

INDEX

- 0001 COVER SHEET, INDEX, BLOCK PLAN AND STREET VIEW
- 0002 PHOTO SHEET SITE
- 0003 PHOTO SHEET CONTEXT
- 0004 PHOTO SHEET PRECEDENTS

- A000 EXISTING SITE PLAN
- A001 PROPOSED SITE PLAN
- A101 PROPOSED BASEMENT PLANS
- A102 PROPOSED FIRST FLOOR PLANS
- A103 PROPOSED SECOND FLOOR PLANS
- A104 PROPOSED THIRD FLOOR PLANS
- A105 PROPOSED ROOF PLAN
- A200 EXISTING & PROPOSED WEST STREET ELEVATIONS
- A201 EXISTING WEST ELEVATION
- A202 PROPOSED WEST ELEVATION
- A203 EXISTING SOUTH ELEVATION
- A204 PROPOSED SOUTH ELEVATION
- A205 EXISTING EAST ELEVATION
- A206 PROPOSED EAST ELEVATION
- A207 EXISTING NORTH ELEVATION
- A208 PROPOSED NORTH ELEVATION
- A600 MASS MODEL CONTEXT 01
- A601 MASS MODEL CONTEXT 02

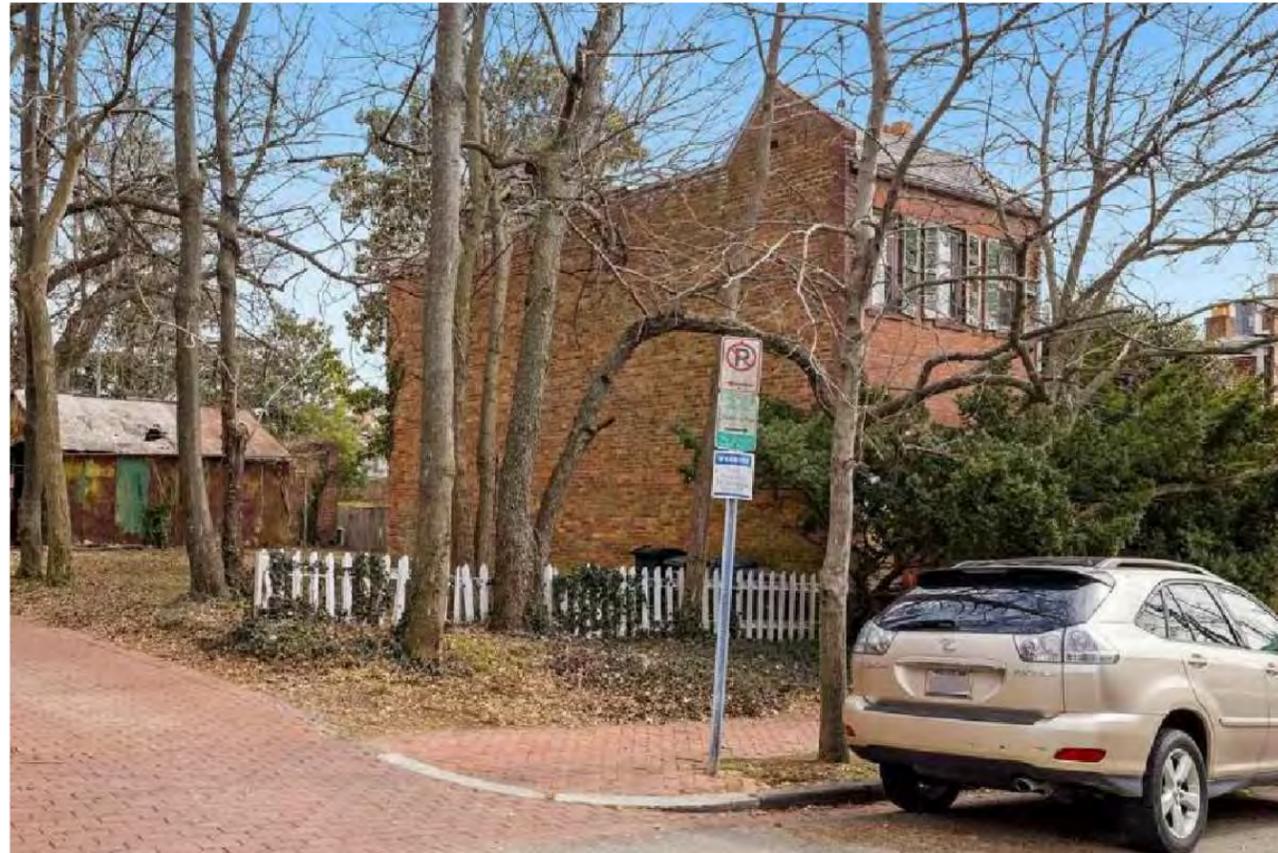
SCOPE OF WORK:

- 1.) Restore/ renovate and expand existing rowhouse
- 2.) Build two new rowhouses on adjacent lots with the same footprint
- 3.) Garden walls/ parking enclosures for all three houses using brick reclaimed from existing free-standing brick walls on site
- 4.) New plantings and trees

PROJECT DESIGNED TO THE FOLLOWING CODES:
 DISTRICT OF COLUMBIA CONSTRUCTION CODES SUPPLEMENT OF 2013
 2012 IRC - INTERNATIONAL RESIDENTIAL CODE, AMENDED BY RESIDENTIAL CODE SUPPLEMENT OF 2013
 2011 NFPA NEC - ELECTRIC CODE
 2010 NFPA 13D - SPRINKLER SYSTEMS IN ONE AND TWO FAMILY DWELLINGS
 2012 INTERNATIONAL ENERGY CONSERVATION CODE, AMENDED BY ENERGY CONSERVATION CODE SUPPLEMENT OF 2013
 ALL DRAWINGS TO COMPLY WITH IECC IN ACCORDANCE WITH BUILDING CODE SUPPLEMENT OF 2013

CHRISTIAN ZAPATKA ARCHITECT, PLLC
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1 STREET VIEW OF 1665 AVON PLACE NW (1941, SHOEMAKER AND BURTON)



2 BLOCK PLAN
 scale: NTS

PROJECT:

DILAN

1665 AVON PLACE NW
 WASHINGTON, DC 20007
 SQ: 4776 LOT: 140-142

DRAWING TITLE:

COVER SHEET



SUBMISSION:

CONCEPT

DATE: June 27, 2022

SCALE: NTS = 1'-0"

0001



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PROJECT:

DILAN

1665 AVON PLACE NW
WASHINGTON, DC 20007
SQ: 4776 LOT: 140-142

DRAWING TITLE:

**PHOTO SHEET
SITE**

SUBMISSION:

CONCEPT

DATE: June 27, 2022

SCALE: NTS = 1'-0"

0002



① 3048 R STREET NW (BUILT 1937)



② NORTH NEIGHBOR 1675 AVON PLACE NW (1937)



③ SOUTH NEIGHBOR 1655 AVON PLACE NW



④ NORTH ALLEY



⑤ SOUTH ALLEY



⑥ ROW HOUSES ACROSS THE STREET

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PROJECT:

DILAN

1665 AVON PLACE NW
WASHINGTON, DC 20007
SQ: 4776 LOT: 140-142

DRAWING TITLE:

**PHOTO SHEET
CONTEXT**

SUBMISSION:

CONCEPT

DATE: June 27, 2022

SCALE: NTS = 1'-0"

0003



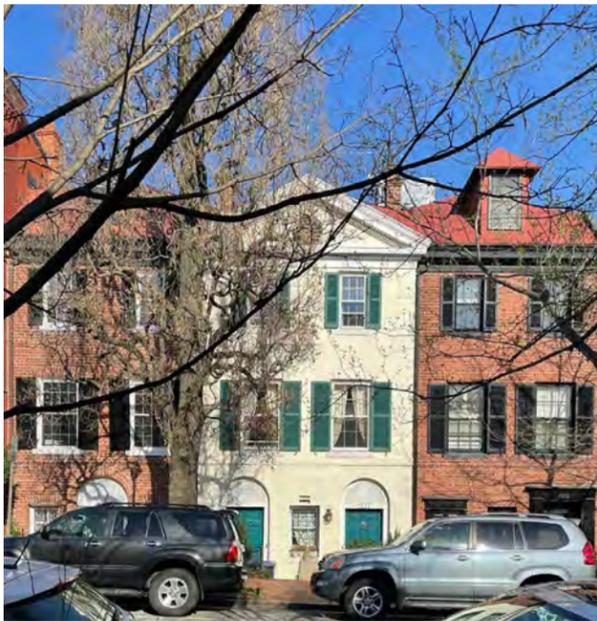
① 33RD STREET (BUILT 1935)



