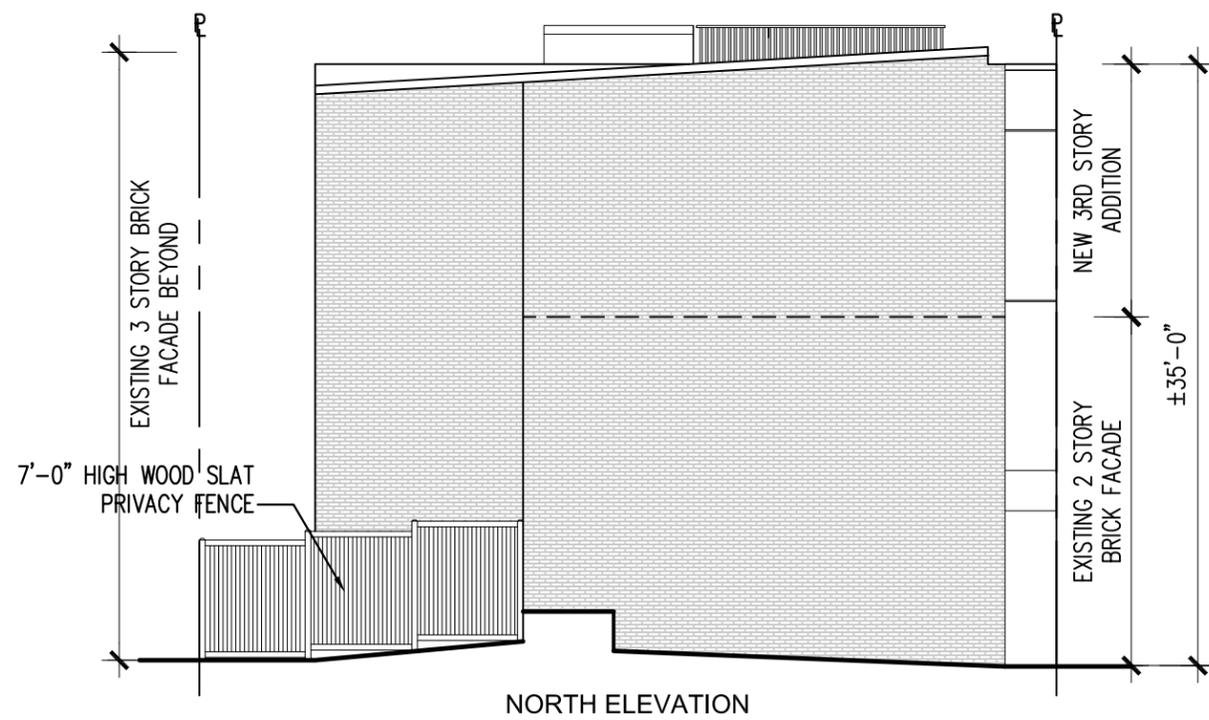
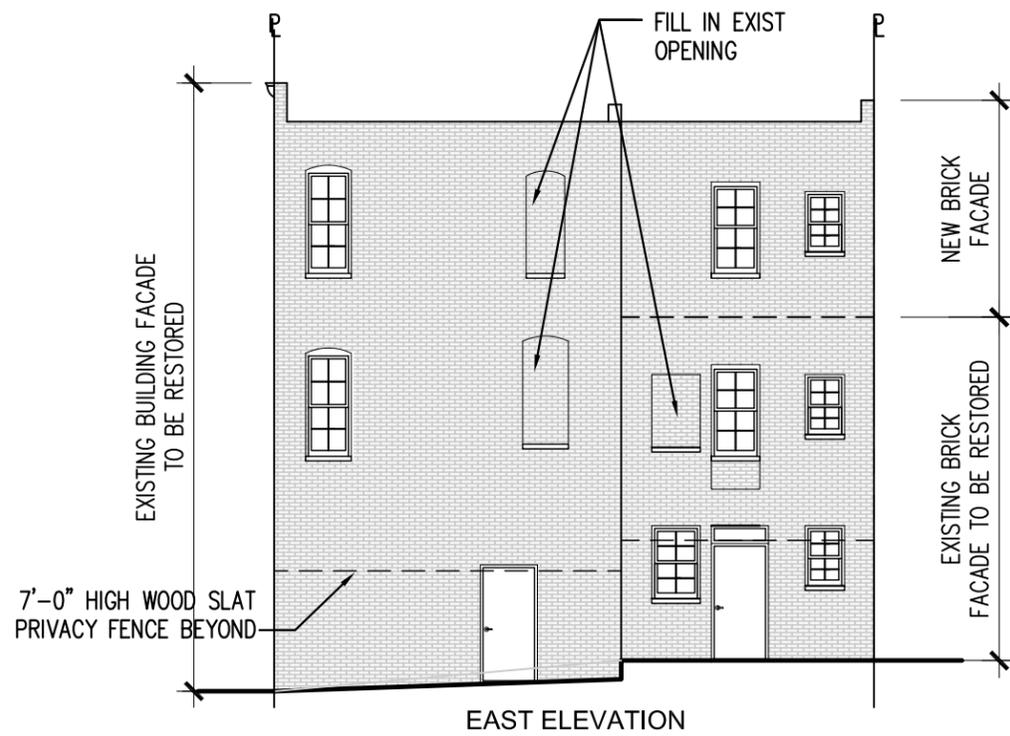
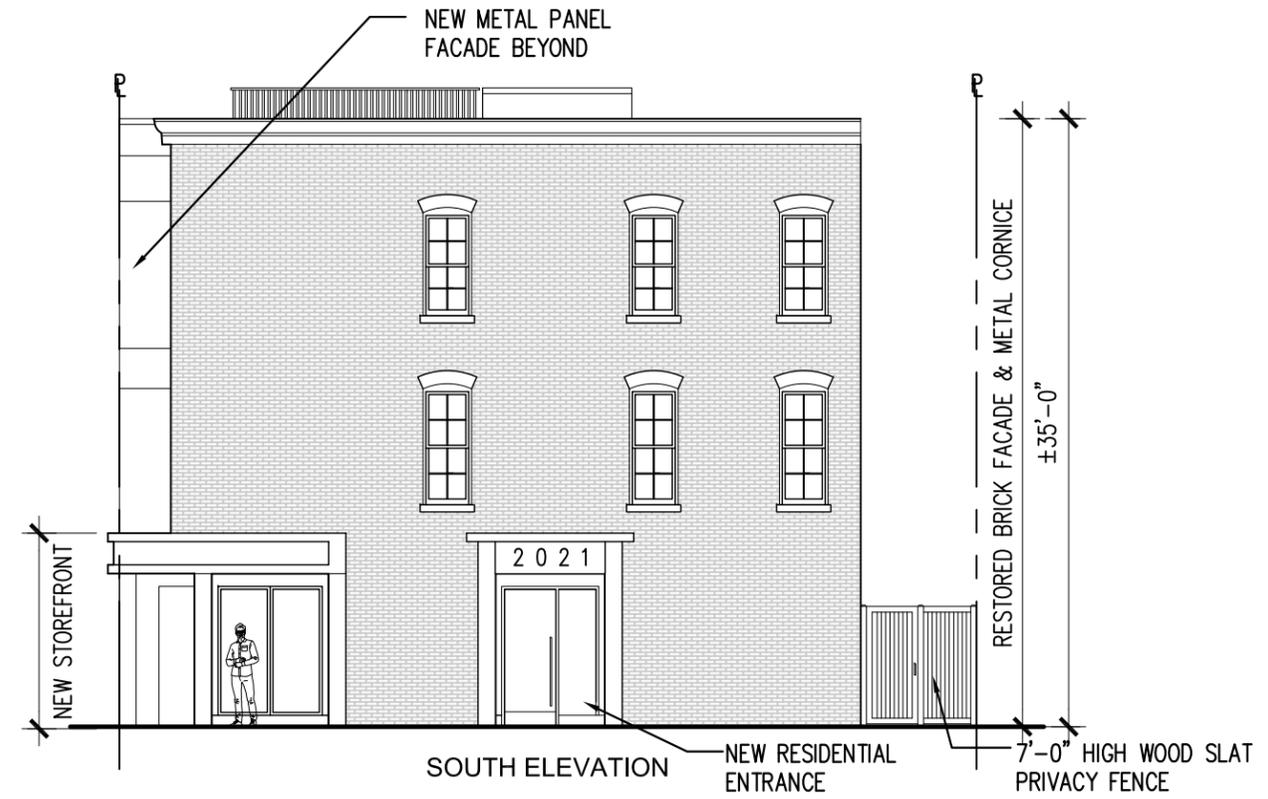
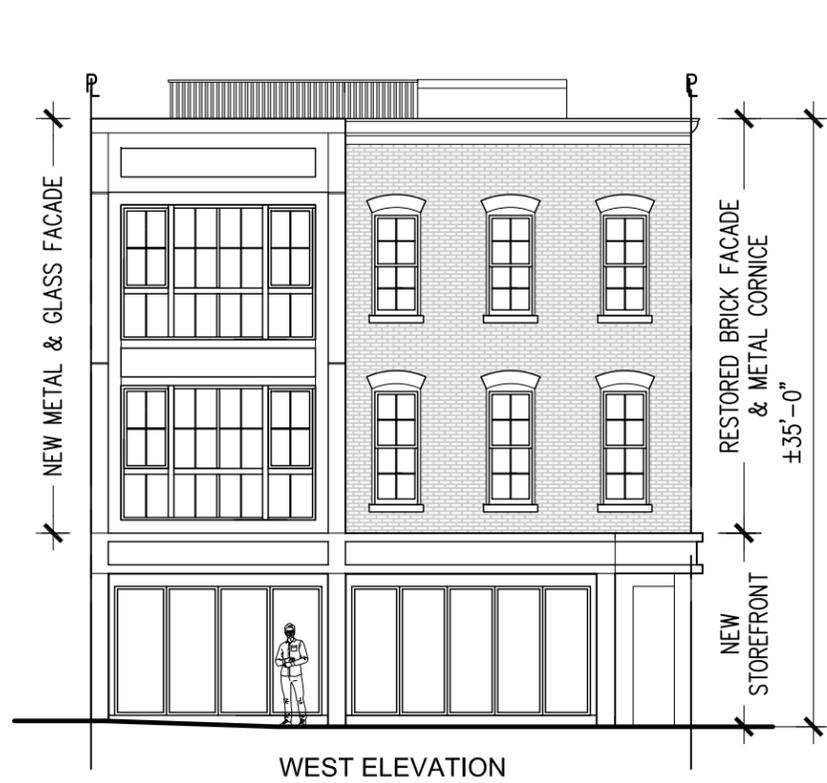
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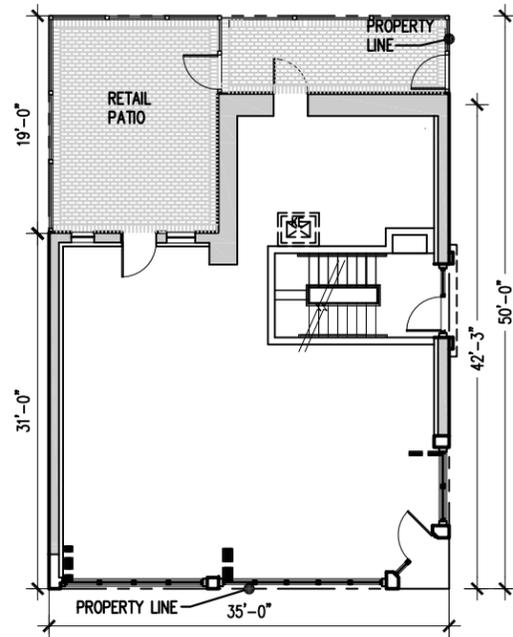


