

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 %	70 % (INCLUDES OVERHANGE AT CORNER)	76 %
SECOND FLOOR	60 %	78 % (INCLUDES EXISTING DECK)	72 %
THIRD FLOOR	60 %	47 %	72 %
REAR YARD:	20 FT.	19 FT.	19 FT.

AREA BREAKDOWN

FIRST FLOOR	1,334 FT. (INCLUDES OVERHANG AT CORNER)
SECOND FLOOR	1,274 FT.
THIRD FLOOR	1,274 FT.



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A4.1	ARCHITECTURAL ELEMENT

NP 47, LLC

1601 CONNECTICUT AVE, NW
WASHINGTON, DC 20009

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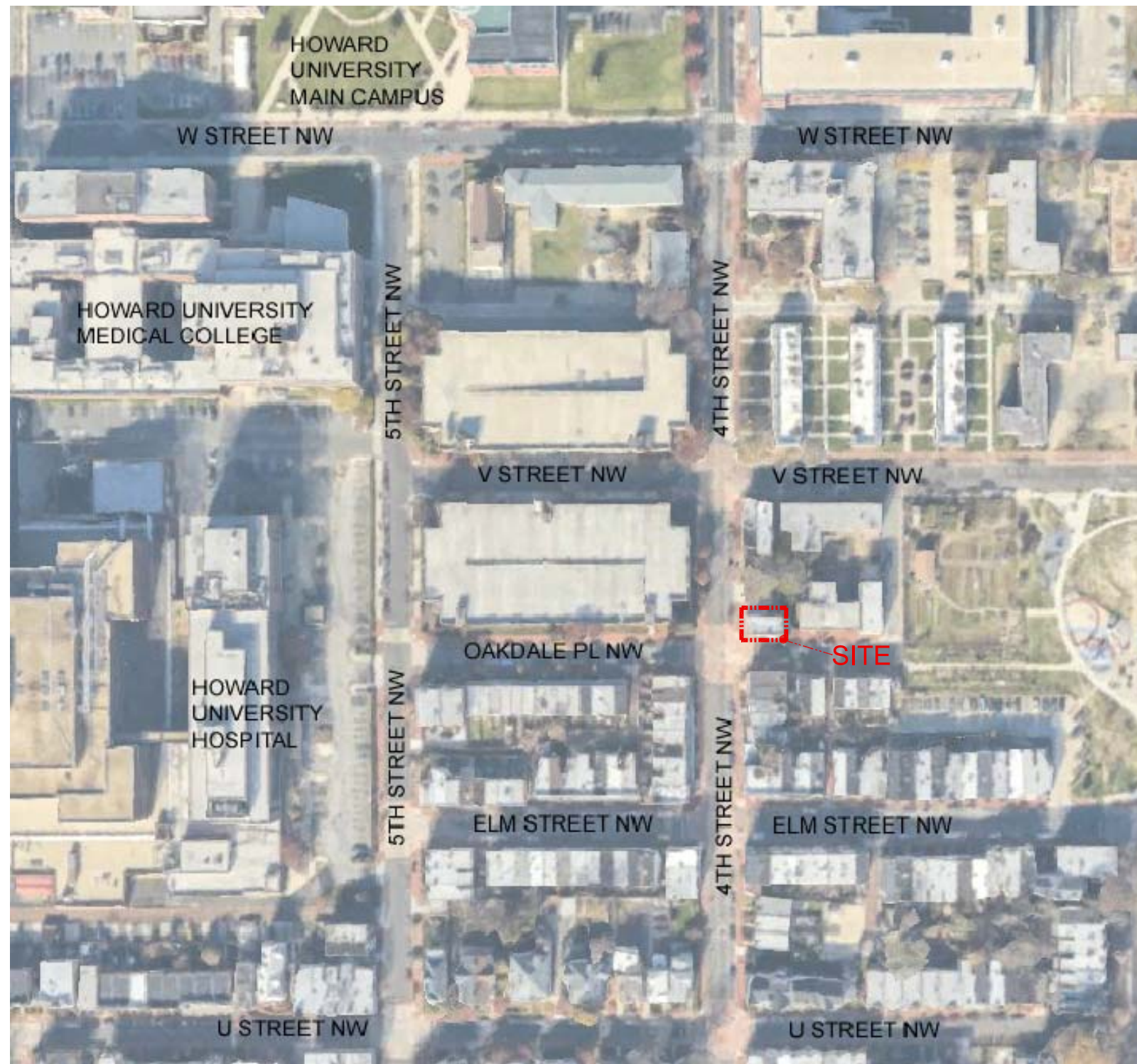
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ARCHITECTS

1003 K STREET, NW
WASHINGTON, DC 20001
Board of Zoning Adjustment
District of Columbia

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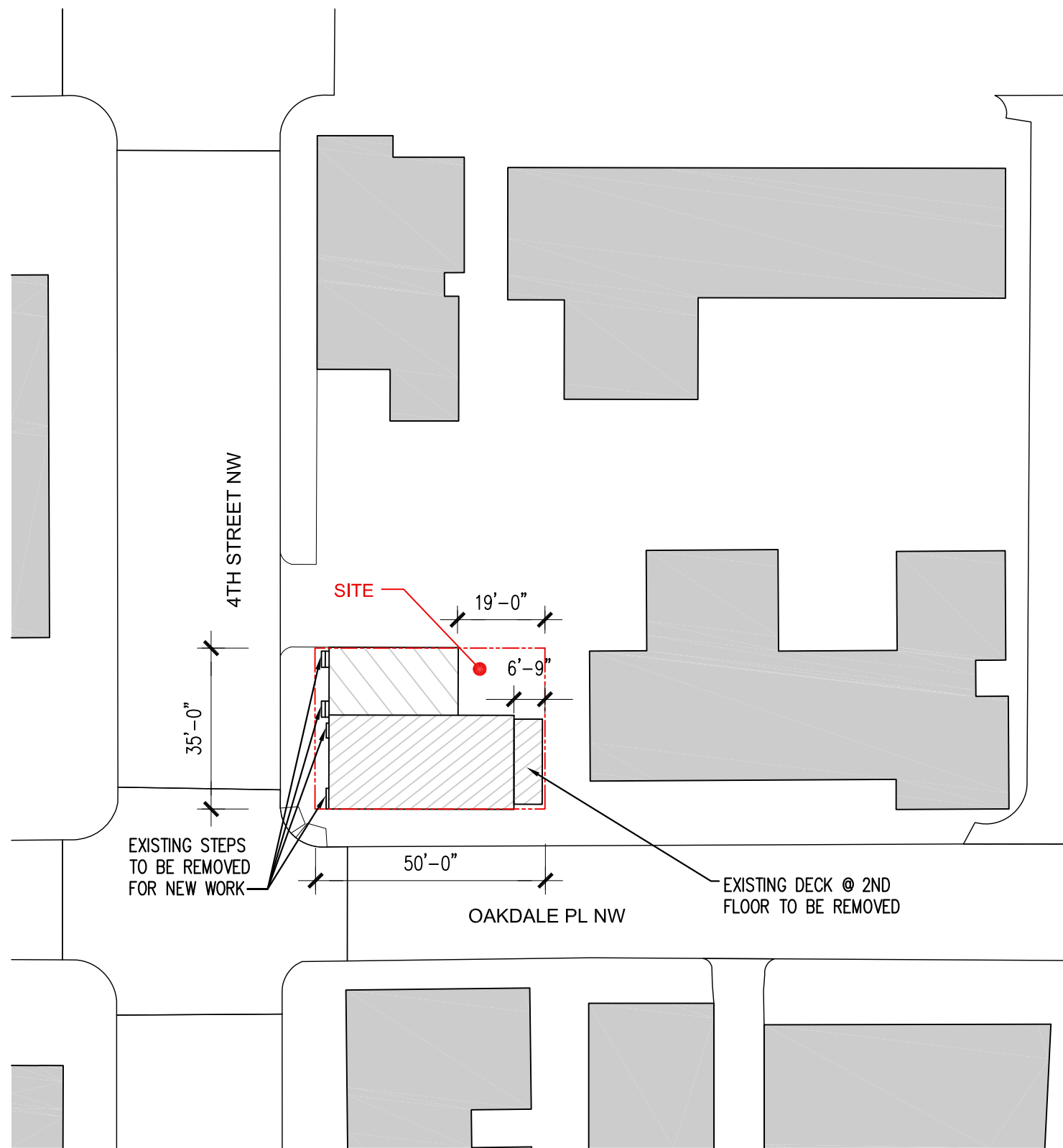
CASE NO. 19958
EXHIBIT NO. 6