② 32ND STREET (BUILT 1938)



③ O STREET (BUILT 1942)



④ 33RD STREET (BUILT 1893)



⑤ 34TH STREET (BUILT 1937)



⑥ DENT PLACE (BUILT 1941)



⑦ RESERVOIR ROAD (BUILT 1950)

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PROJECT:

DILAN

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WASHINGTON, DC 20007
SQ: 4776 LOT: 140-142

DRAWING TITLE:

**PHOTO SHEET
PRECEDENTS**

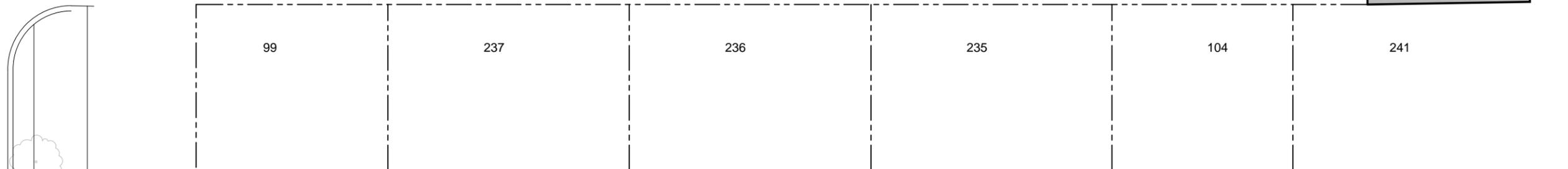
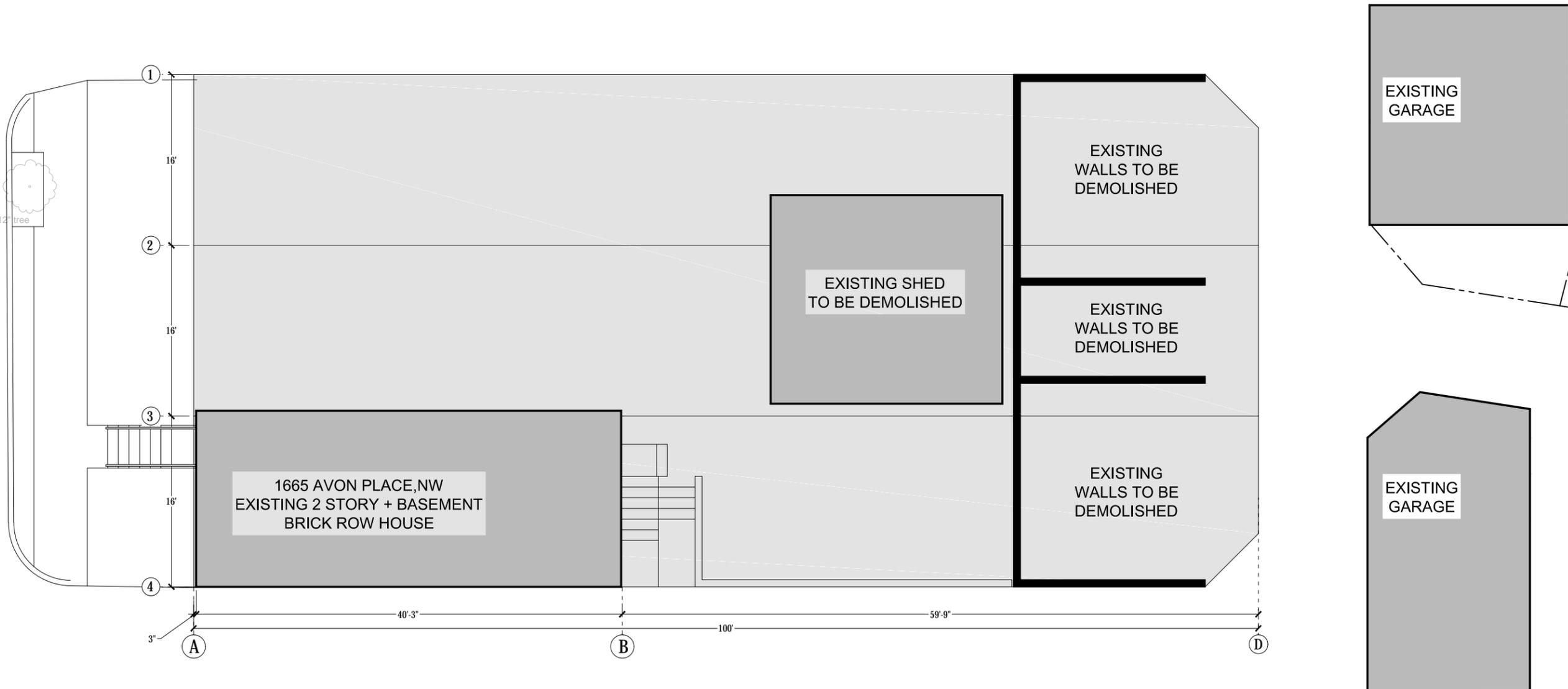
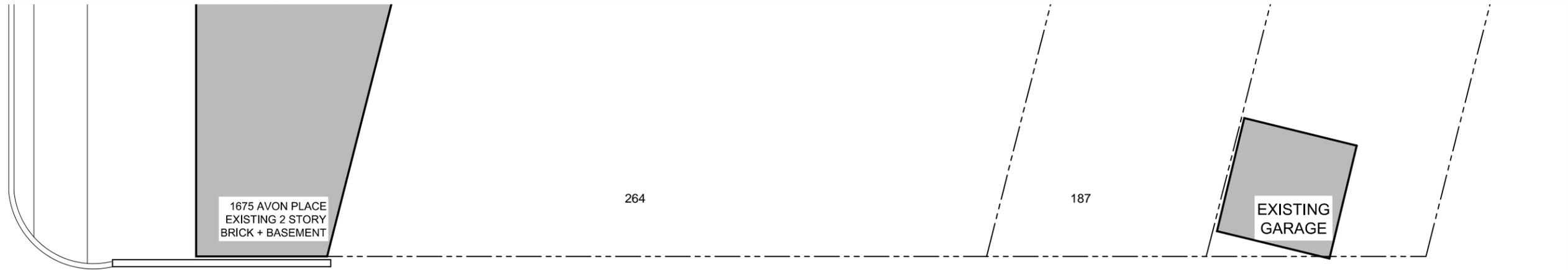
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CONCEPT

DATE: June 27, 2022

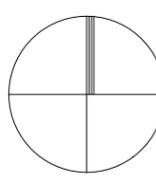
SCALE: NTS = 1'-0"