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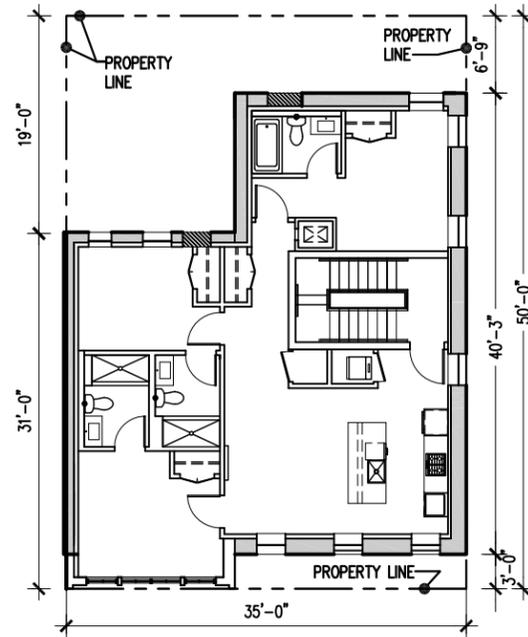
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A3.1

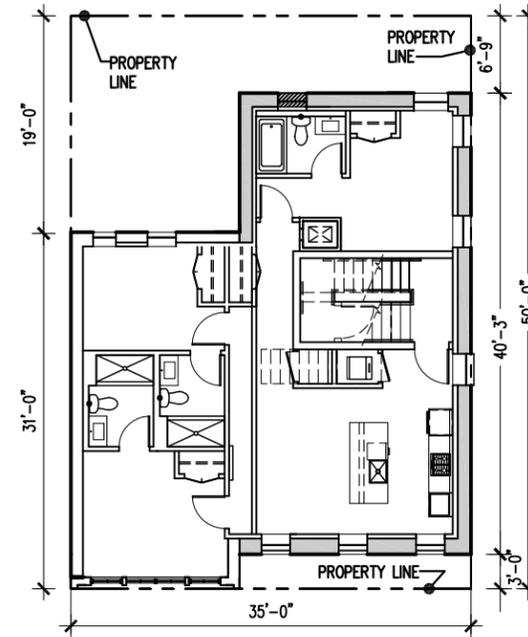