A0.0

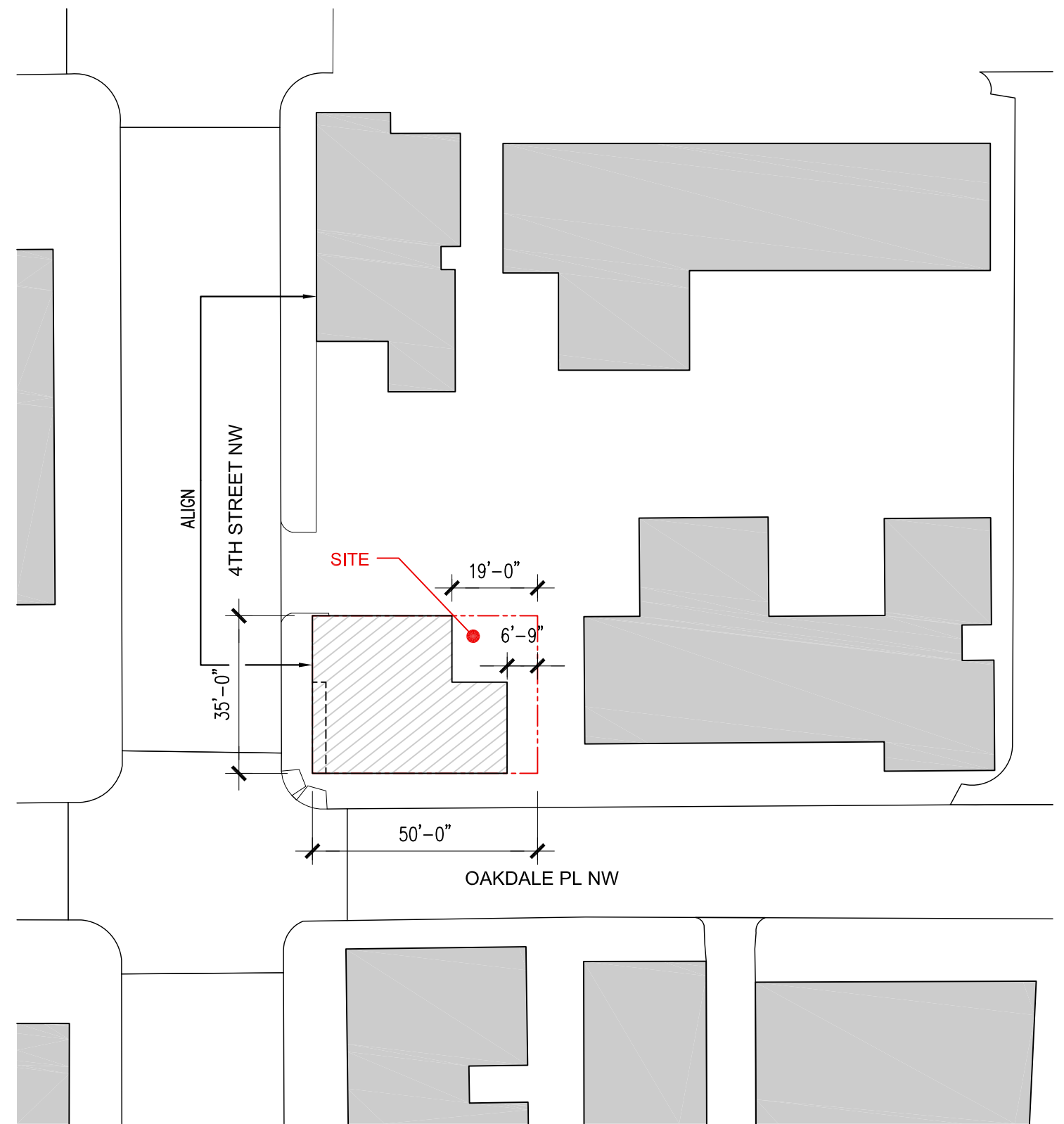


EXISTING AERIAL SITE PLAN
 2021 4TH STREET NW
 Washington DC



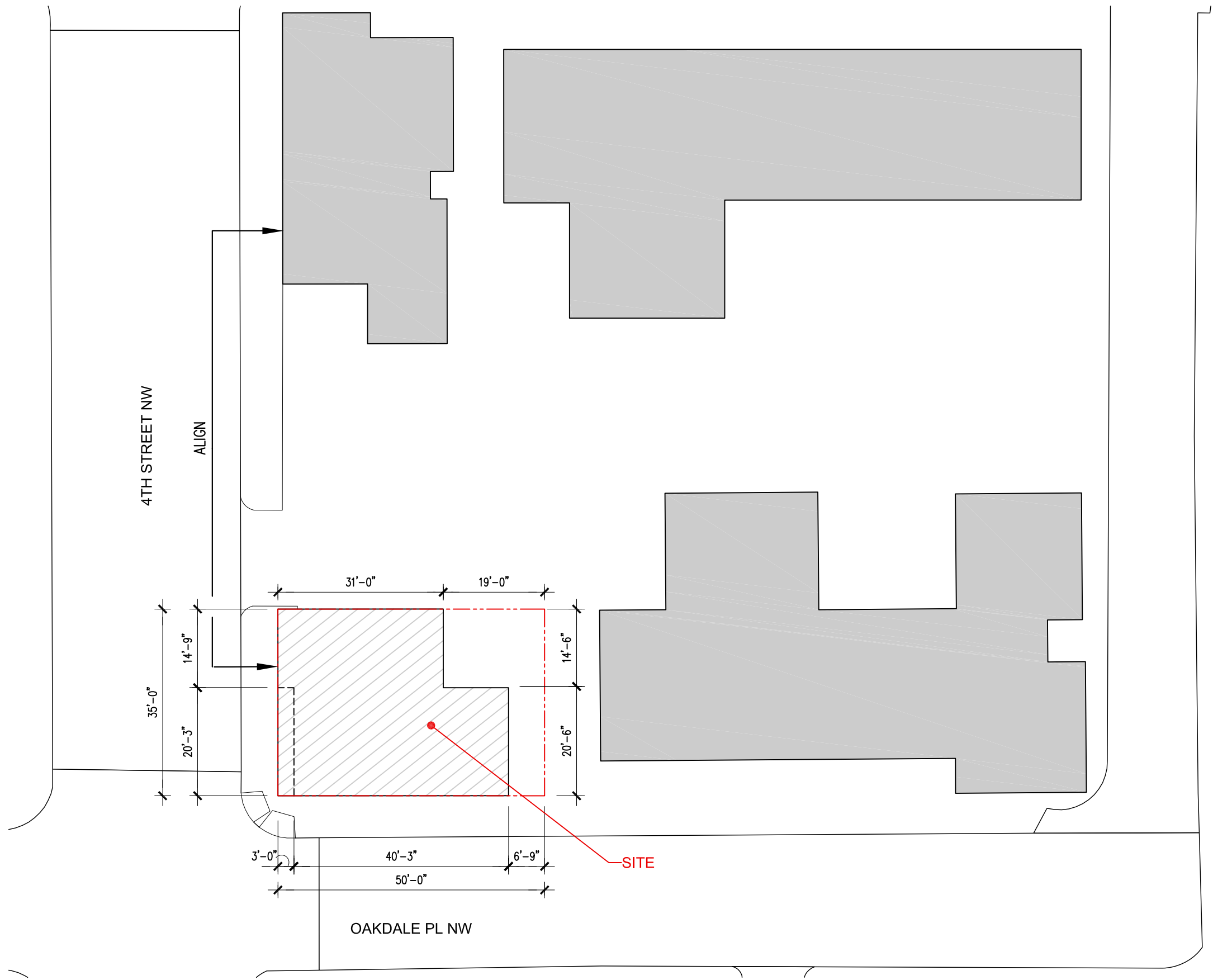


EXISTING SITE PLAN



PROPOSED SITE PLAN





PROPOSED SITE PLAN
 2021 4TH STREET NW
 Washington DC





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

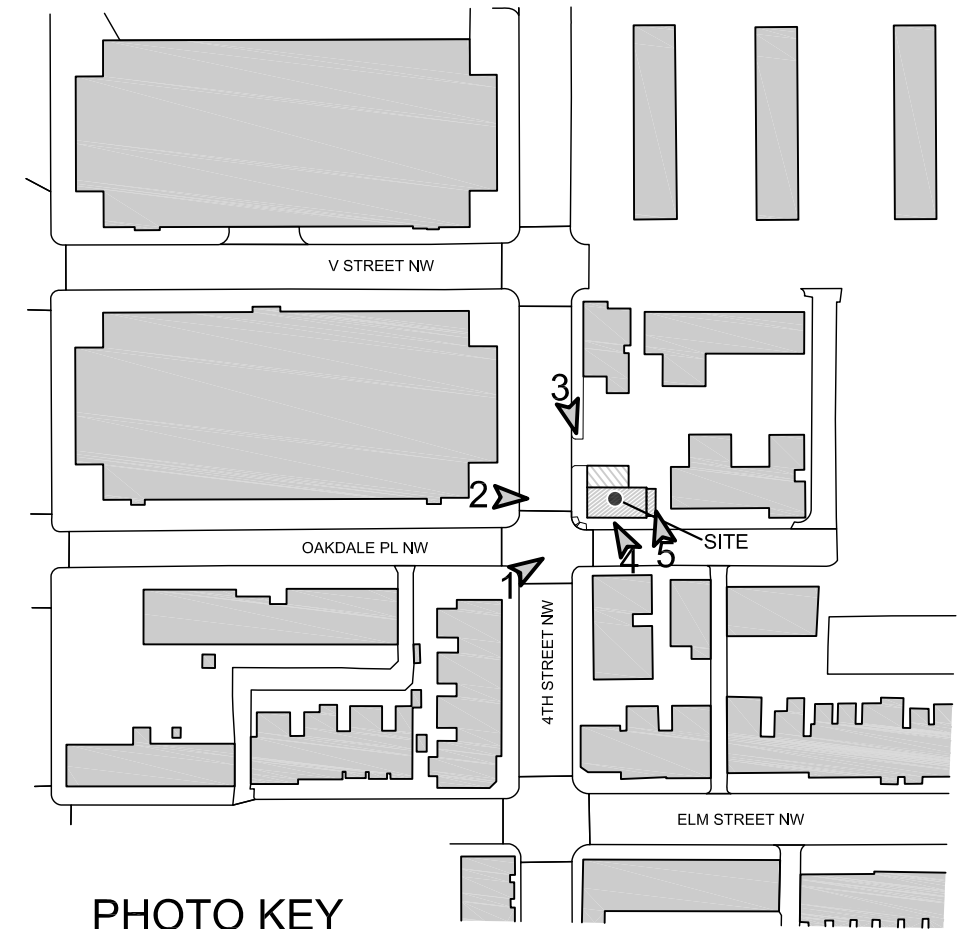


PHOTO KEY





1. 2021 4TH STREET, VIEW EAST



2. 2021 4TH STREET, VIEW NORTHEAST

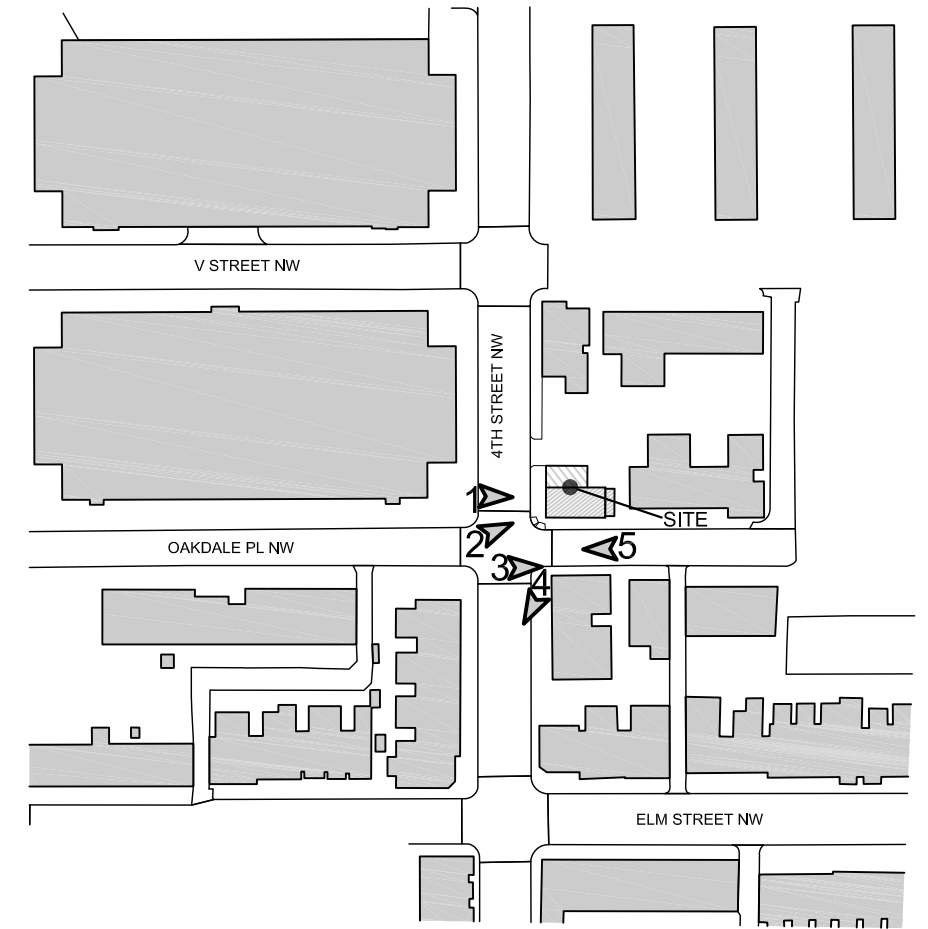


PHOTO KEY



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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A0.5