0004



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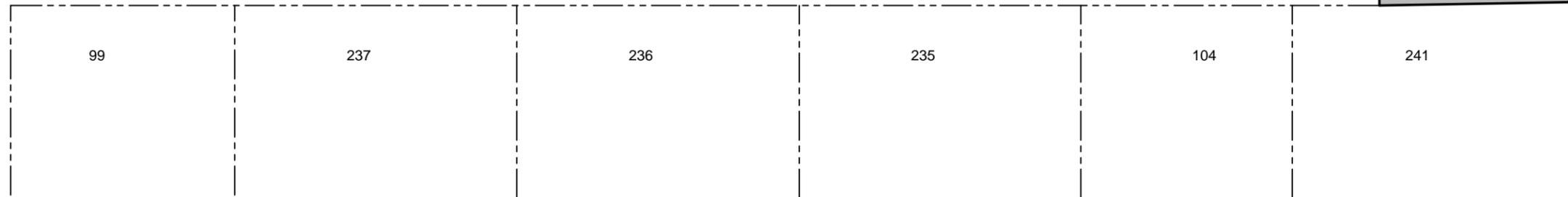
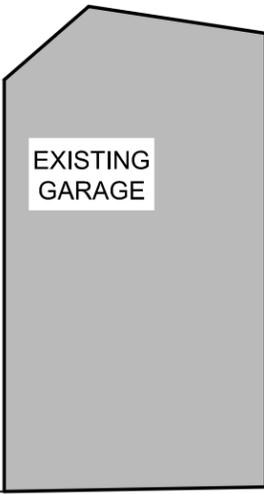
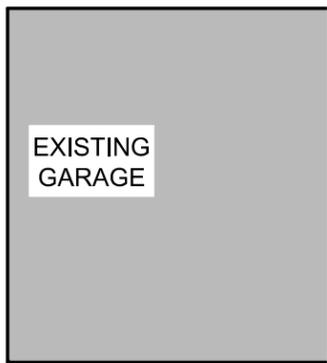
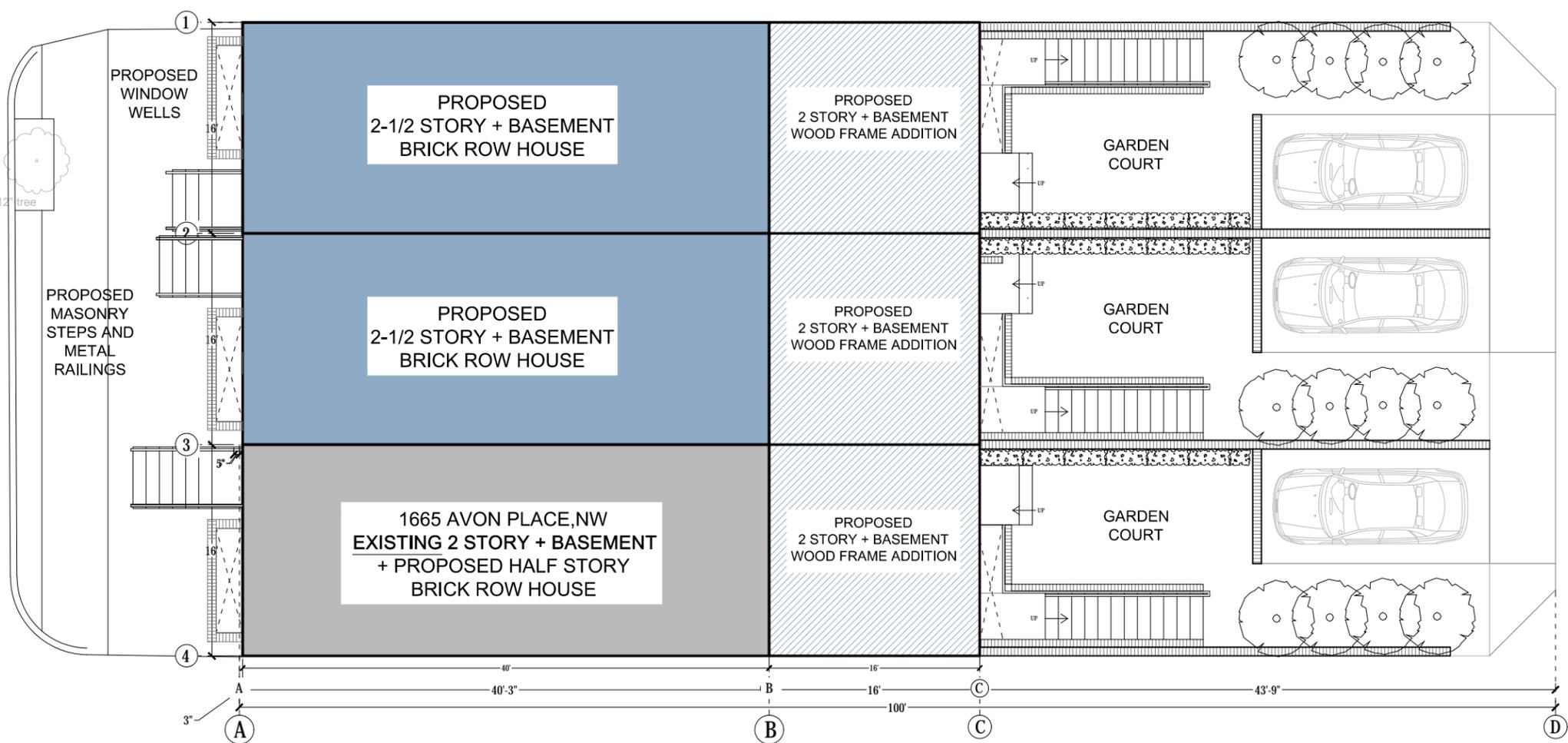
PROJECT:
DILAN
 1665 AVON PLACE NW
 WASHINGTON, DC 20007
 SQ: 4776 LOT: 140-142



DRAWING TITLE:
**SITE PLAN
 EXISTING**

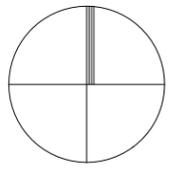
SUBMISSION:
 CONCEPT
 DATE: June 27, 2022
 SCALE: 3/32" = 1'-0"

A000



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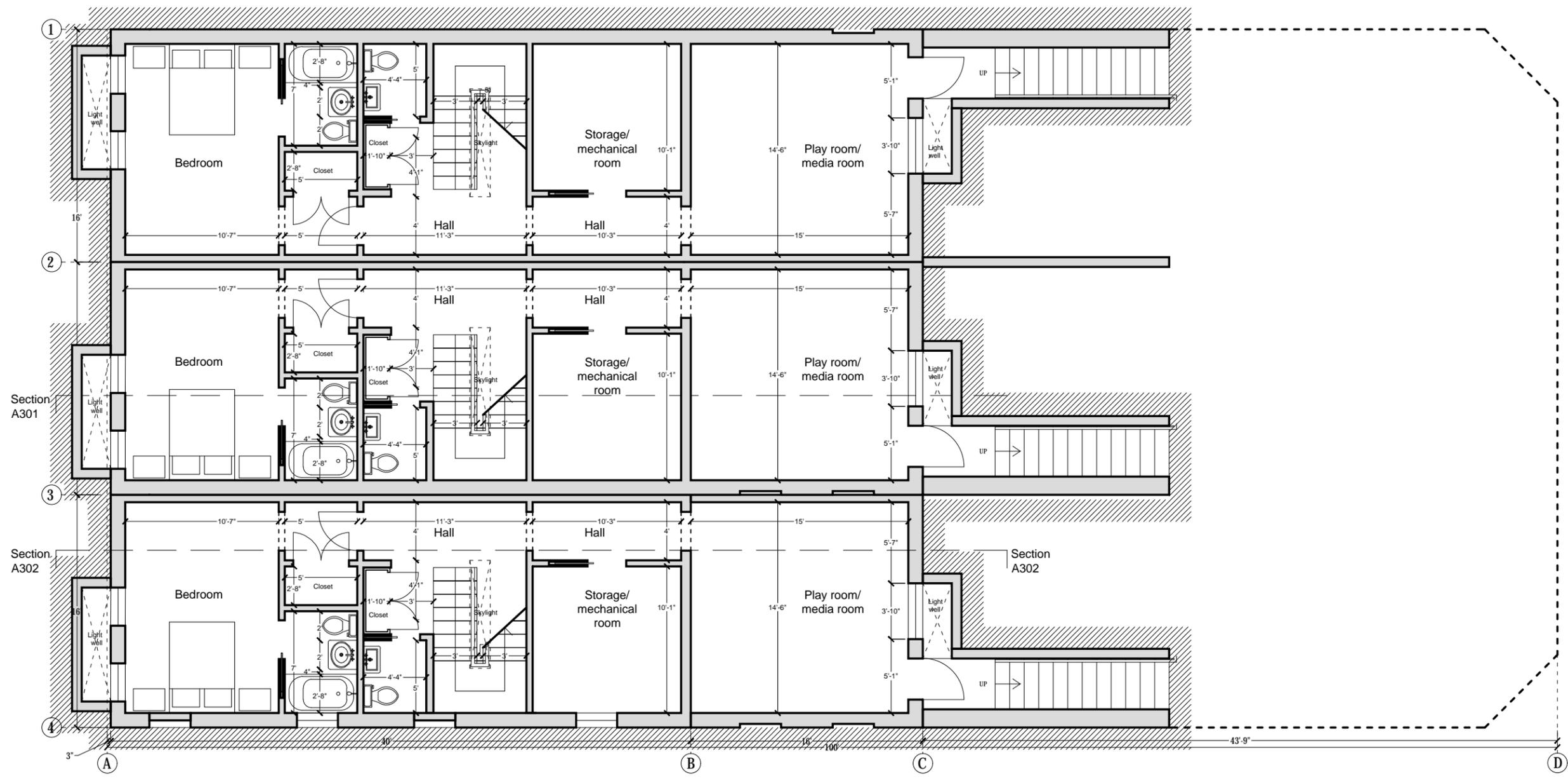
PROJECT:
DILAN
 1665 AVON PLACE NW
 WASHINGTON, DC 20007
 SQ: 4776 LOT: 140-142