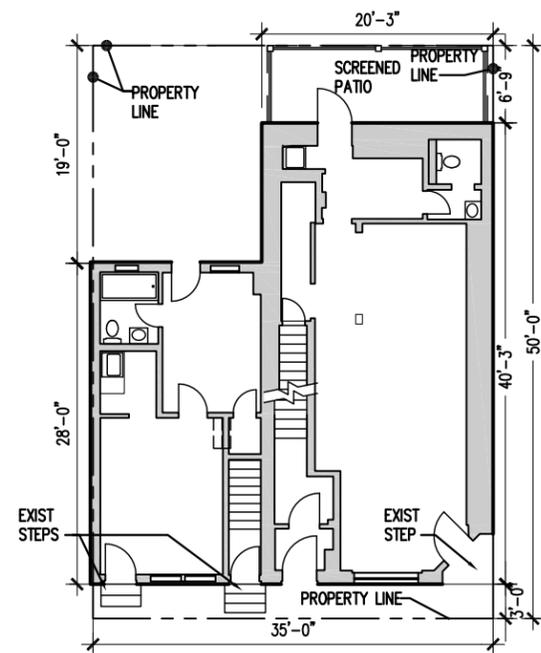
PROPOSED FIRST FLOOR PLAN



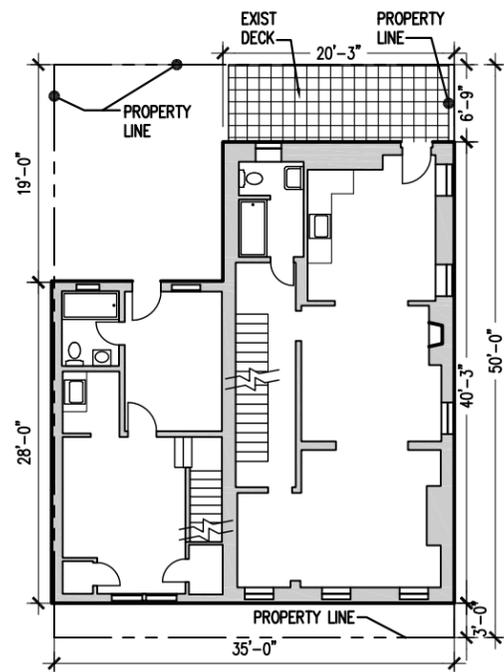
PROPOSED SECOND FLOOR PLAN



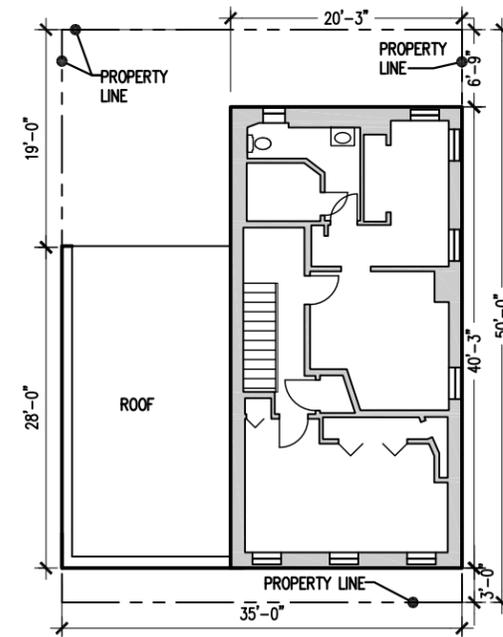
PROPOSED THIRD FLOOR PLAN