EXISTING BUILDING-SIDE (NORTH)



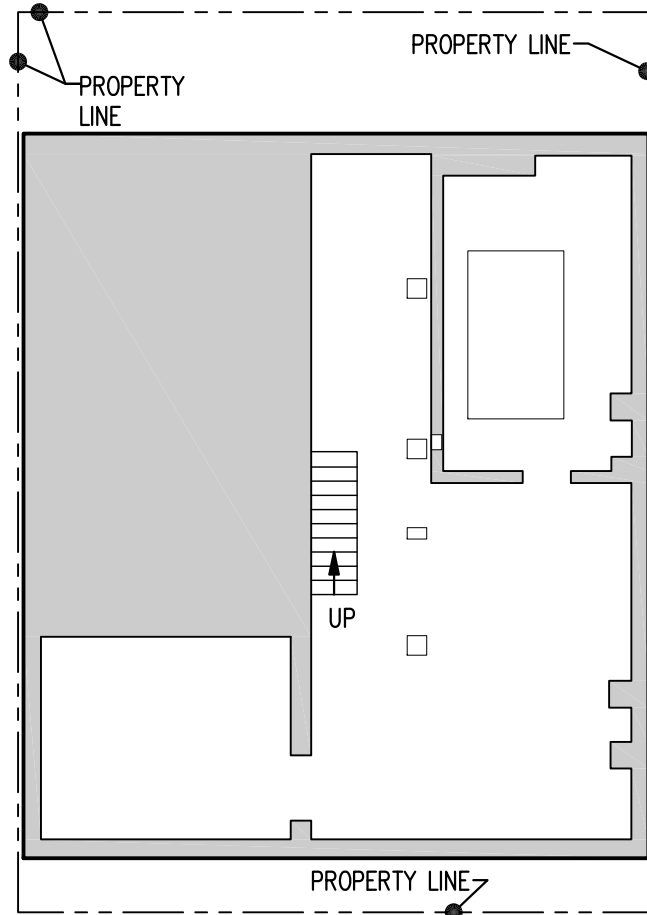
EXISTING BUILDING-FRONT (WEST)



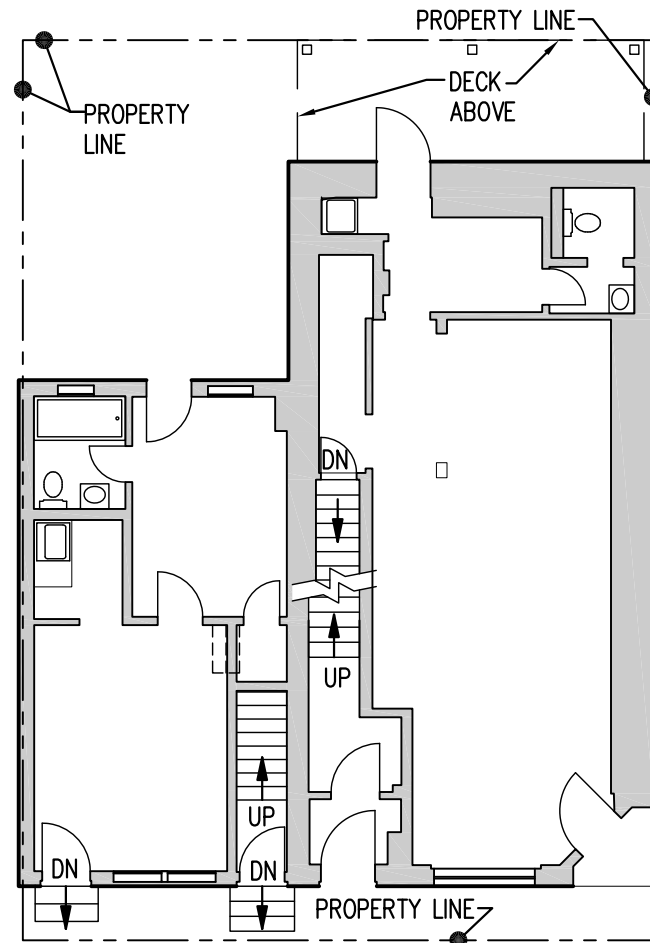
EXISTING BUILDING-REAR (EAST)



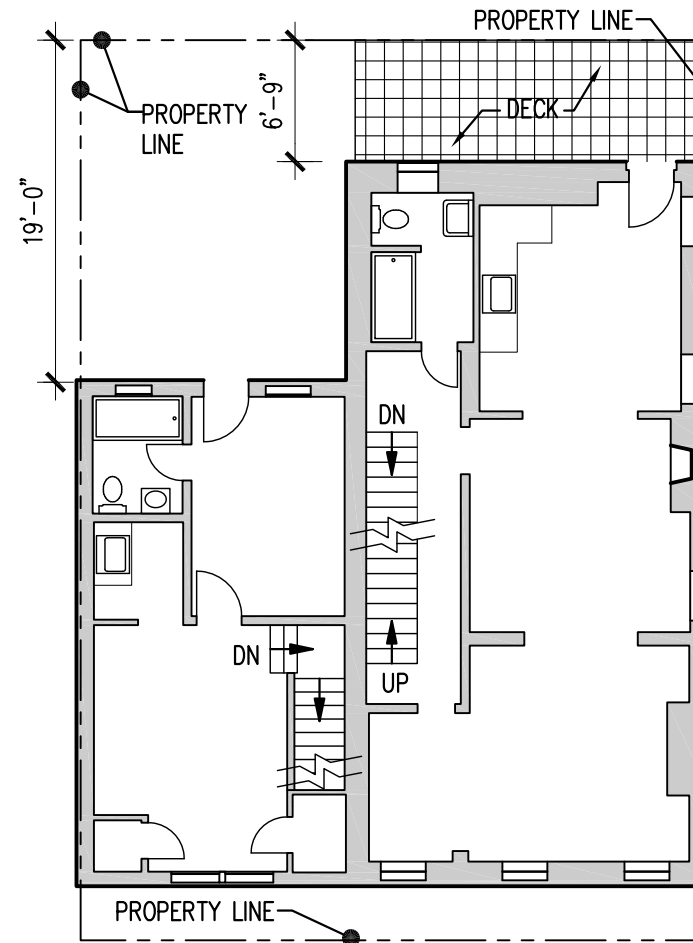
EXISTING BUILDING-SIDE (SOUTH)



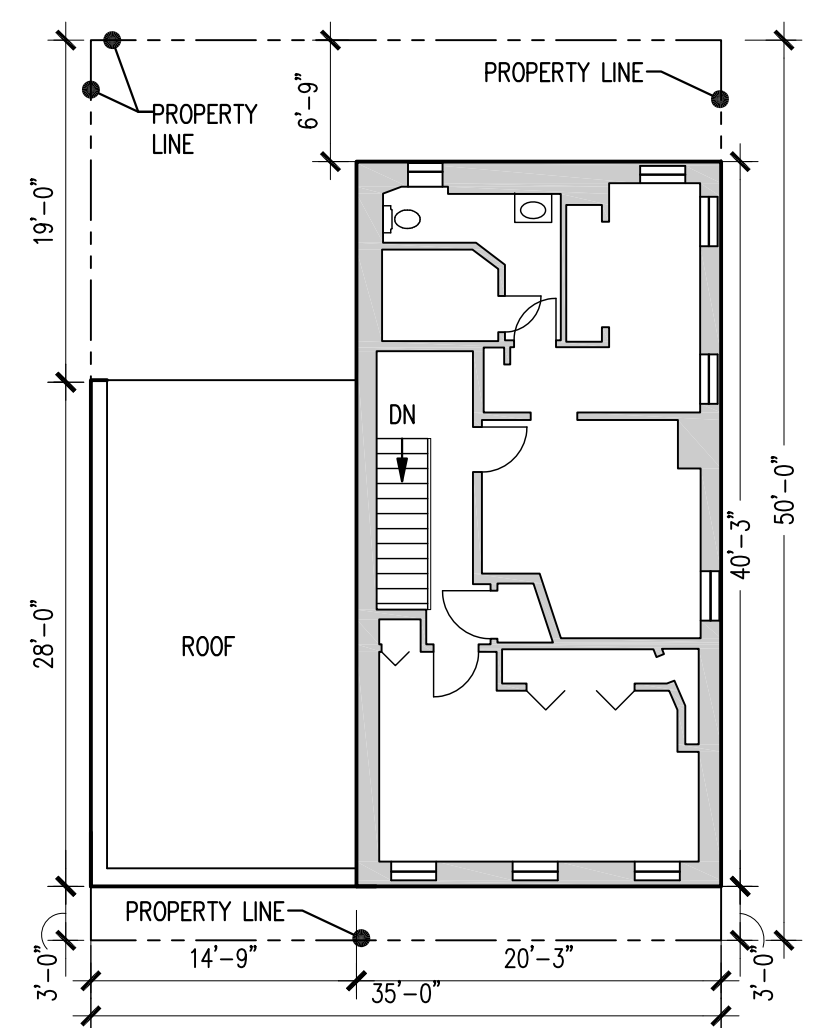
EXISTING BASEMENT FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



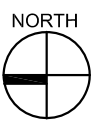
EXISTING THIRD FLOOR PLAN

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

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EXISTING BUILDING VIEWS & PLANS
2021 4TH STREET NW
Washington DC