DRAWING TITLE:
**SITE PLAN
 PROPOSED**
**56% LOT COVERAGE
 PER HOUSE**

SUBMISSION:
 CONCEPT
 DATE: June 27, 2022
 SCALE: 3/32" = 1'-0"

A001



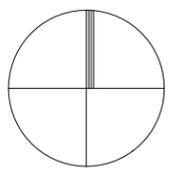
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PROJECT:

DILAN

1665 AVON PLACE NW
 WASHINGTON, DC 20007
 SQ: 4776 LOT: 140-142



DRAWING TITLE:

**BASEMENT PLAN
 PROPOSED**

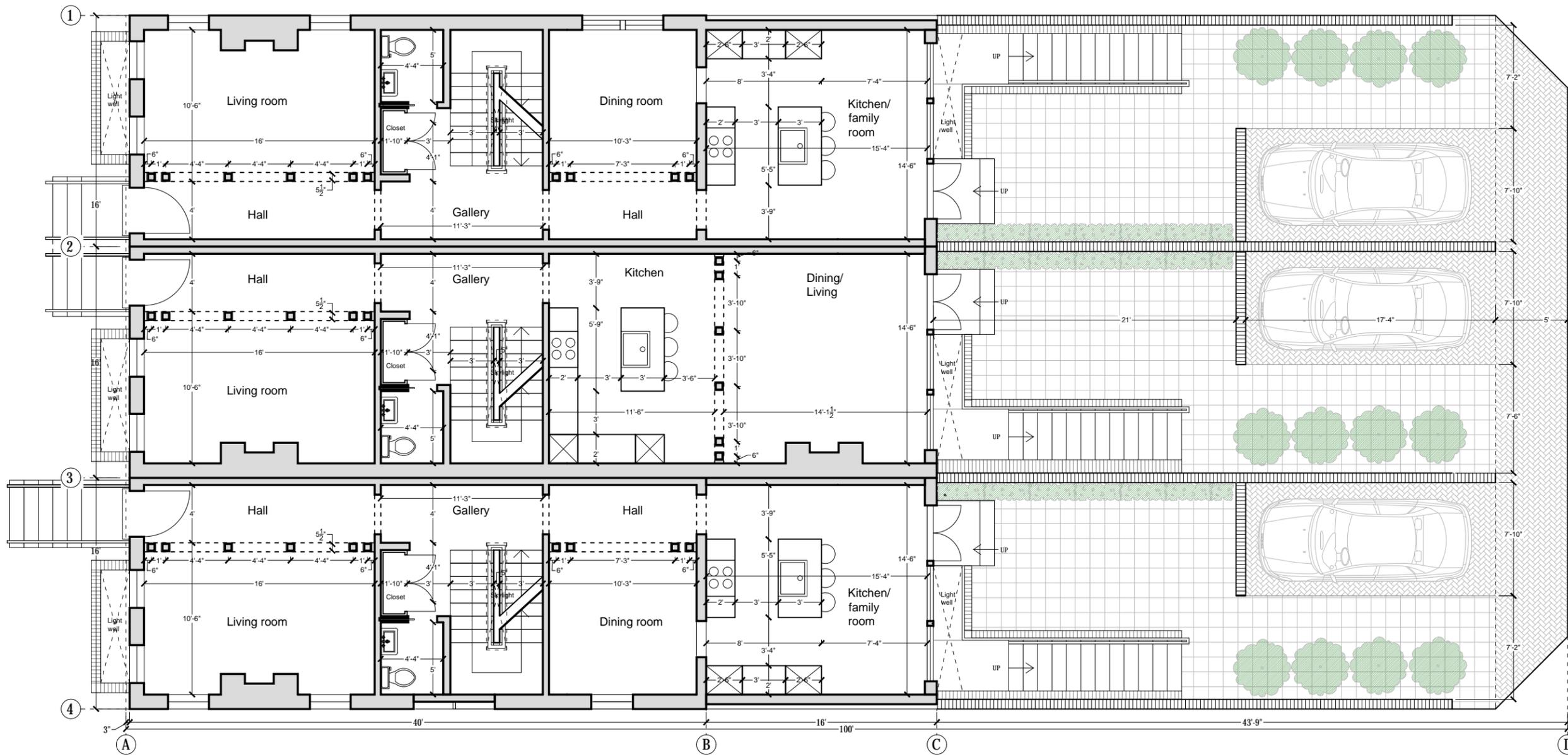
SUBMISSION:

CONCEPT

DATE: June 27, 2022

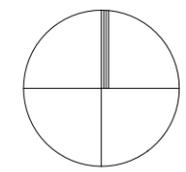
SCALE: 1/8" = 1'-0"

A101



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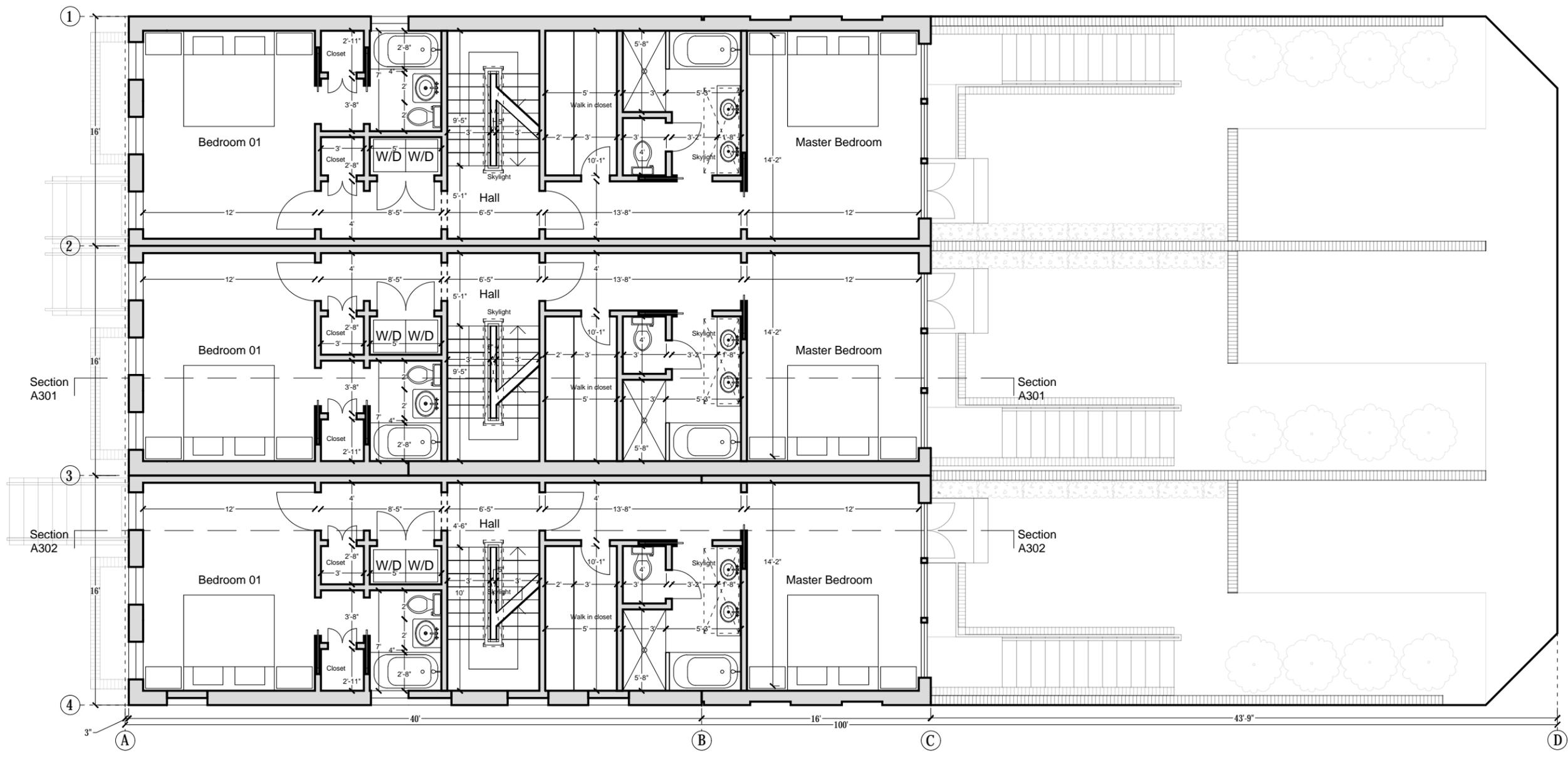
PROJECT:
DILAN
 1665 AVON PLACE NW
 WASHINGTON, DC 20007
 SQ: 4776 LOT: 140-142