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**  
2021 4TH STREET NW  
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SCALE: 1/16" = 1'-0"



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VIEW AT FRONT FACADE



OBLIQUE VIEW AT FRONT FACADE



ROOF COPING - EXISTING CONDITION



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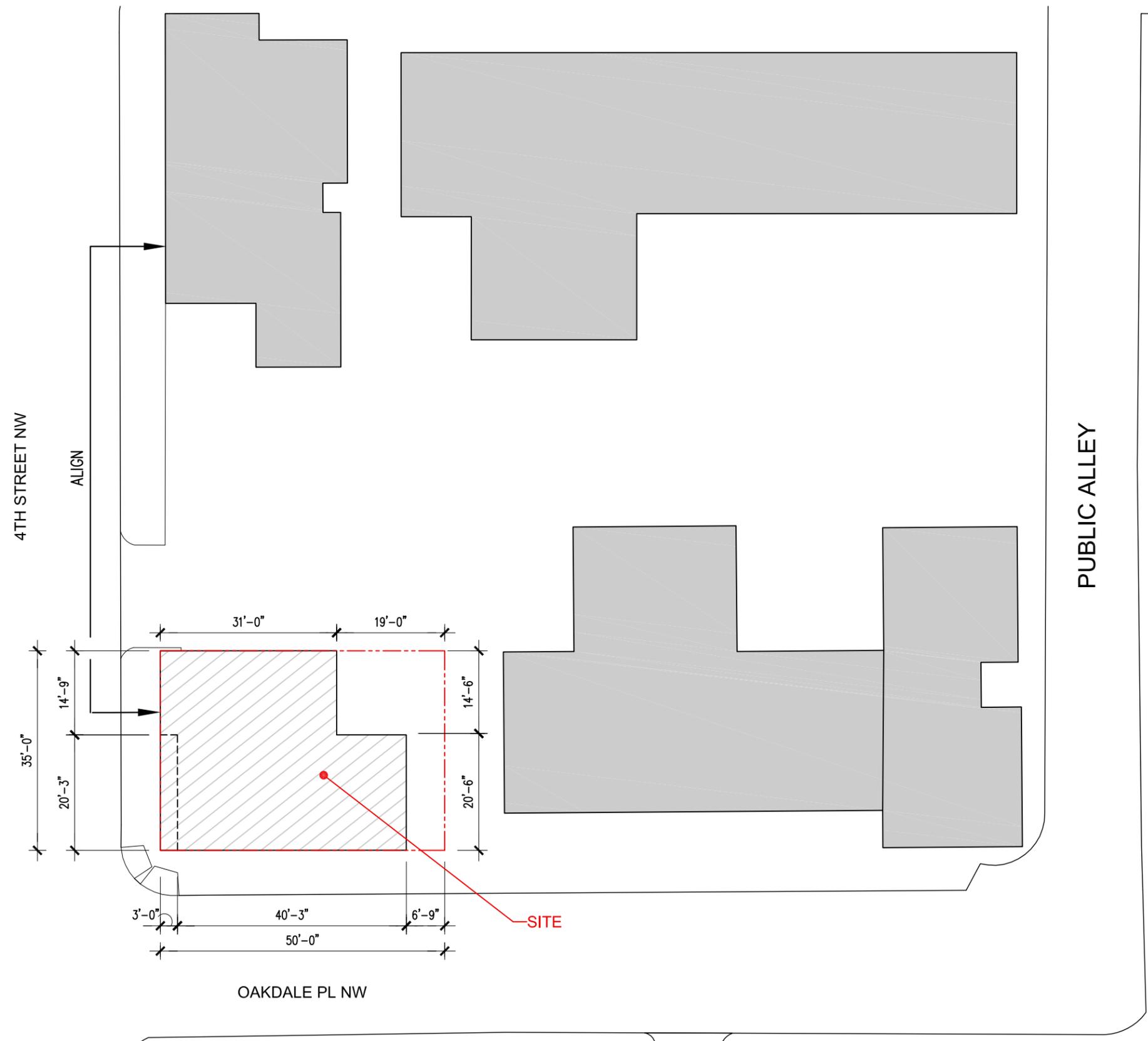
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THE PARK @ LEDROIT

PROPOSED SITE PLAN-ENLARGED  