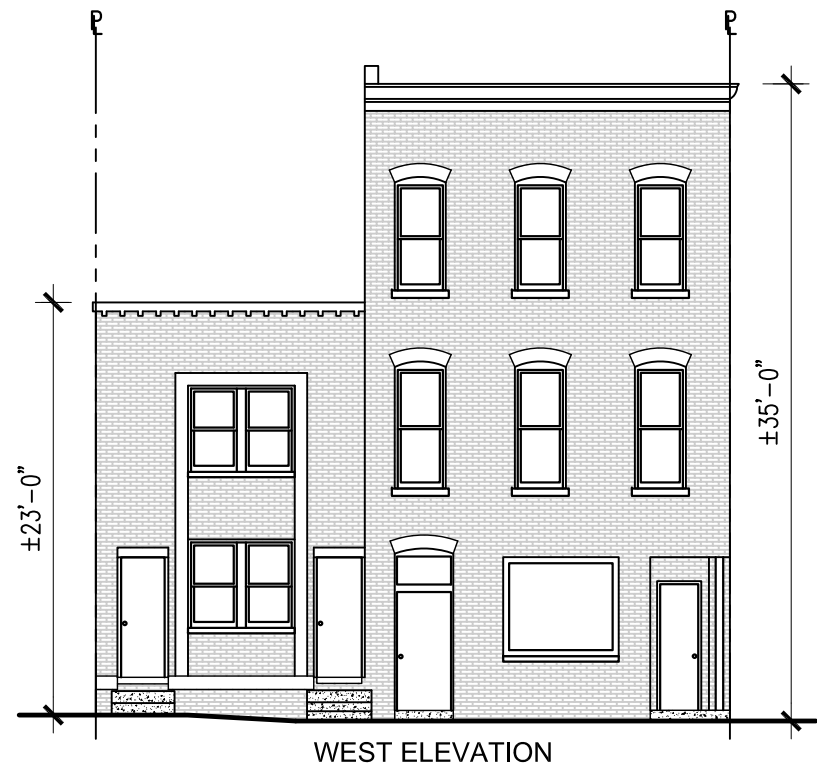
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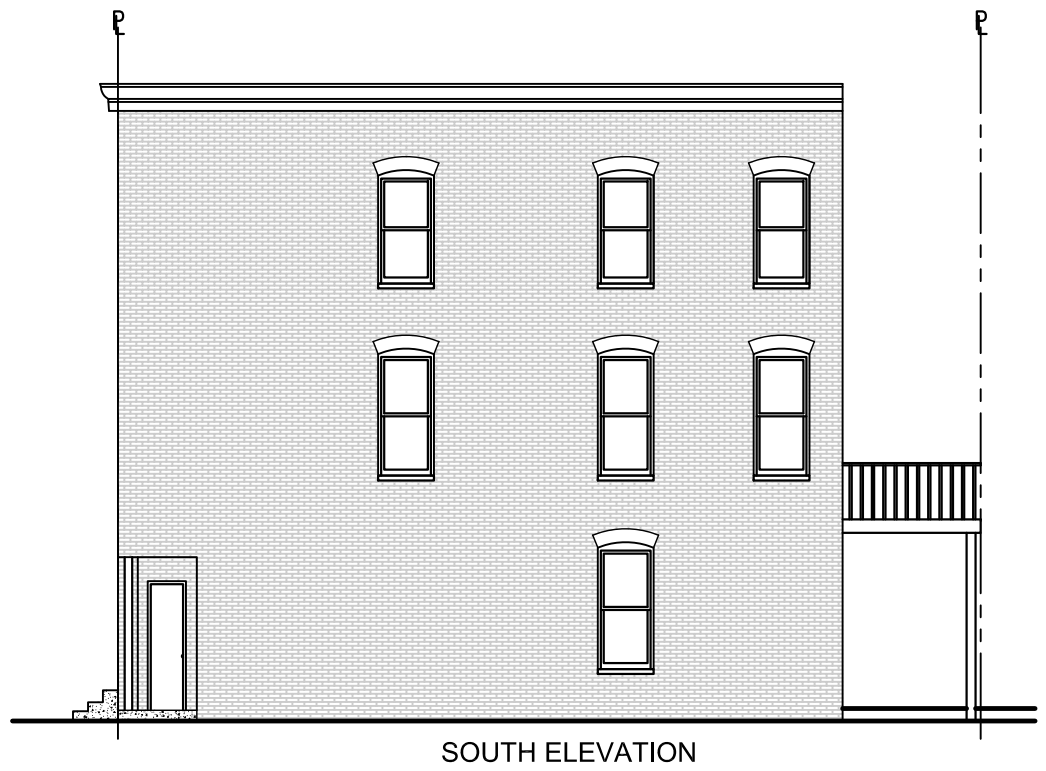
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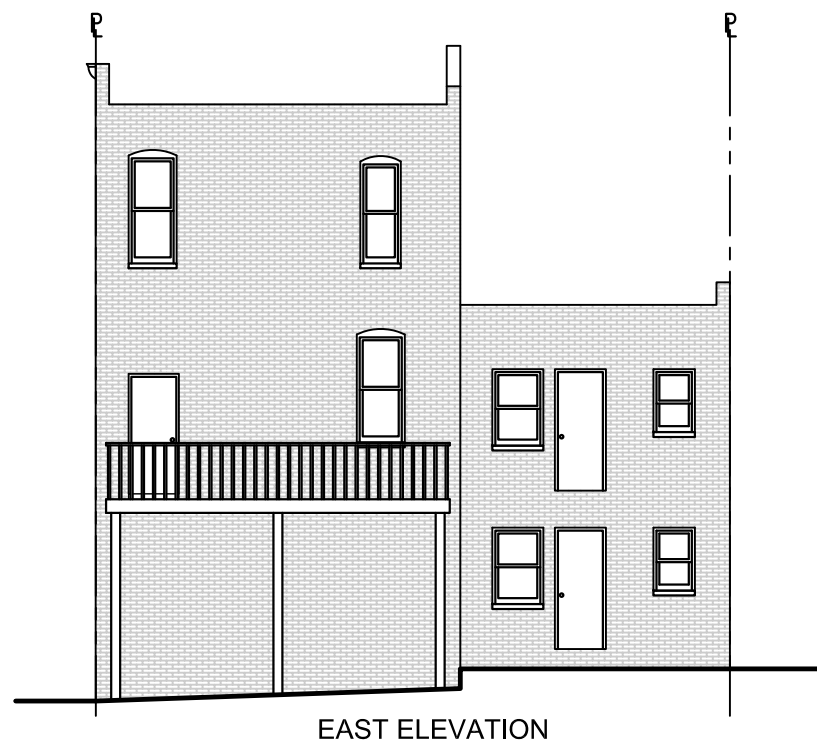
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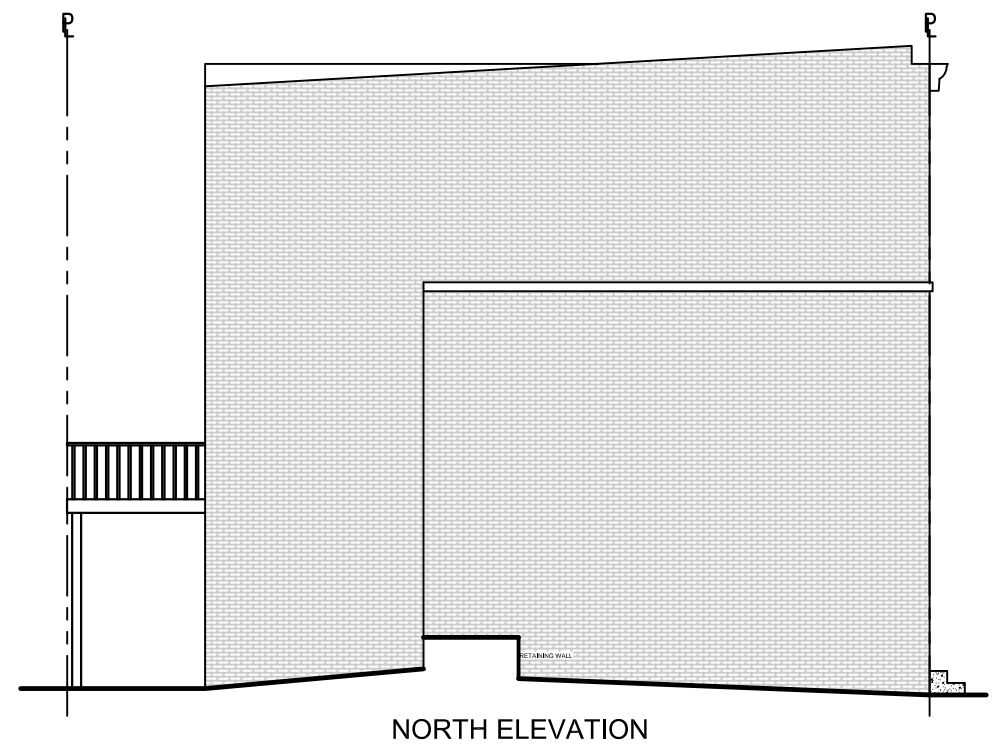
WEST ELEVATION