DRAWING TITLE:
**FIRST FLOOR PLAN
 PROPOSED**

SUBMISSION:
 CONCEPT
 DATE: June 27, 2022
 SCALE: 1/8" = 1'-0"

A102



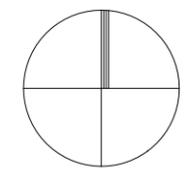
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PROJECT:

DILAN

1665 AVON PLACE NW
 WASHINGTON, DC 20007
 SQ: 4776 LOT: 140-142



DRAWING TITLE:

**SECOND FLOOR PLAN
 PROPOSED**

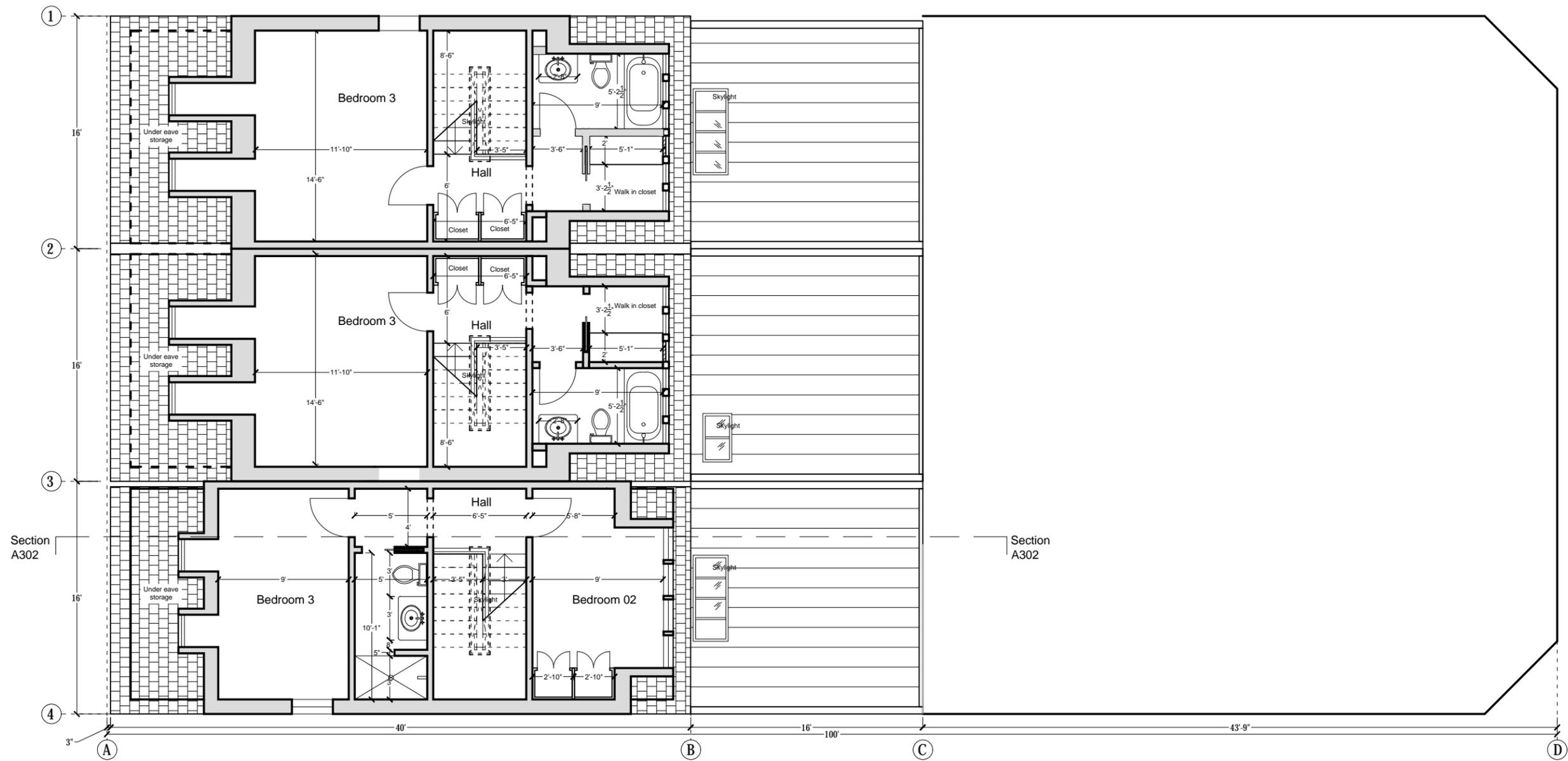
SUBMISSION:

CONCEPT

DATE: June 27, 2022

SCALE: 1/8" = 1'-0"

A103



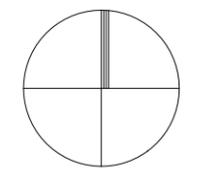
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PROJECT:

DILAN

1665 AVON PLACE NW
 WASHINGTON, DC 20007
 SQ: 4776 LOT: 140-142



DRAWING TITLE:

**THIRD FLOOR PLAN
 PROPOSED**

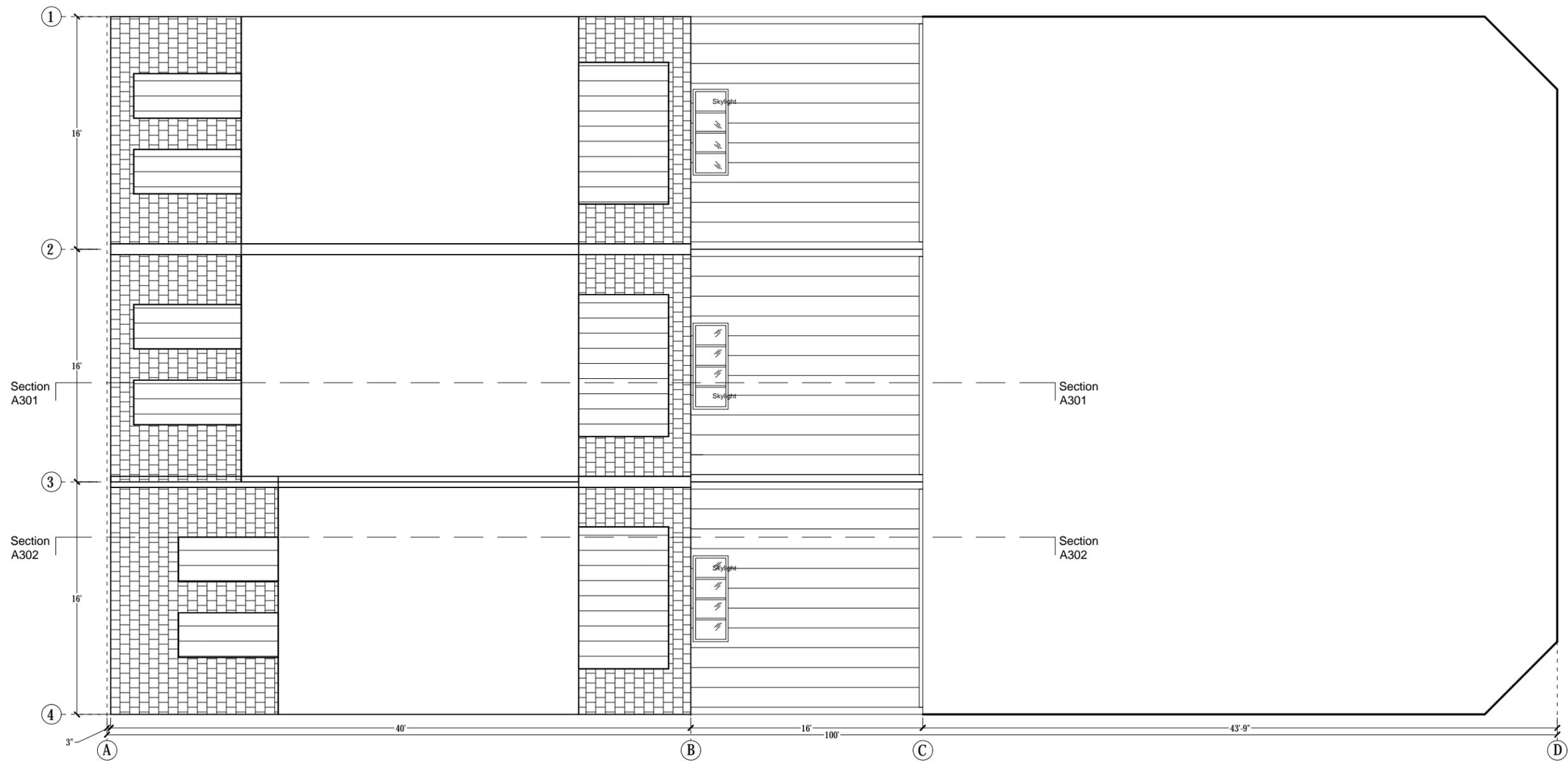
SUBMISSION:

CONCEPT

DATE: June 27, 2022

SCALE: 1/8" = 1'-0"

A104



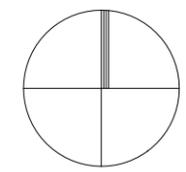
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PROJECT:

DILAN

1665 AVON PLACE NW
 WASHINGTON, DC 20007
 SQ: 4776 LOT: 140-142



DRAWING TITLE:

**ROOF PLAN
 PROPOSED**

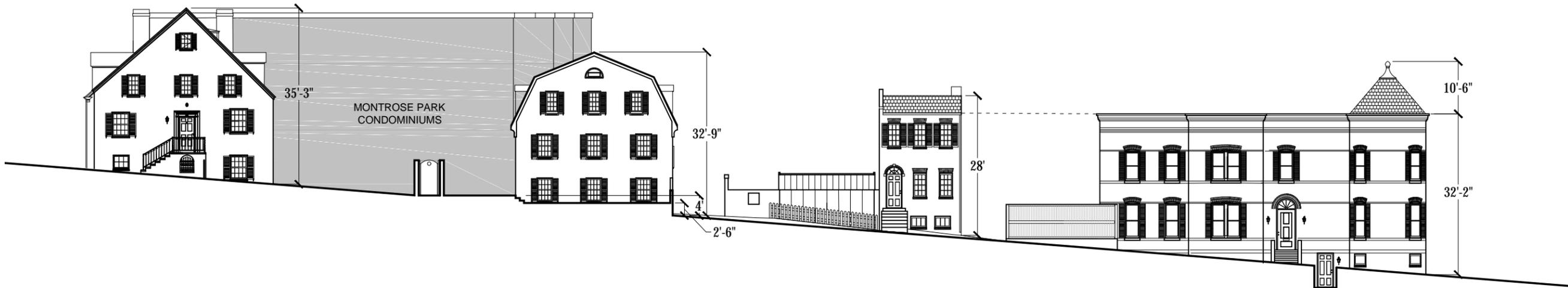
SUBMISSION:

CONCEPT

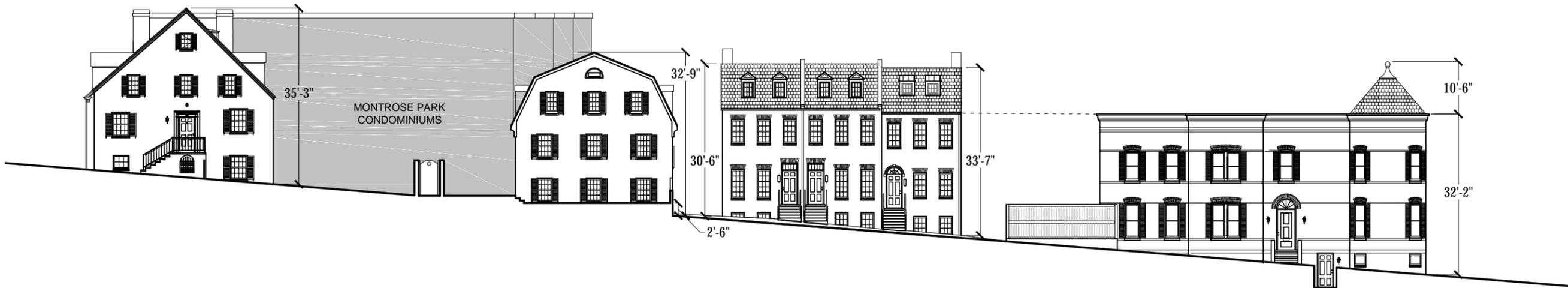
DATE: June 27, 2022

SCALE: 1/8" = 1'-0"

A105



1 EXISTING STREET VIEW



2 PROPOSED STREET VIEW

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PROJECT:

DILAN

1665 AVON PLACE NW
WASHINGTON, DC 20007
SQ: 4776 LOT: 140-142

DRAWING TITLE:

STREET ELEVATIONS
EXISTING &
PROPOSED

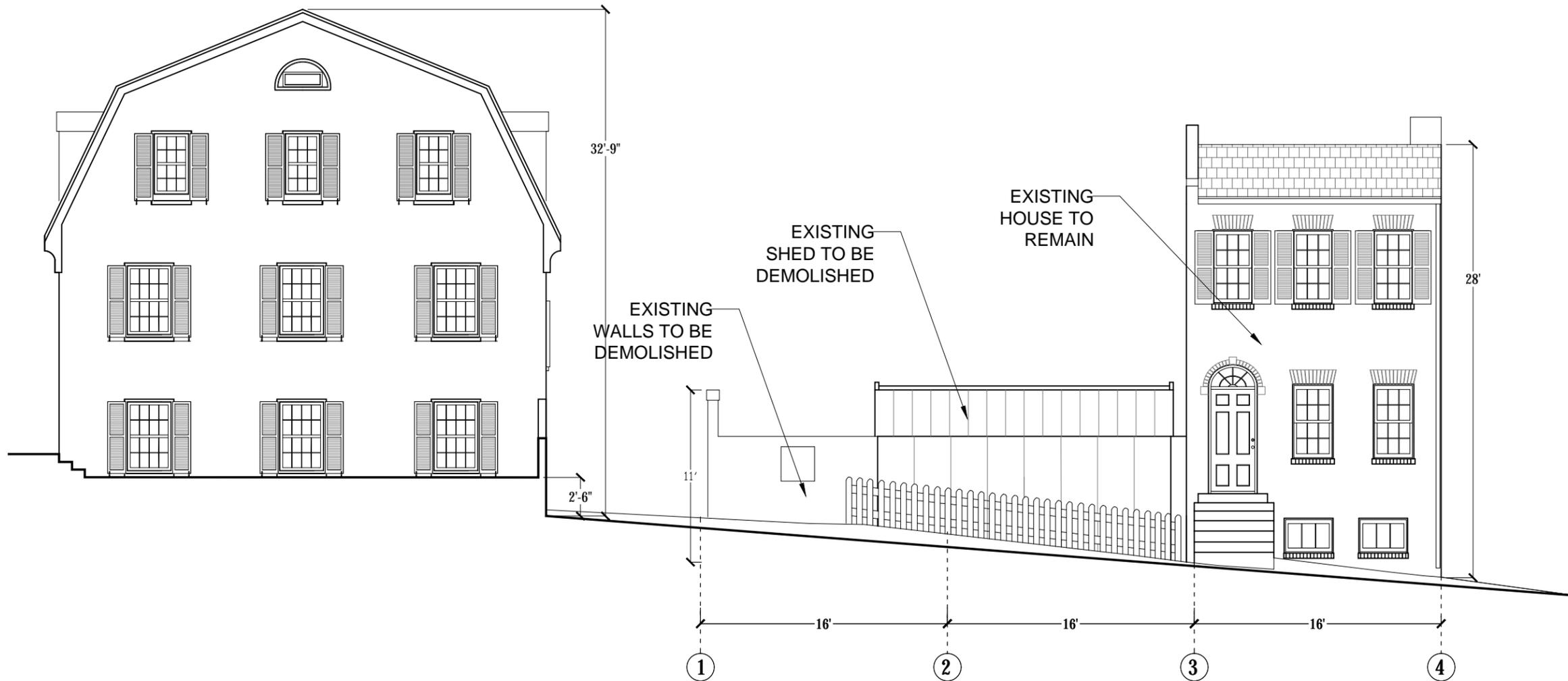
SUBMISSION:

CONCEPT

DATE: June 27, 2022

SCALE: NTS = 1'-0"

A200



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PROJECT:

DILAN

1665 AVON PLACE NW
 WASHINGTON, DC 20007
 SQ: 4776 LOT: 140-142

DRAWING TITLE:

**ELEVATION
 WEST
 EXISTING**

SUBMISSION:

CONCEPT

DATE: June 27, 2022

SCALE: 1/8" = 1'-0"

A202



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PROJECT:

DILAN

1665 AVON PLACE NW
 WASHINGTON, DC 20007
 SQ: 4776 LOT: 140-142

DRAWING TITLE:

**ELEVATION
 WEST
 PROPOSED**

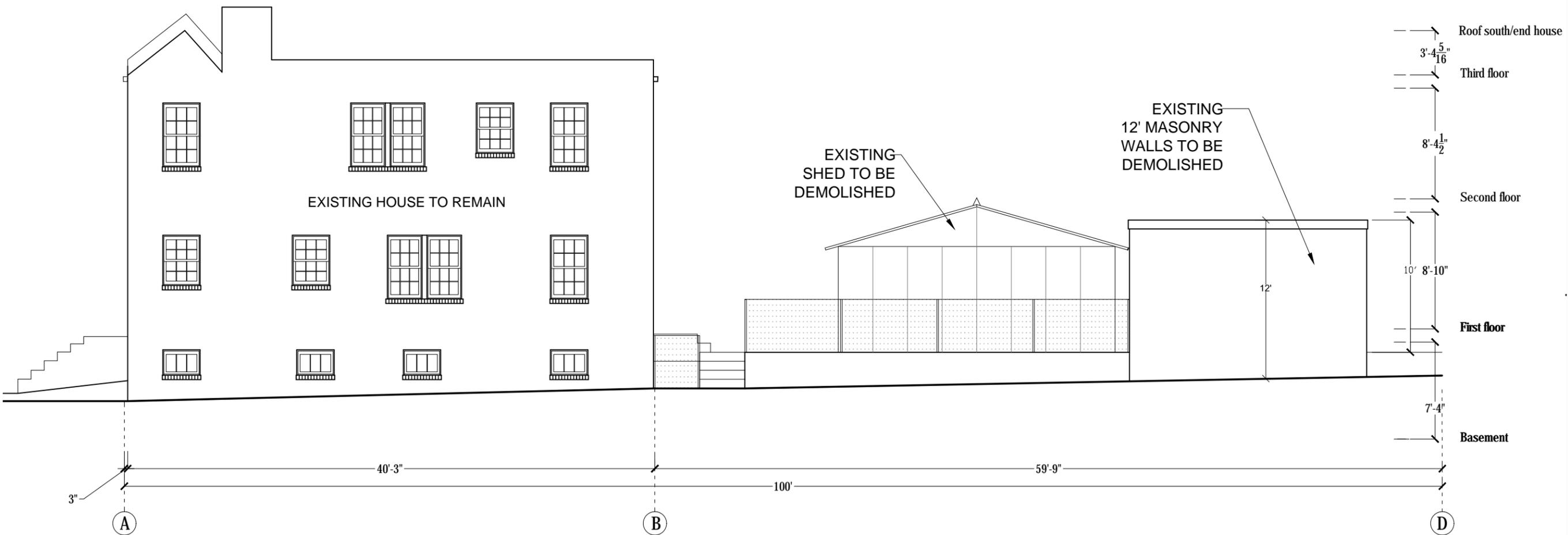
SUBMISSION:

CONCEPT

DATE: June 27, 2022

SCALE: 1/8" = 1'-0"

A203



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PROJECT:

DILAN

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 WASHINGTON, DC 20007
 SQ: 4776 LOT: 140-142

DRAWING TITLE:

**ELEVATION
 SOUTH
 EXISTING**

SUBMISSION:

CONCEPT

DATE: June 27, 2022

SCALE: 1/8" = 1'-0"

A204



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PROJECT:

DILAN

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 WASHINGTON, DC 20007
 SQ: 4776 LOT: 140-142

DRAWING TITLE:

ELEVATION SOUTH PROPOSED

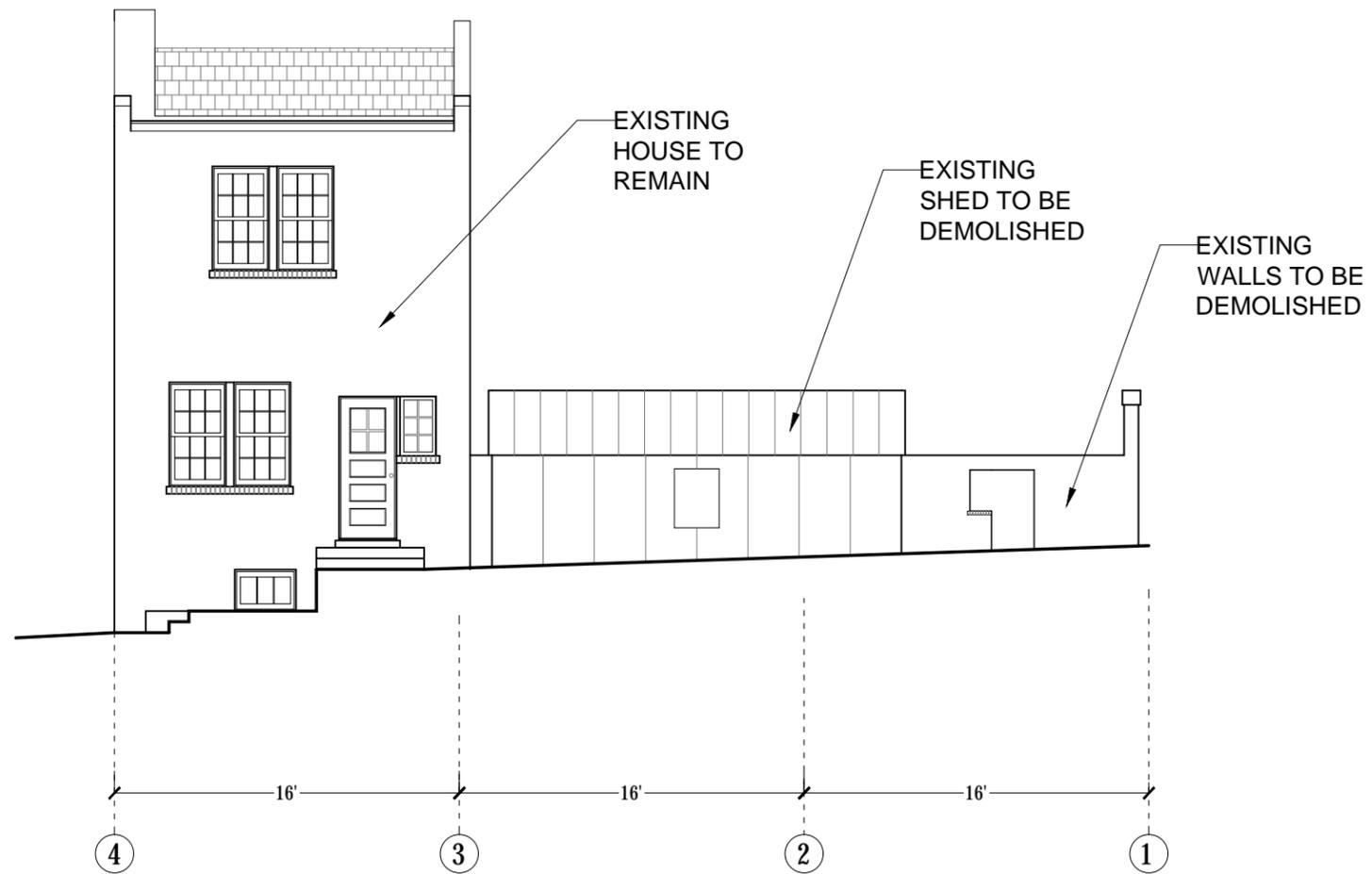
SUBMISSION:

CONCEPT

DATE: June 27, 2022

SCALE: 1/8" = 1'-0"

A205



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PROJECT:

DILAN

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 WASHINGTON, DC 20007
 SQ: 4776 LOT: 140-142

DRAWING TITLE:

**ELEVATION
 EAST
 EXISTING**

SUBMISSION:

CONCEPT

DATE: June 27, 2022

SCALE: 1/8" = 1'-0"