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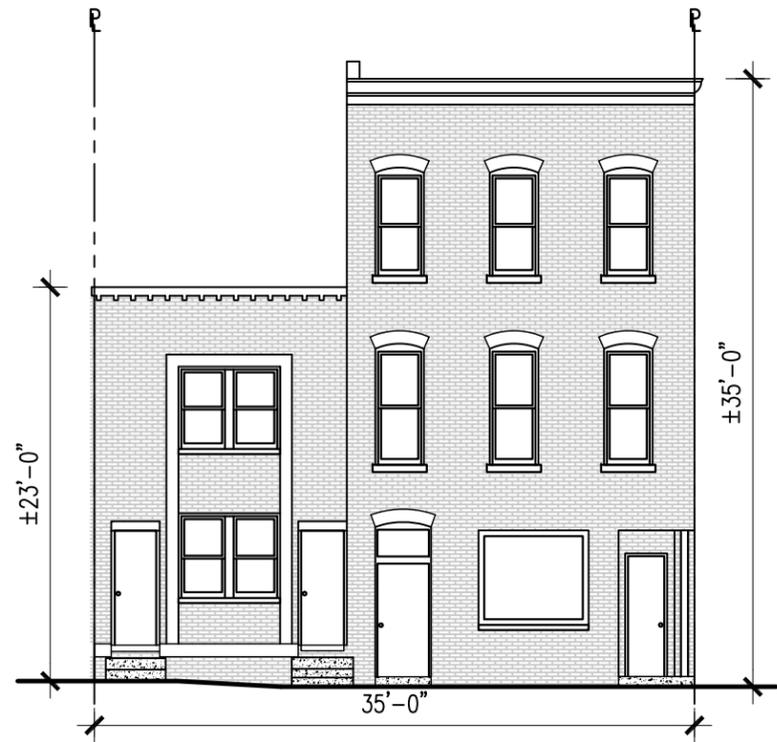
NOT TO SCALE  
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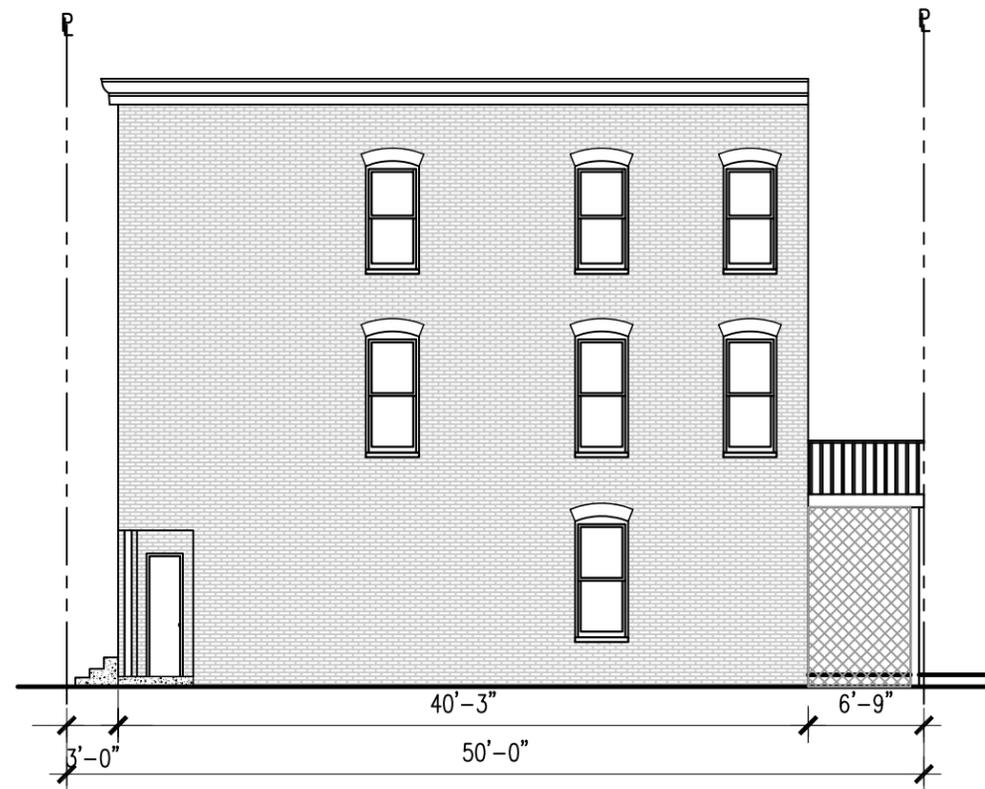