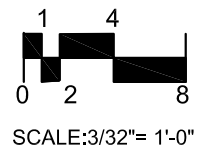
SOUTH ELEVATION

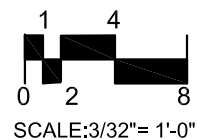
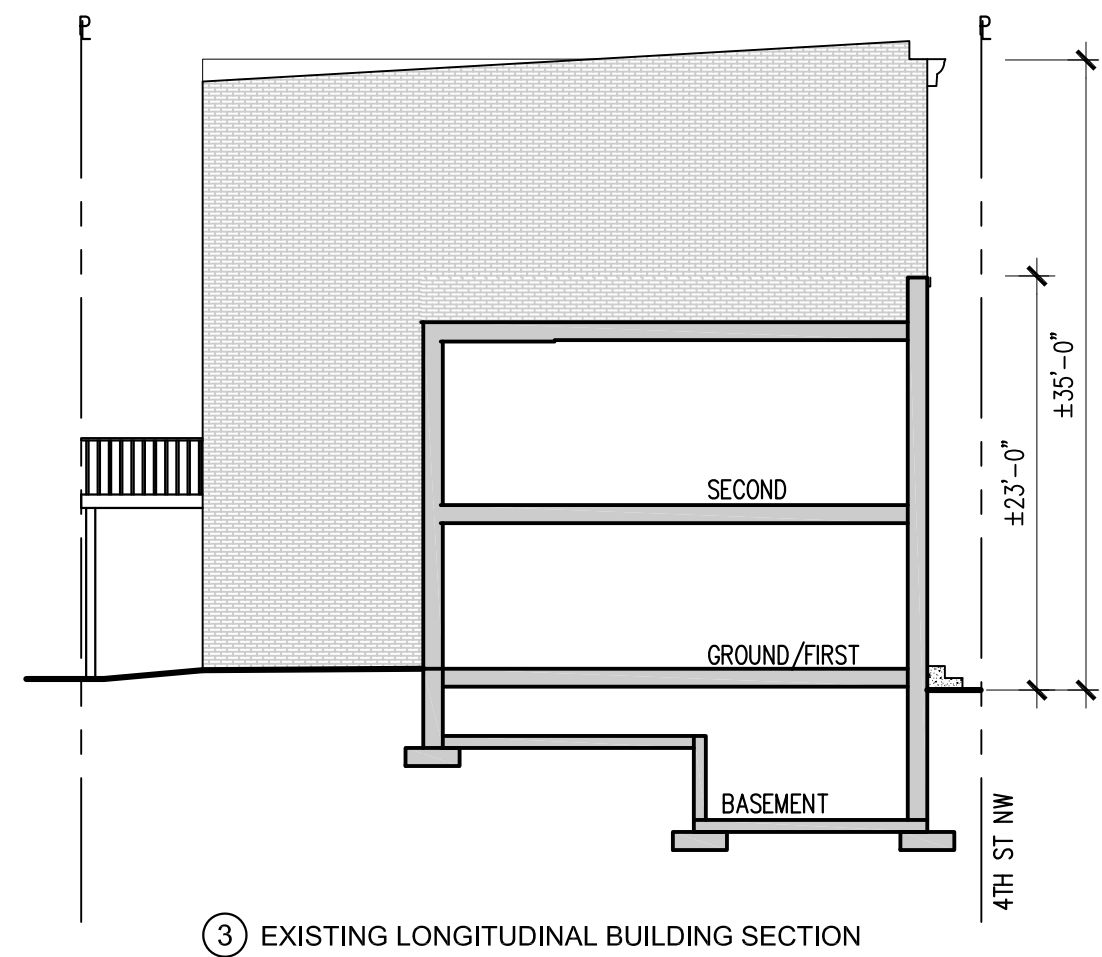
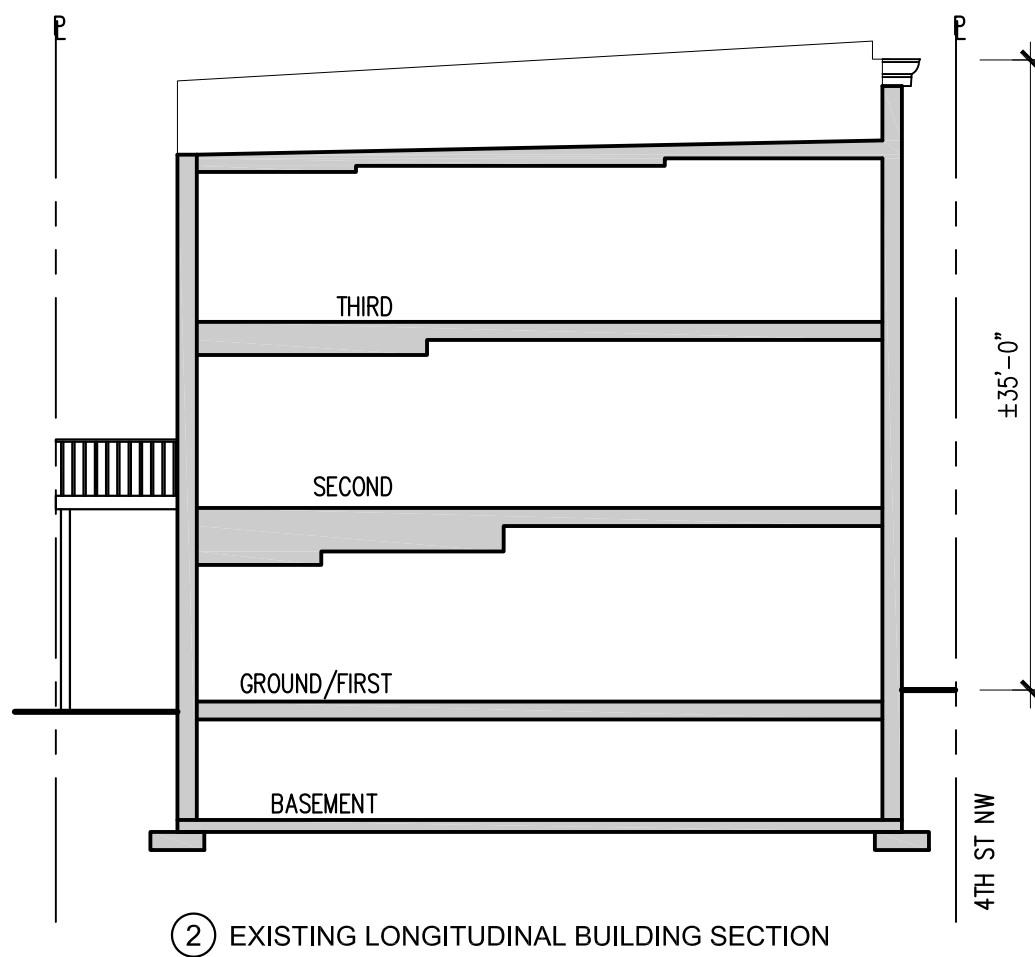
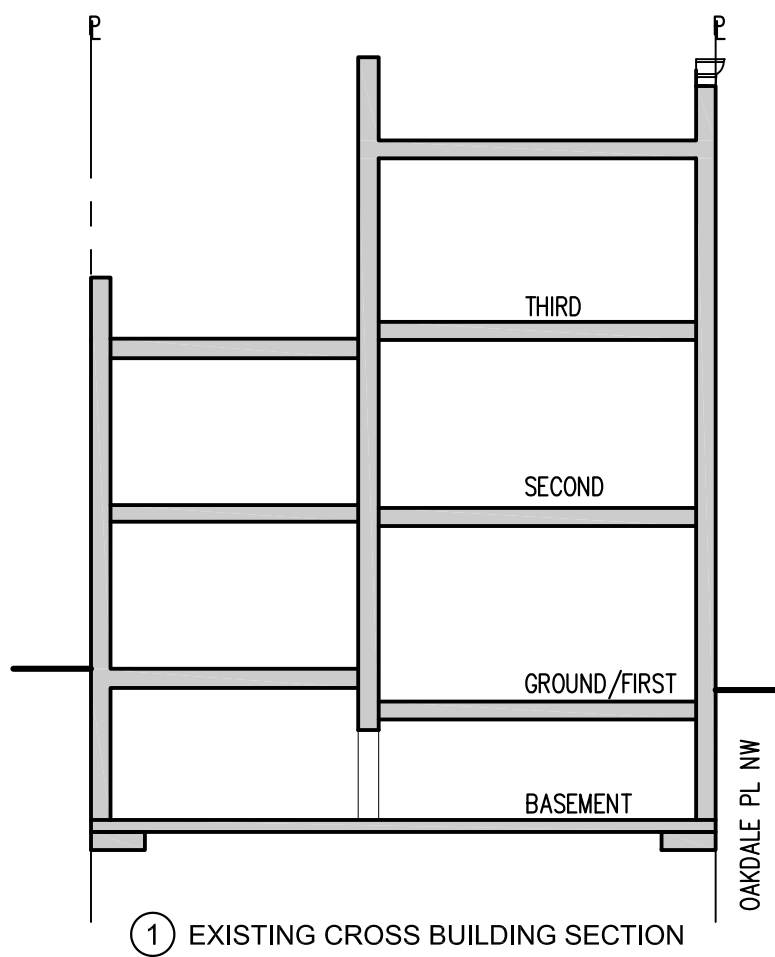
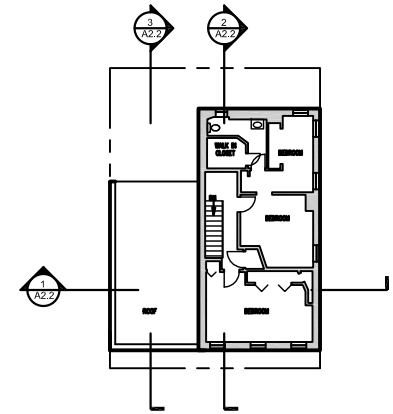


EAST ELEVATION



NORTH ELEVATION





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EXISTING BUILDING SECTIONS
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PROPOSED BUILDING -SIDE (NORTH)



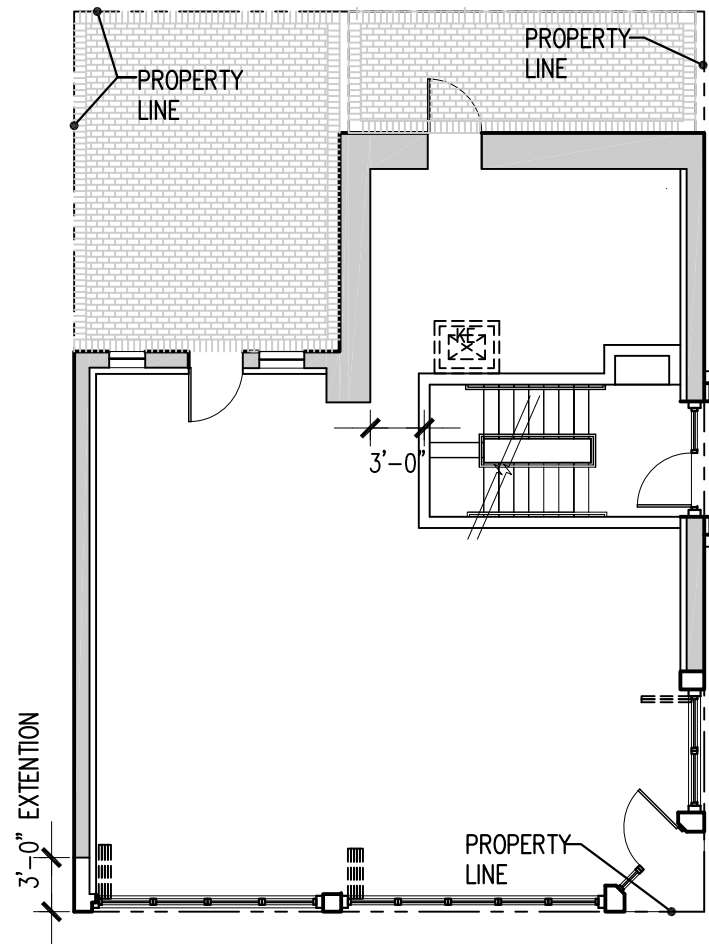
PROPOSED BUILDING-FRONT (WEST)



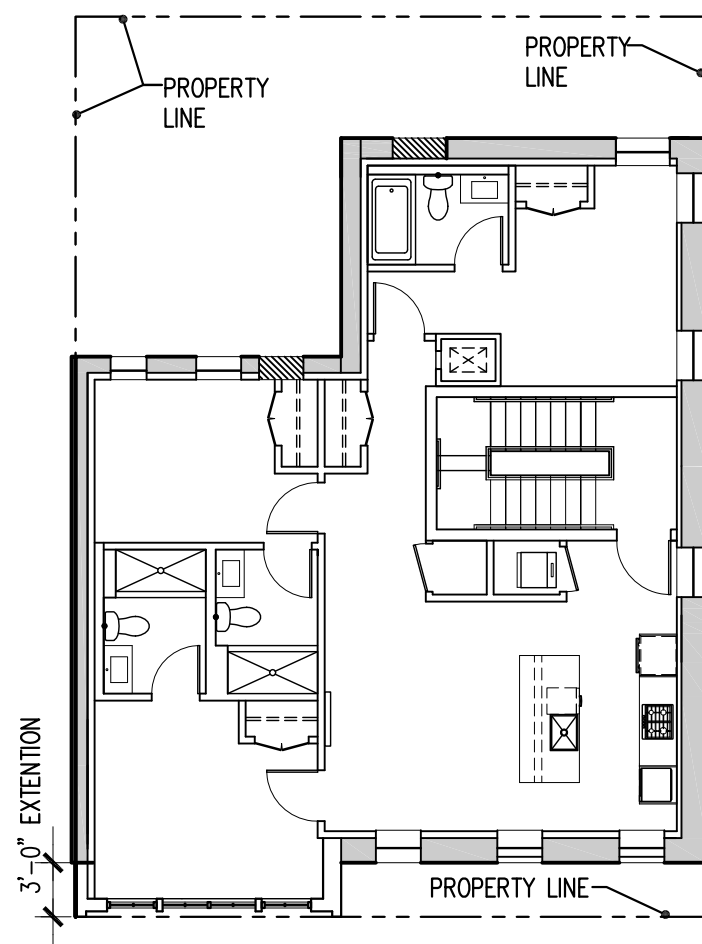
PROPOSED BUILDING- REAR (EAST)