A206



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PROJECT:

DILAN

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 WASHINGTON, DC 20007
 SQ: 4776 LOT: 140-142

DRAWING TITLE:

**ELEVATION
 EAST
 PROPOSED**

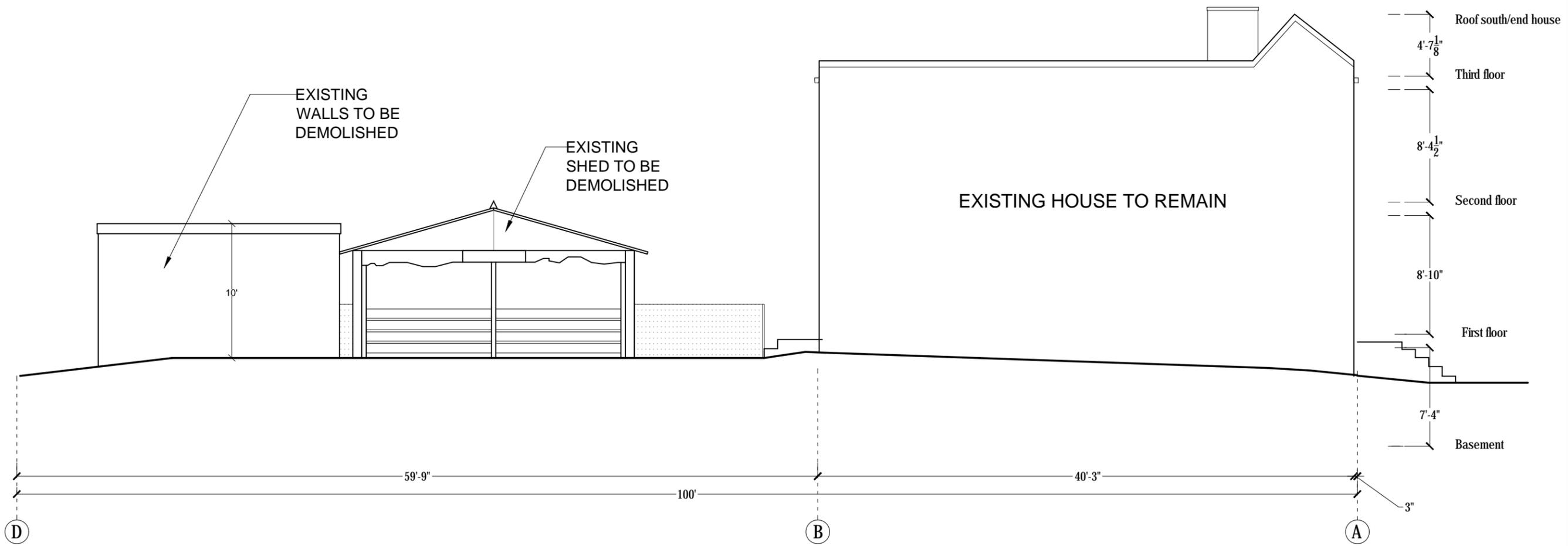
SUBMISSION:

CONCEPT

DATE: June 27, 2022

SCALE: 1/8" = 1'-0"

A207



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PROJECT:

DILAN

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WASHINGTON, DC 20007
SQ: 4776 LOT: 140-142

DRAWING TITLE:

**ELEVATION
NORTH
EXISTING**

SUBMISSION:

CONCEPT

DATE: June 27, 2022

SCALE: 1/8" = 1'-0"

A208



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PROJECT:

DILAN

1665 AVON PLACE NW
 WASHINGTON, DC 20007
 SQ: 4776 LOT: 140-142

DRAWING TITLE:

**ELEVATION
 NORTH
 PROPOSED**

SUBMISSION:

CONCEPT

DATE: June 27, 2022

SCALE: 1/8" = 1'-0"

A209



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PROJECT:

DILAN

1665 AVON PLACE NW
WASHINGTON, DC 20007
SQ: 4776 LOT: 140-142

DRAWING TITLE:

**BIRD VIEW
MASS MODEL
CONTEXT 1**

OPTION 1

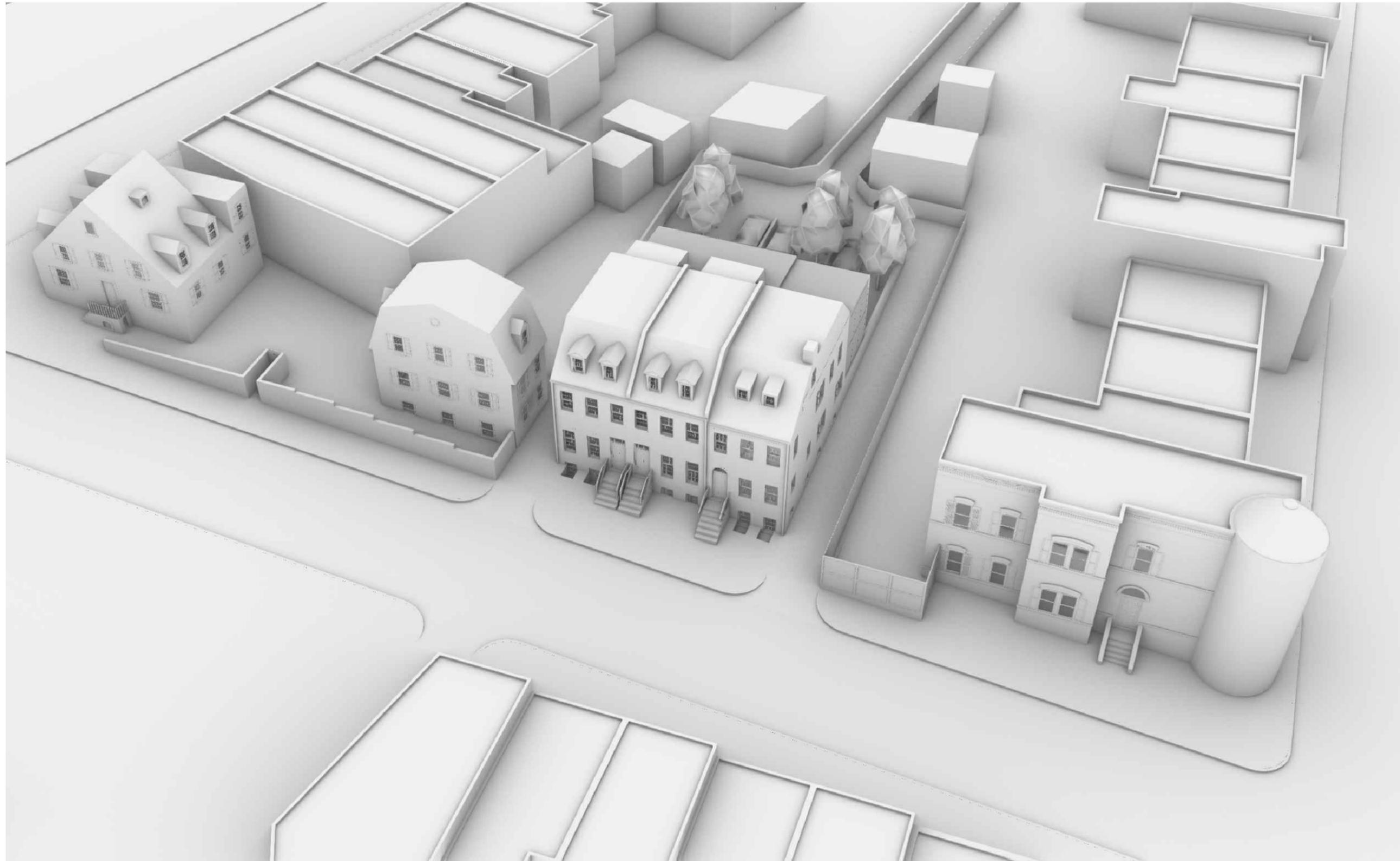
SUBMISSION:

CONCEPT

DATE: June 27, 2022

SCALE: NTS = 1'-0"

A600



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PROJECT:

DILAN

1665 AVON PLACE NW
WASHINGTON, DC 20007
SQ: 4776 LOT: 140-142

DRAWING TITLE:

**BIRD VIEW
MASS MODEL
CONTEXT 2**

OPTION 1

SUBMISSION:

CONCEPT

DATE: June 27, 2022

SCALE: NTS = 1'-0"

A601