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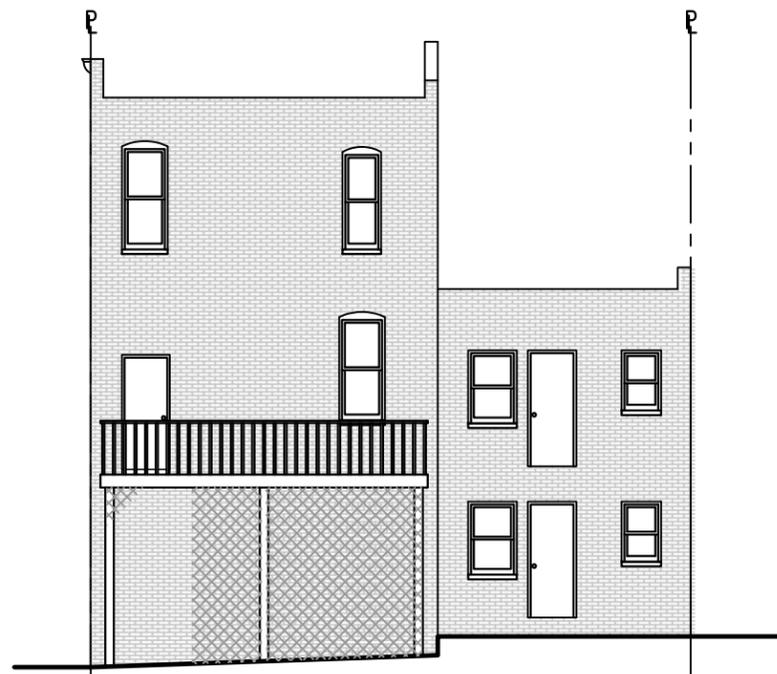
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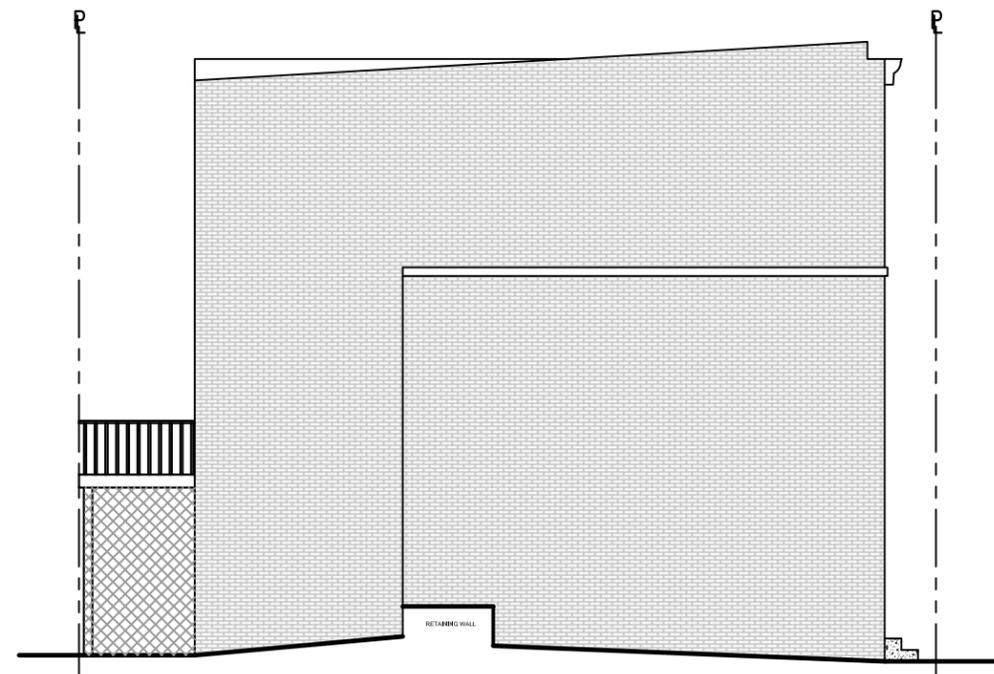
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