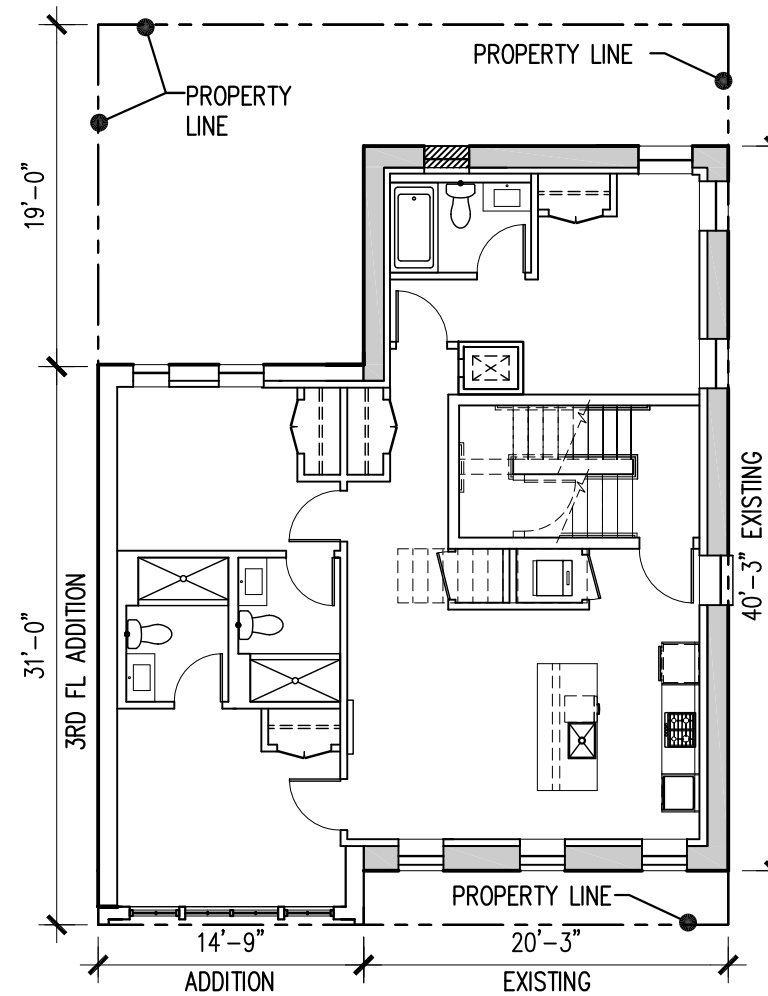
PROPOSED BUILDING -SIDE (SOUTH)



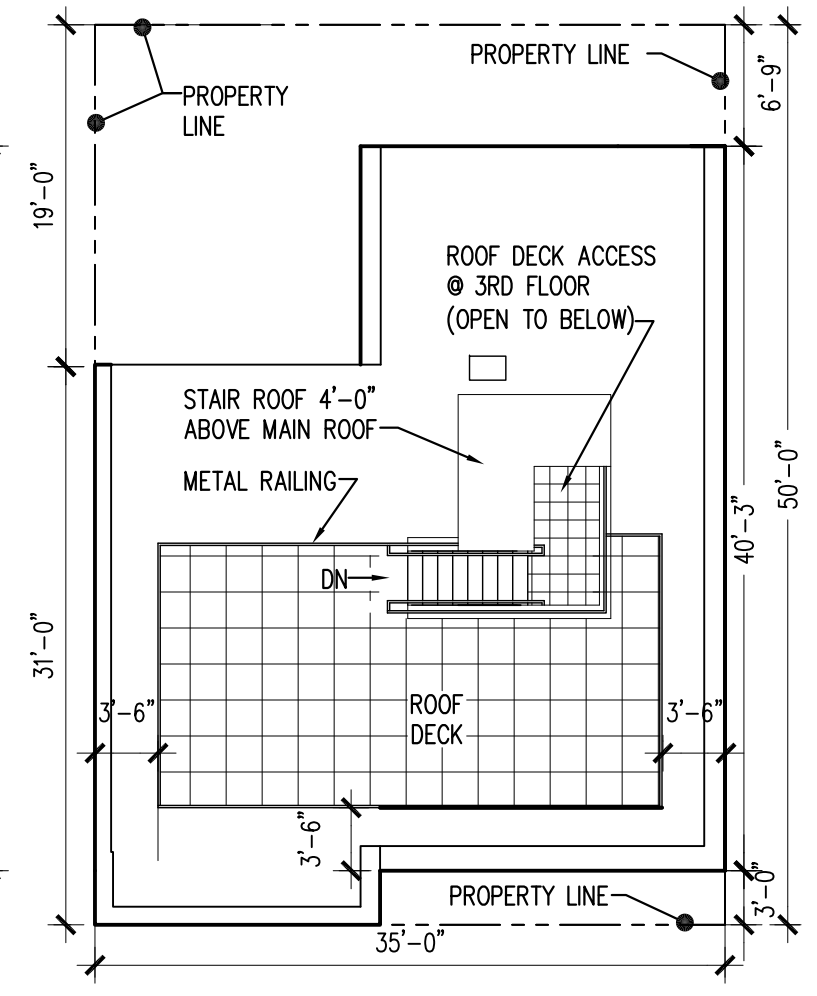
PROPOSED FIRST FLOOR PLAN



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

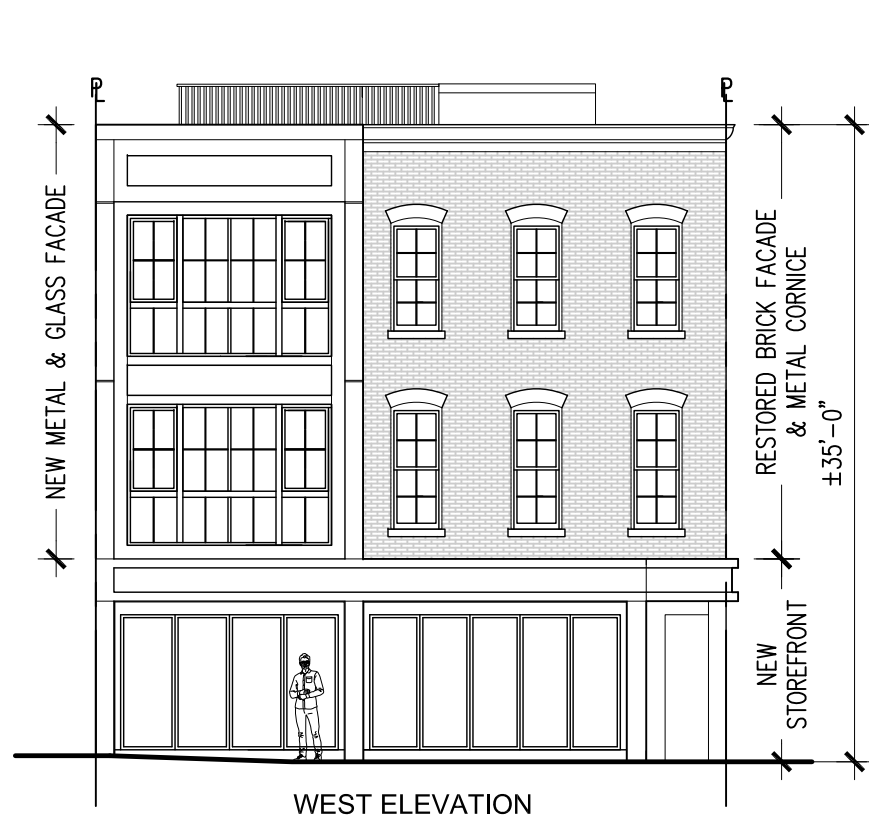
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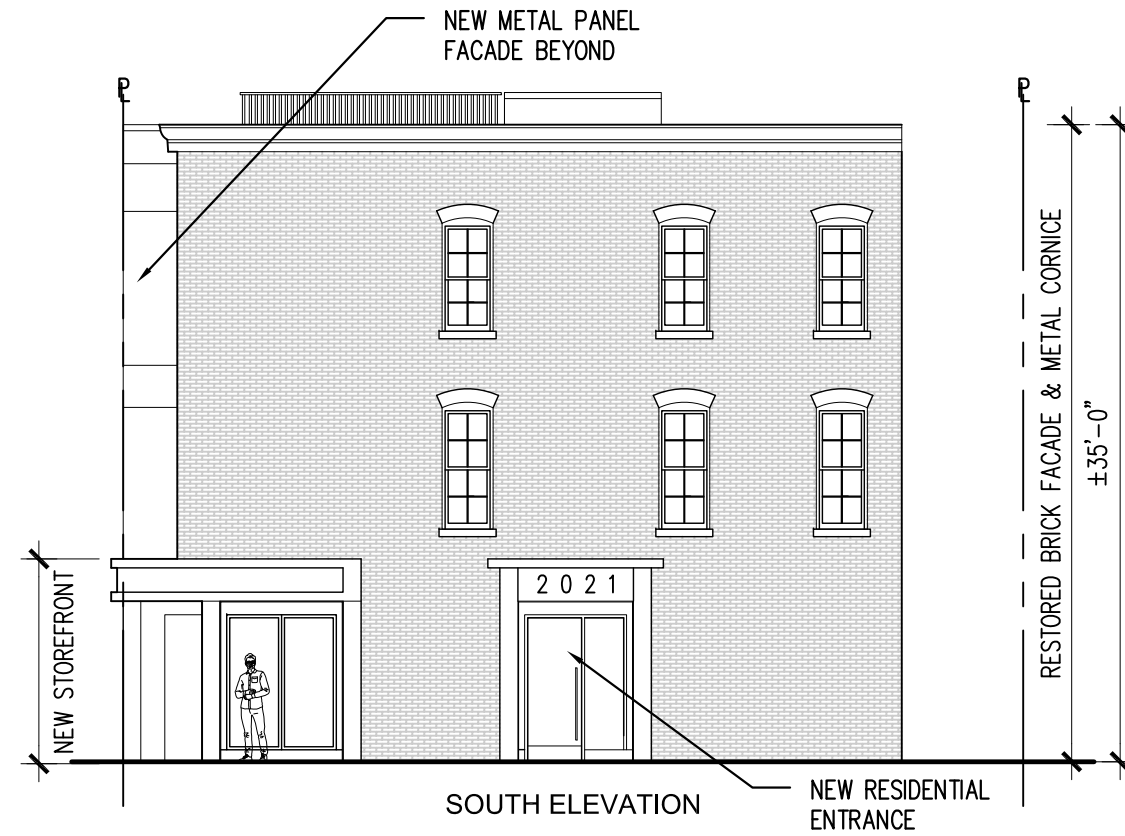
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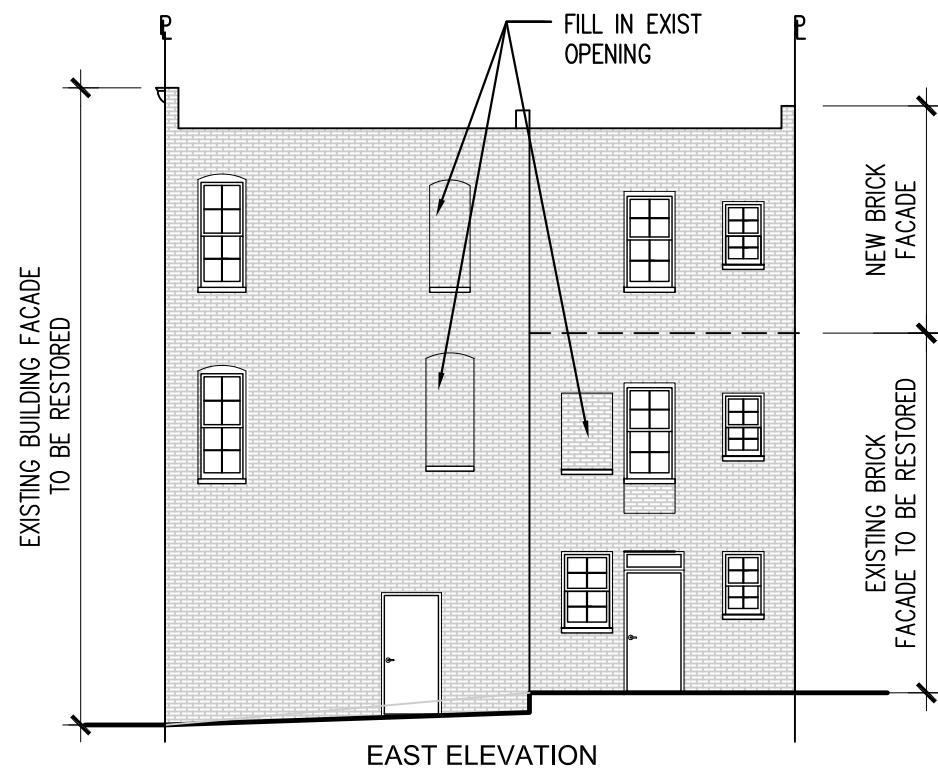
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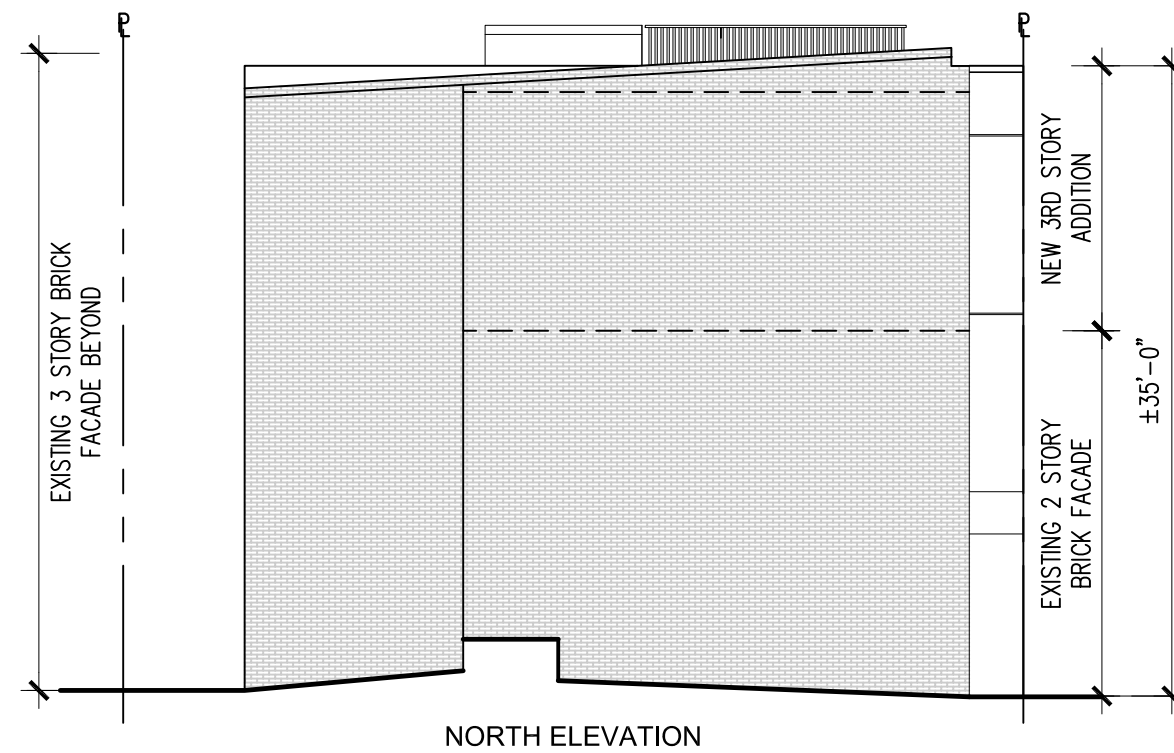
WEST ELEVATION



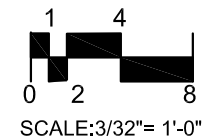
SOUTH ELEVATION

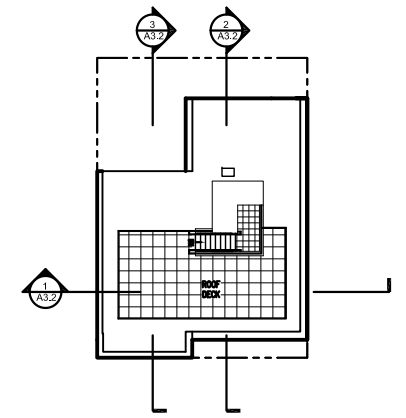
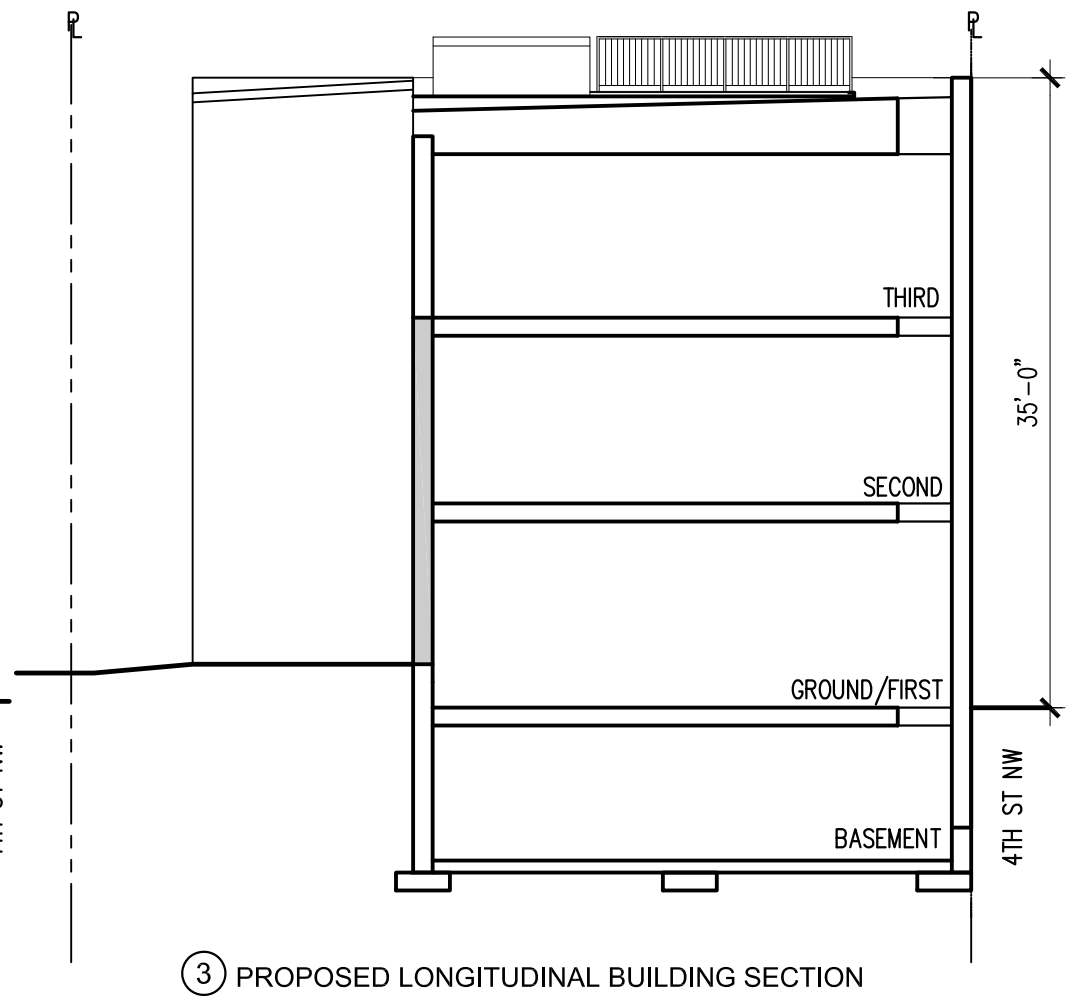
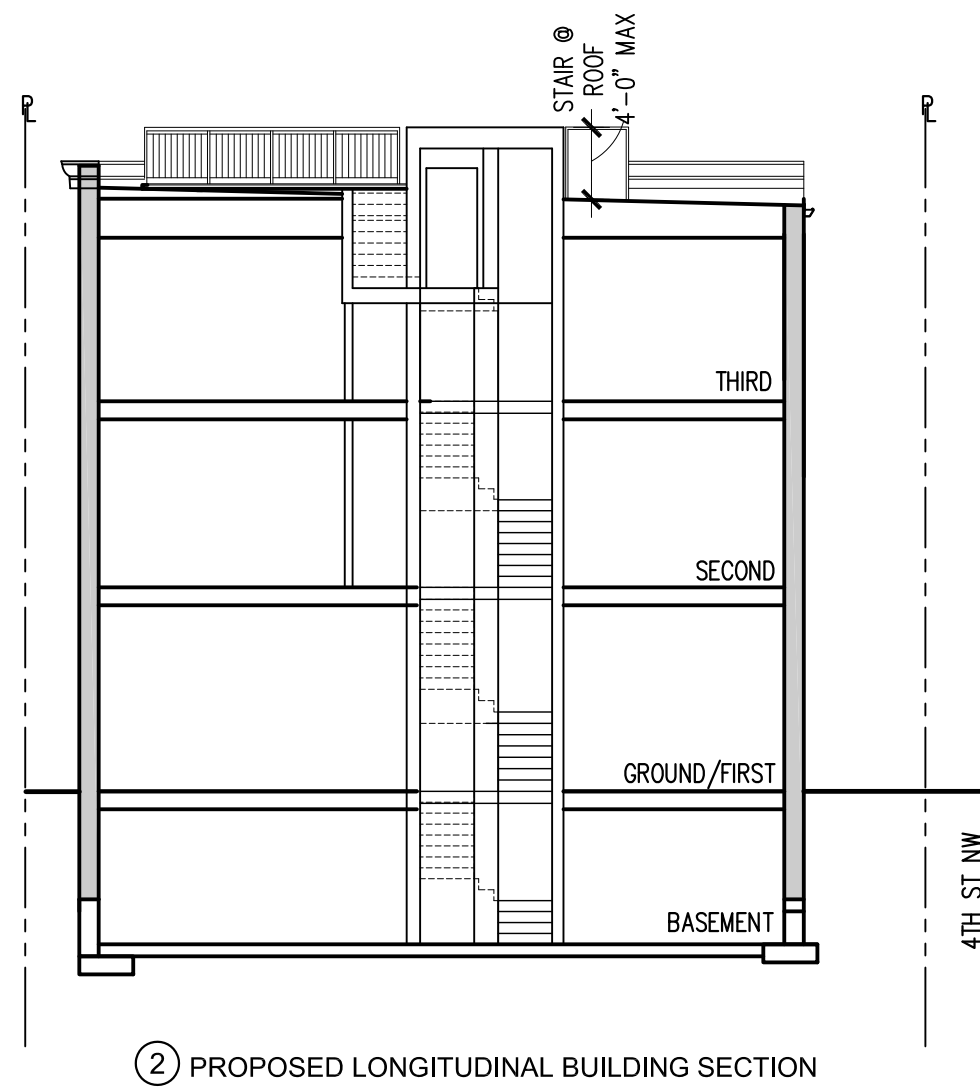
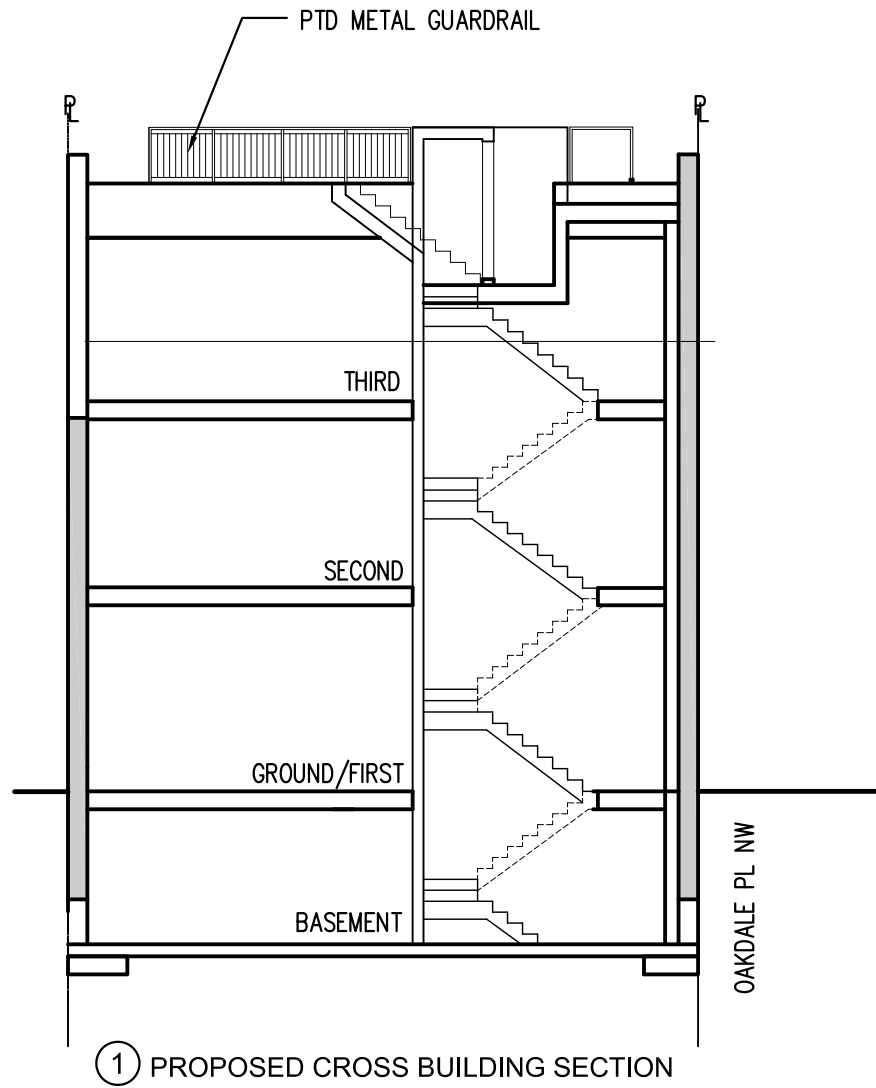


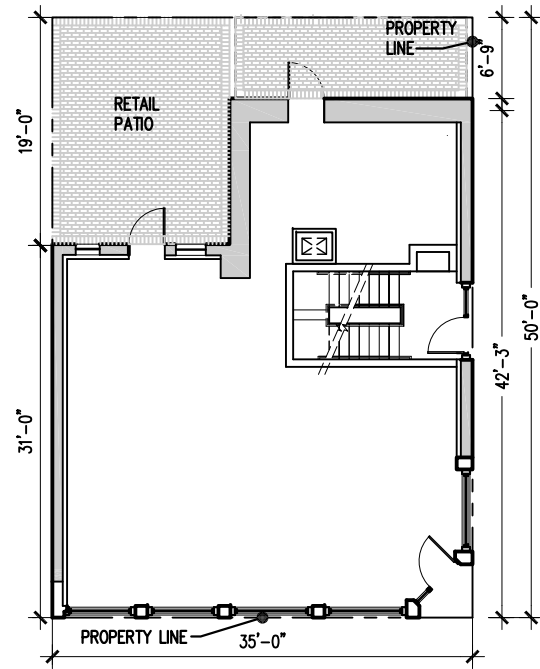
EAST ELEVATION



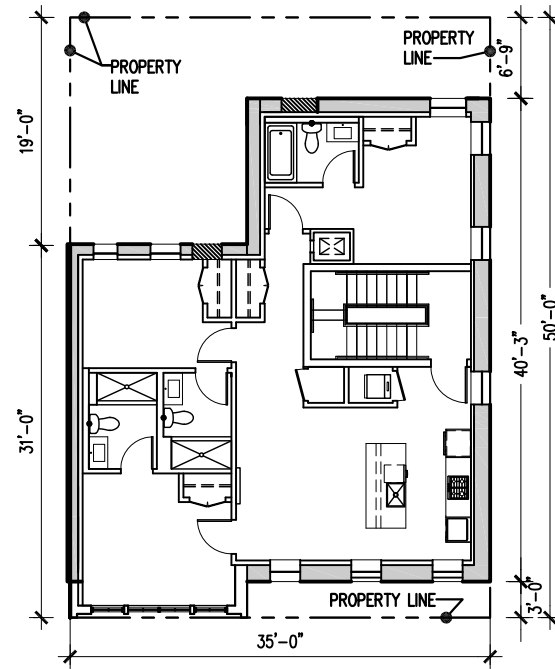
NORTH ELEVATION



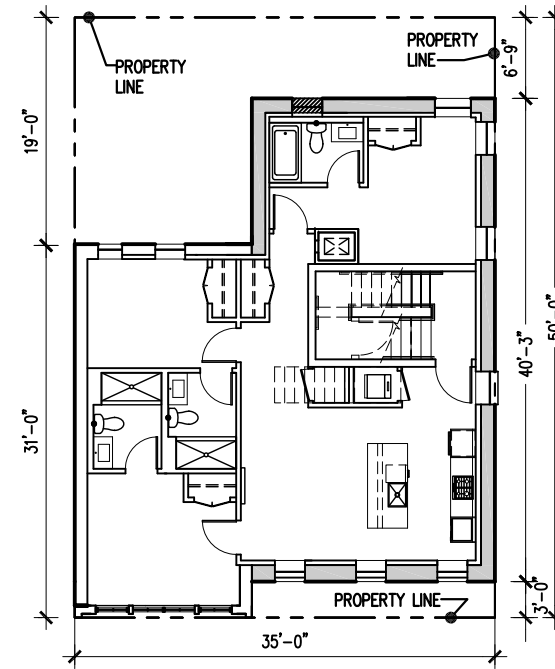




PROPOSED FIRST FLOOR PLAN



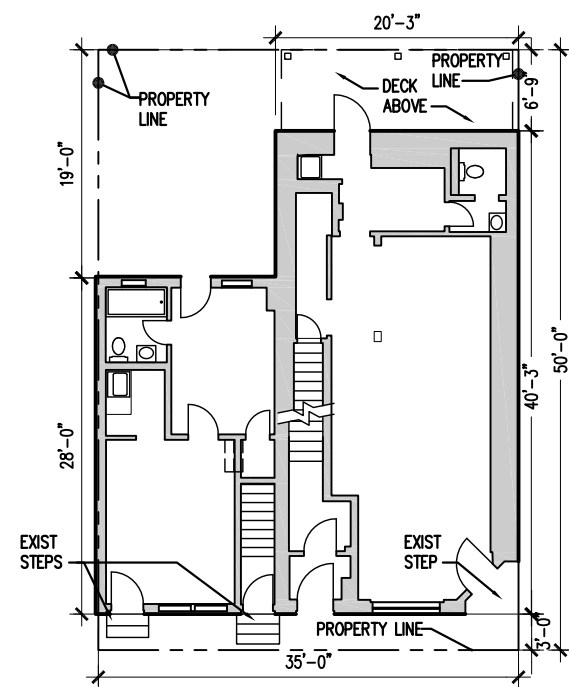
PROPOSED SECOND FLOOR PLAN



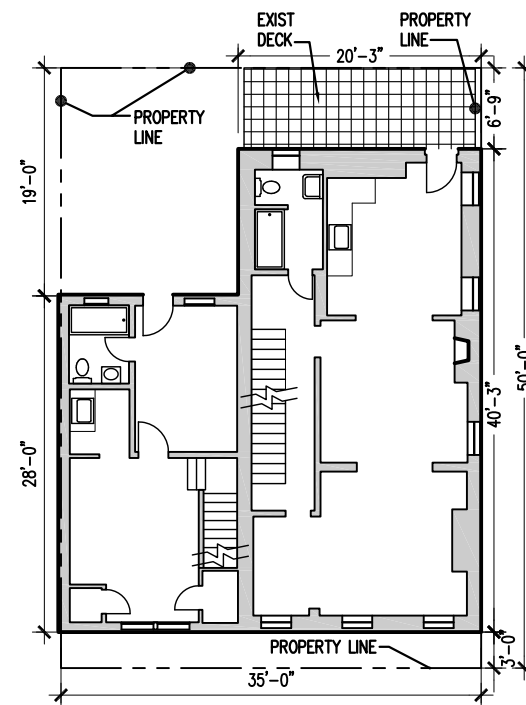
PROPOSED THIRD FLOOR PLAN

**PROPOSED
LOT OCCUPANCY**

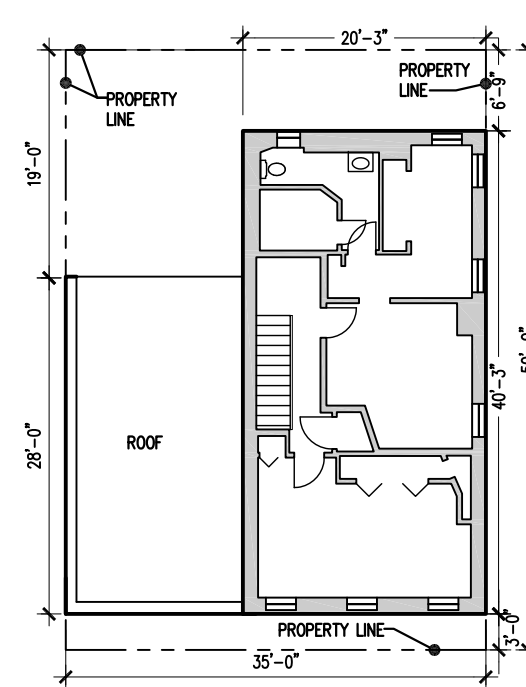
1ST	76%
2ND	72%
3RD	72%



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



EXISTING THIRD FLOOR PLAN

**EXISTING
LOT OCCUPANCY**

1ST	70%	(INCLUDING TRIANGLE OVERHANG @ CORNER)
2ND	78%	(INCLUDING EXISTING DECK)
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