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1 STREET VIEW OF 1665 AVON PLACE NW (1941, SHOEMAKER AND BURTON)

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



2 BLOCK PLAN
scale: NTS

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PROJECT:	
DILAN 1665 AVON PLACE NW WASHINGTON, DC 20007 SQ: 4776 LOT: 140-142	
DRAWING TITLE:	
COVER SHEET	
SUBMISSION:	
CONCEPT	
DATE: August 19, 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: August 19, 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: August 19, 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

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

DRAWING TITLE:

PHOTO SHEET
PRECEDENTS

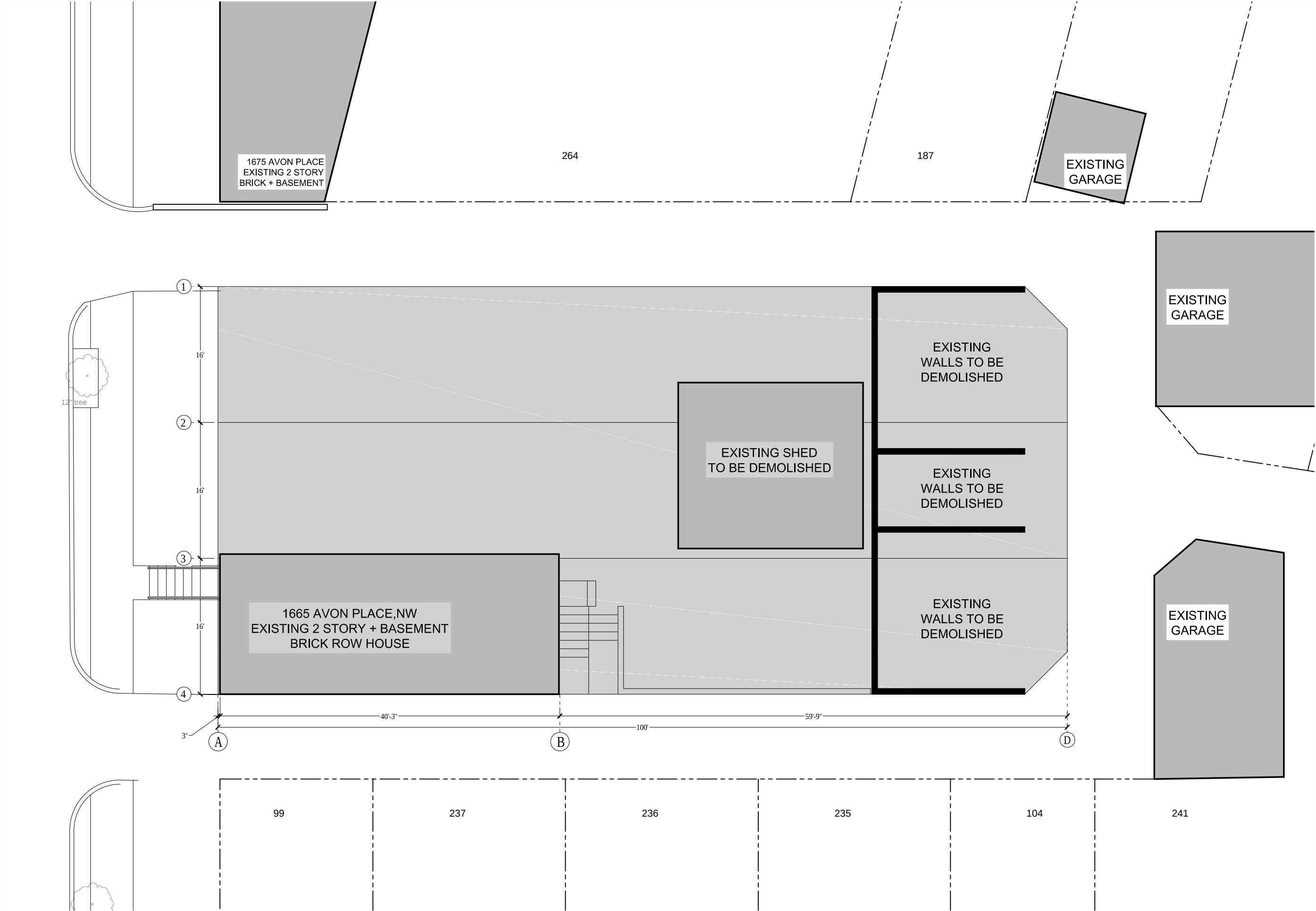
SUBMISSION:

CONCEPT

DATE: August 19, 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

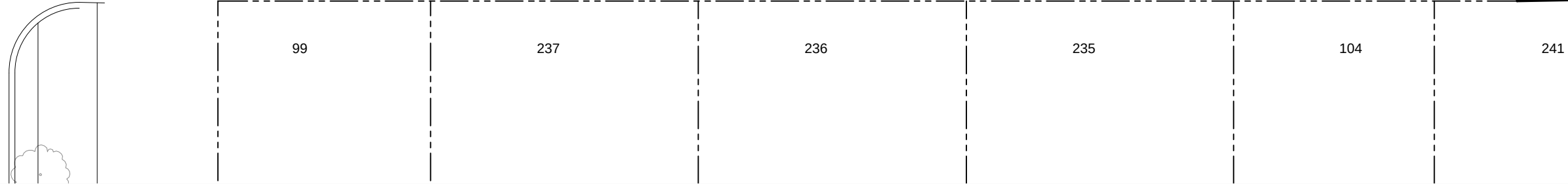
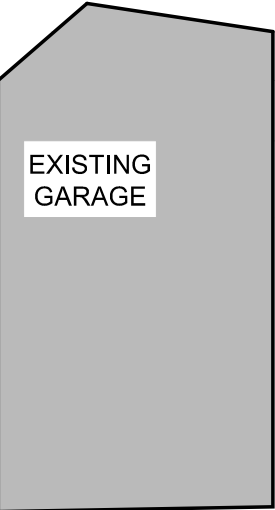
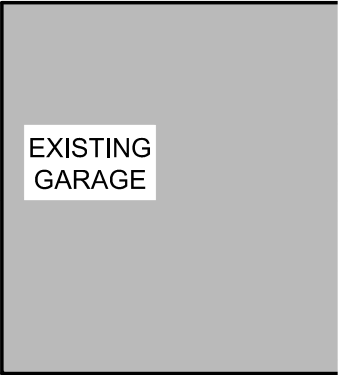
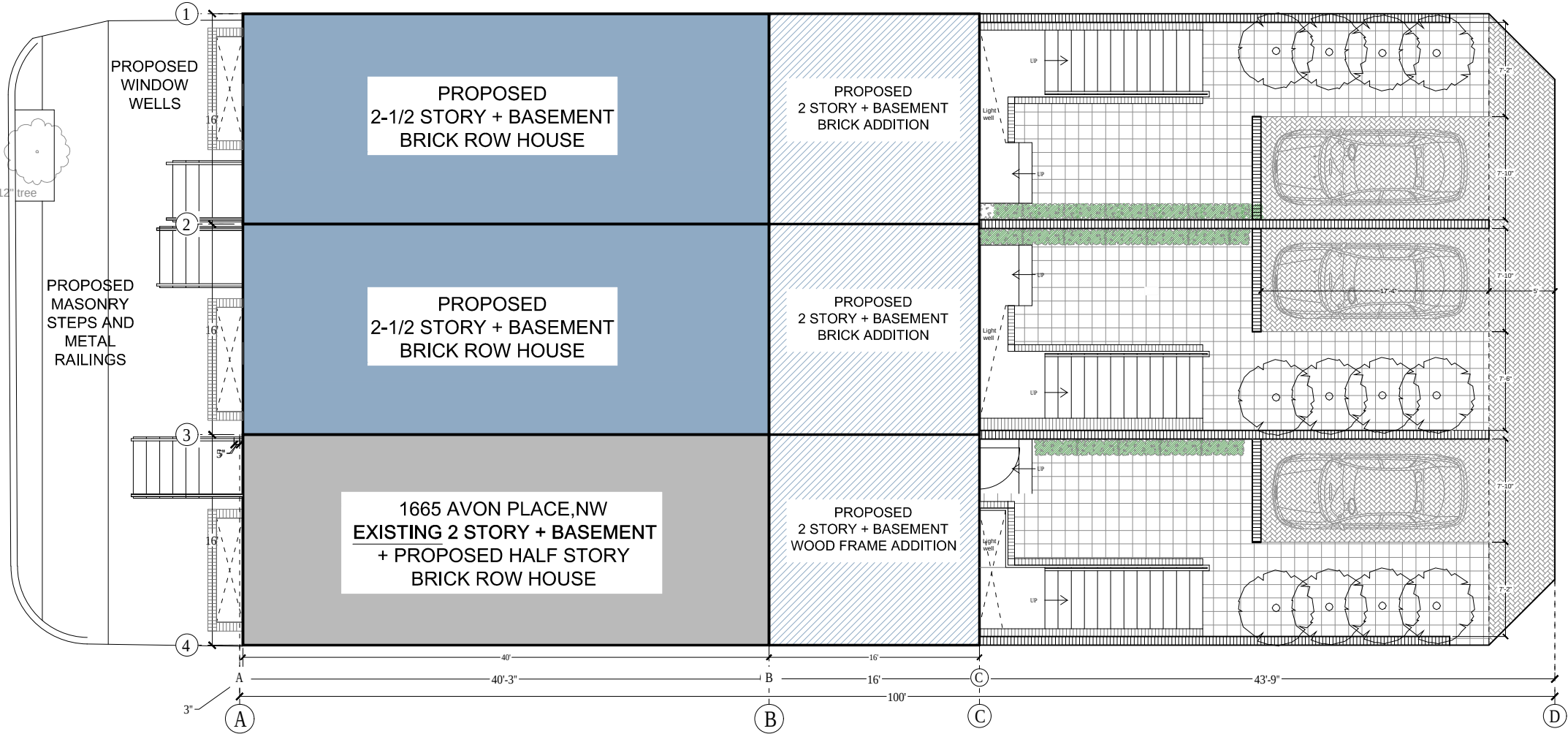
SUBMISSION:

CONCEPT

DATE: August 19, 2022

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

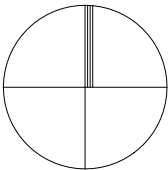
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PROJECT:

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



DRAWING TITLE:

SITE PLAN
PROPOSED

56% LOT COVERAGE
PER HOUSE

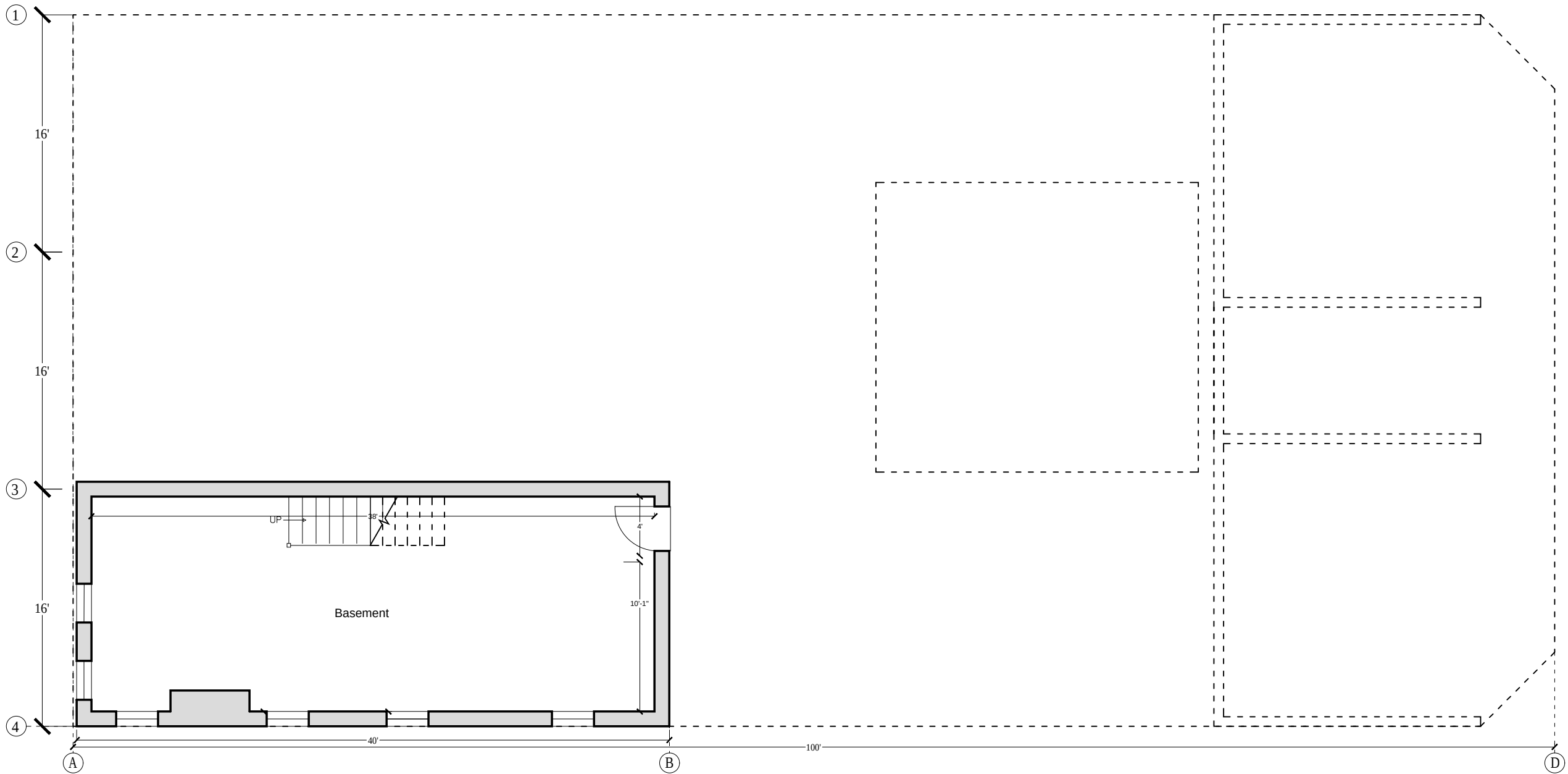
SUBMISSION:

CONCEPT

DATE: August 19, 2022

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

A001

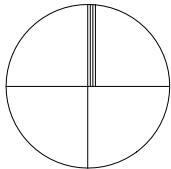


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WASHINGTON, DC 20007
SQ: 4776 LOT: 140-142



DRAWING TITLE:

EXISTING
BASEMENT PLAN

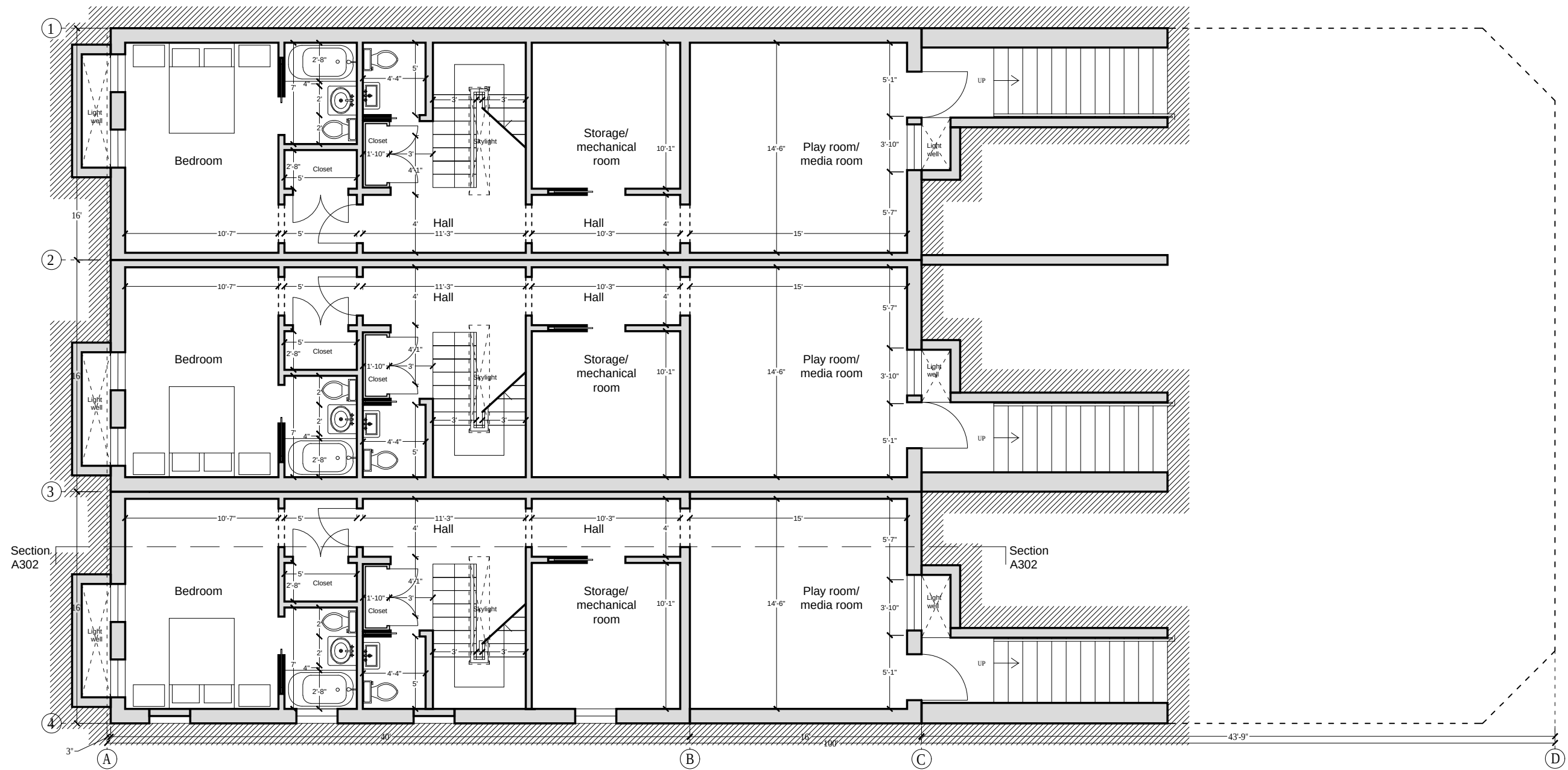
SUBMISSION:

CONCEPT

DATE: August 19, 2022

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

A100



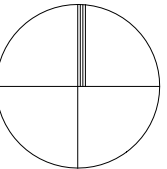
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DILAN

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



DRAWING TITLE:

PROPOSED
BASEMENT PLAN

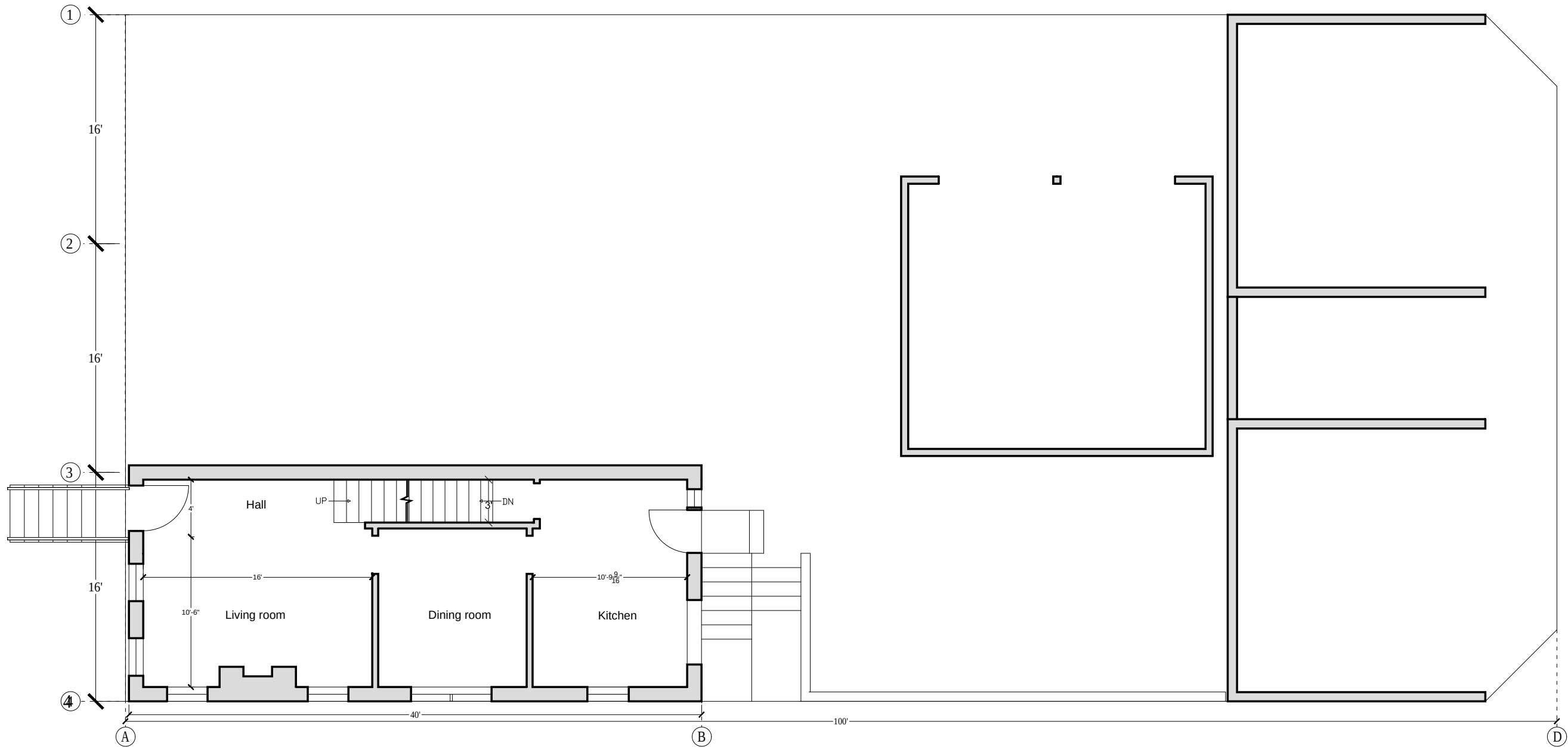
SUBMISSION:

CONCEPT

DATE: August 19, 2022

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

A101



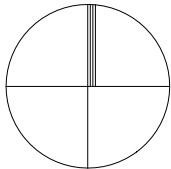
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PROJECT:

DILAN

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SQ: 4776 LOT: 140-142



DRAWING TITLE:

EXISTING
FIRST FLOOR PLAN

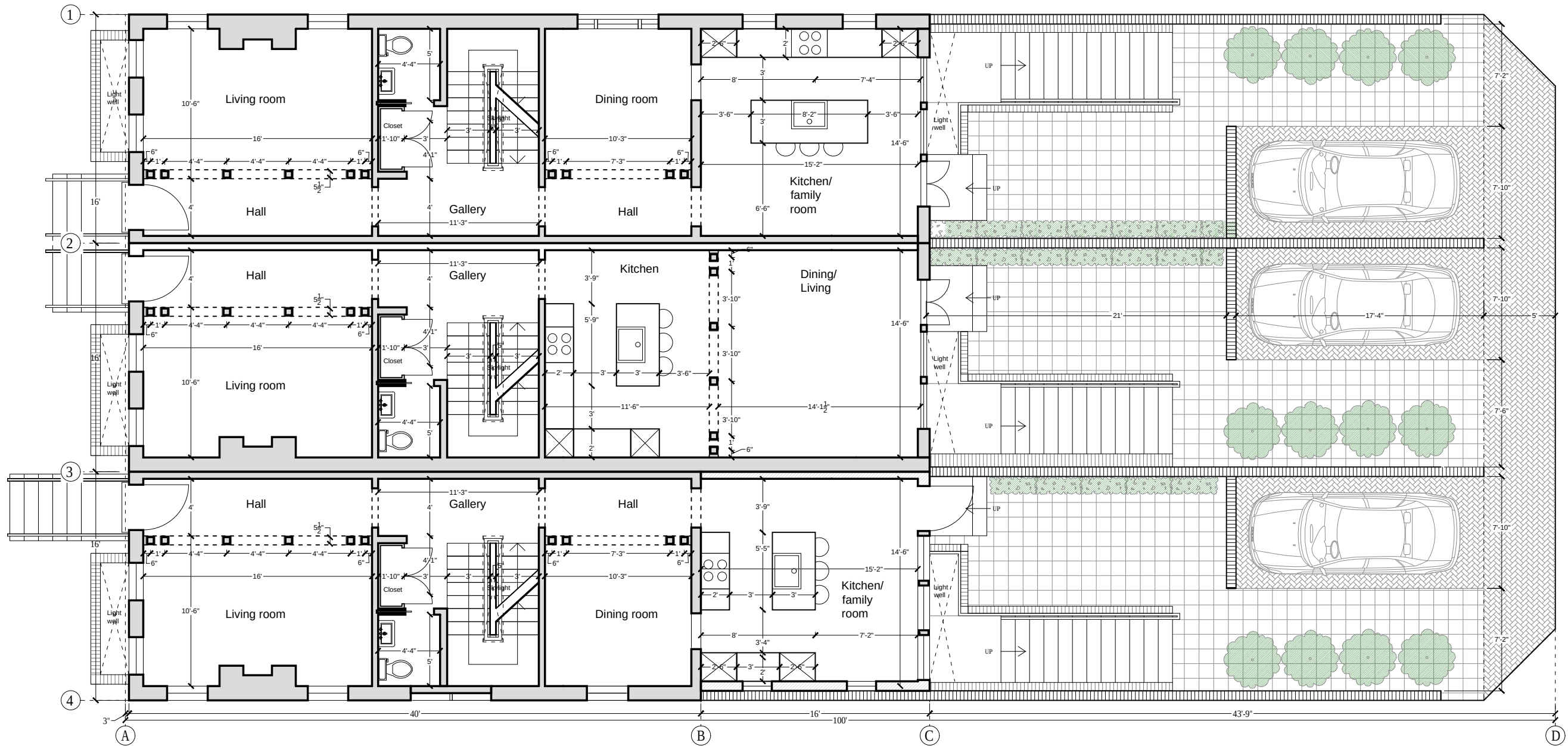
SUBMISSION:

CONCEPT

DATE: August 19, 2022

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

A102



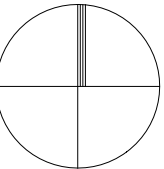
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PROJECT:

DILAN

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SQ: 4776 LOT: 140-142



DRAWING TITLE:

PROPOSED
FIRST FLOOR PLAN

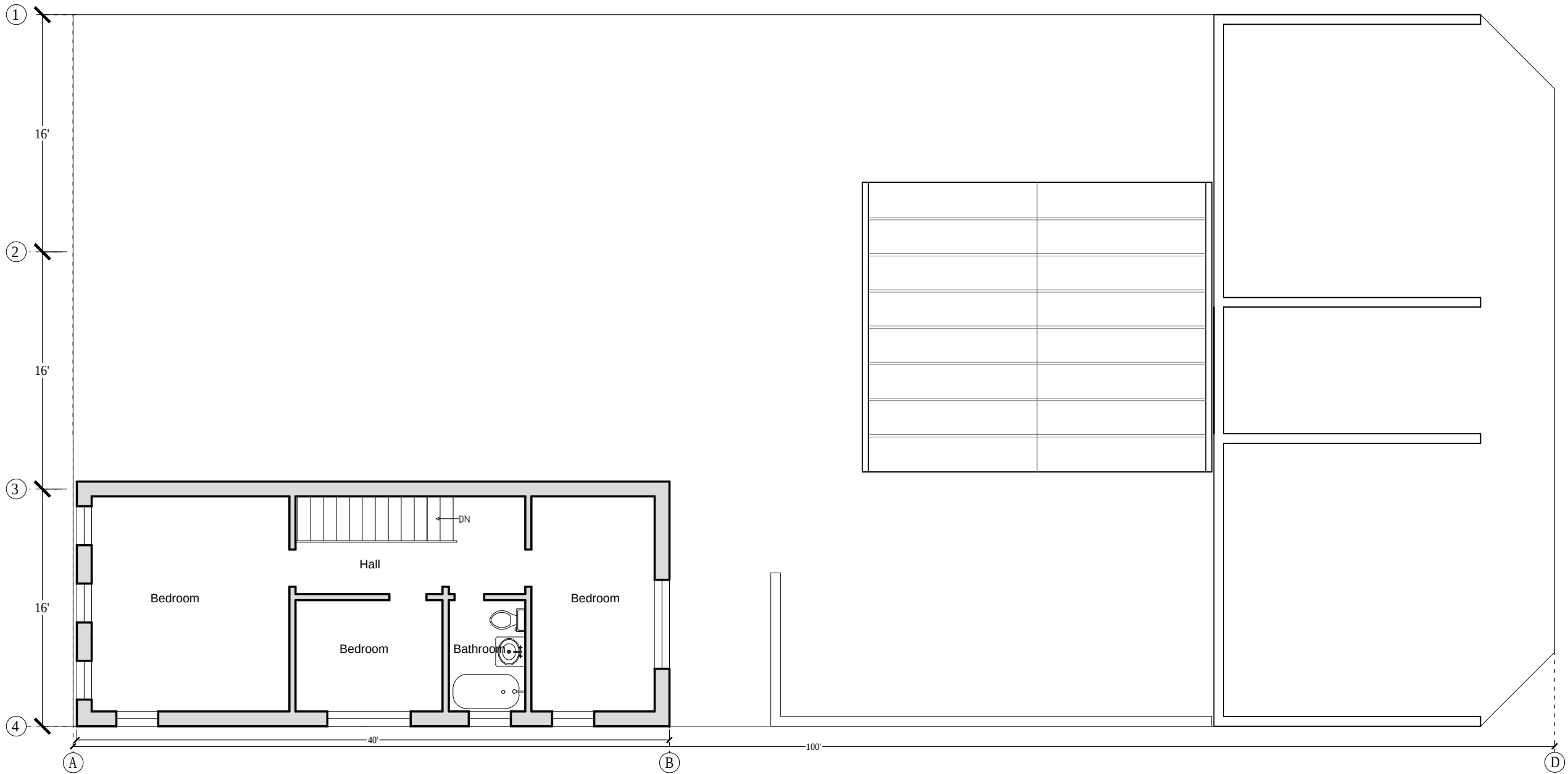
SUBMISSION:

CONCEPT

DATE: August 19, 2022

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

A103



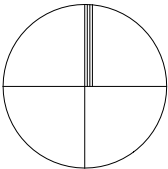
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PROJECT:

DILAN

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



DRAWING TITLE:

EXISTING
SECOND FLOOR PLAN

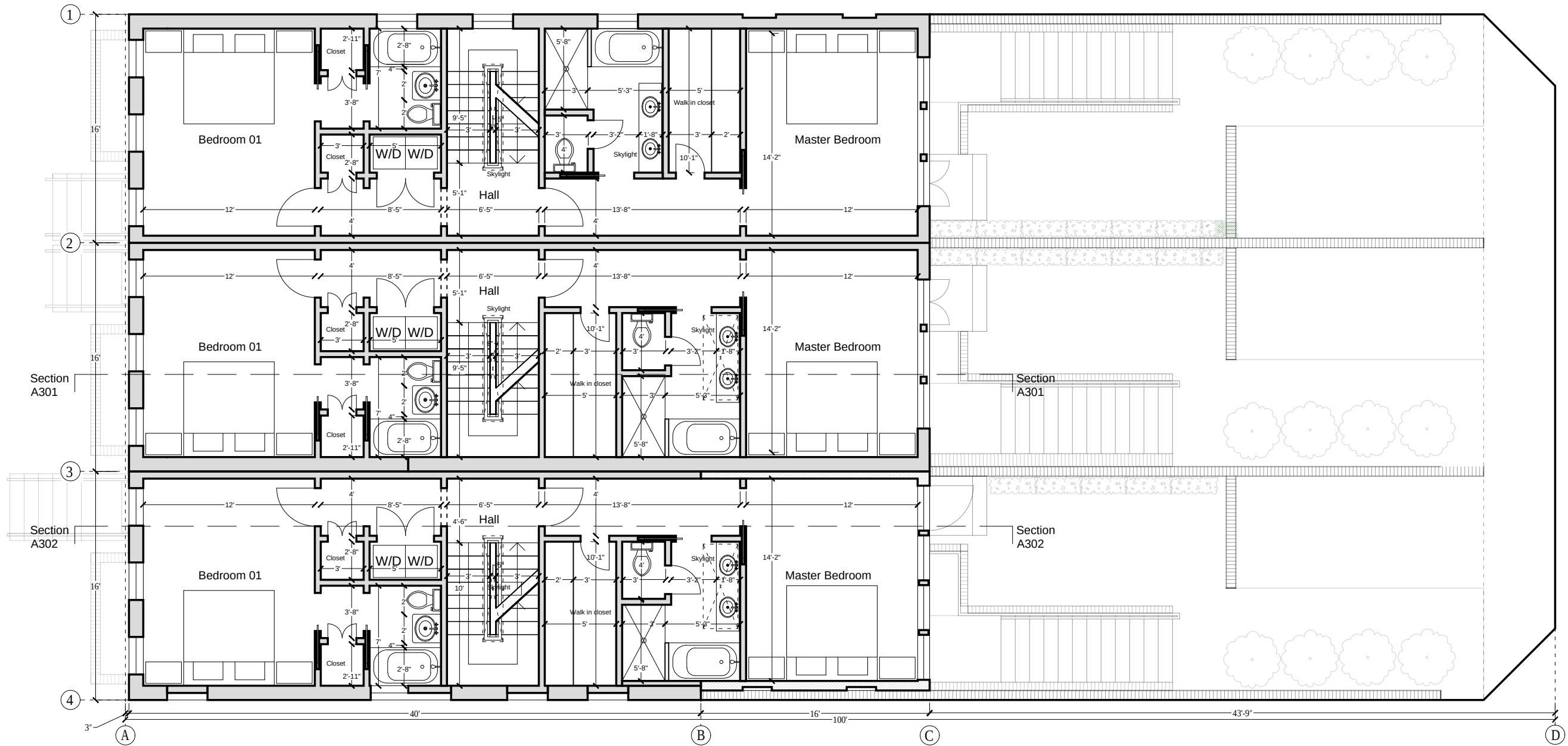
SUBMISSION:

CONCEPT

DATE: August 19, 2022

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

A104



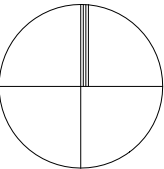
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PROJECT:

DILAN

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



DRAWING TITLE:

PROPOSED
SECOND FLOOR PLAN

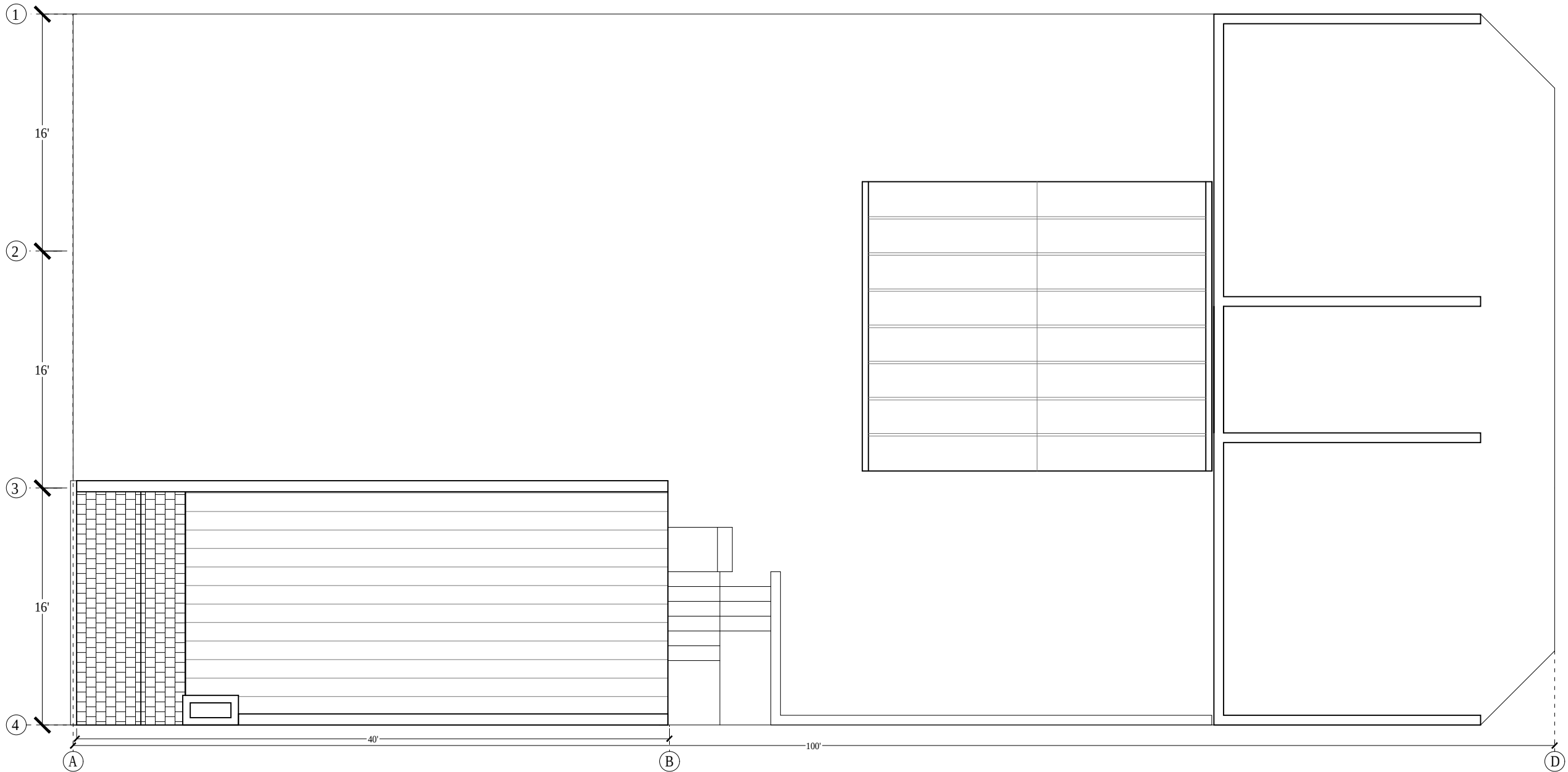
SUBMISSION:

CONCEPT

DATE: August 19, 2022

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

A105



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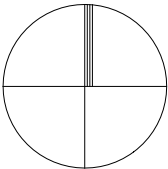
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PROJECT:

DILAN

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



DRAWING TITLE:

EXISTING
ROOF PLAN

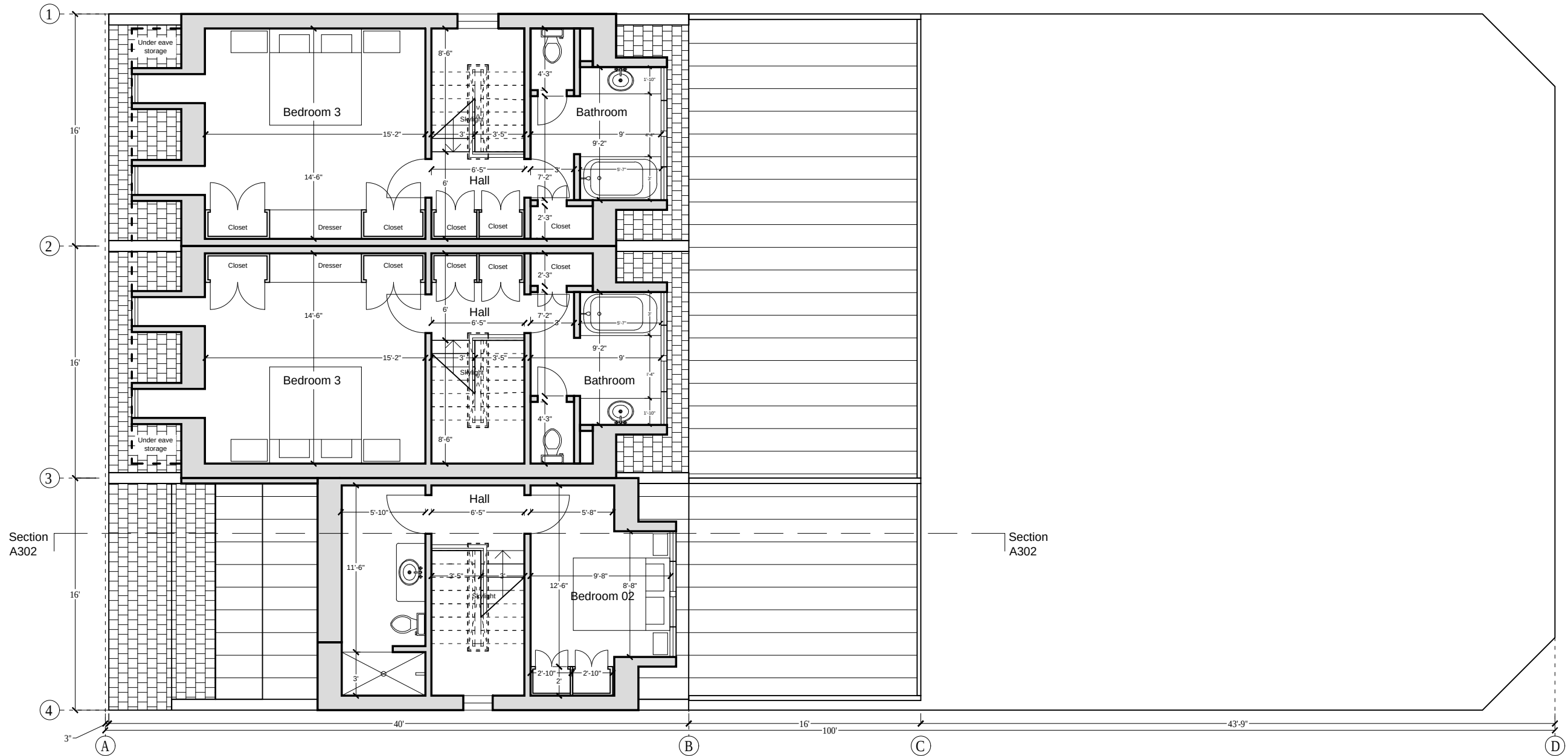
SUBMISSION:

CONCEPT

DATE: August 19, 2022

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

A106

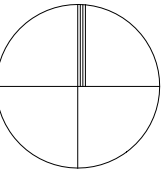


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PROJECT:

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



DRAWING TITLE:

**PROPOSED
THIRD FLOOR PLAN**

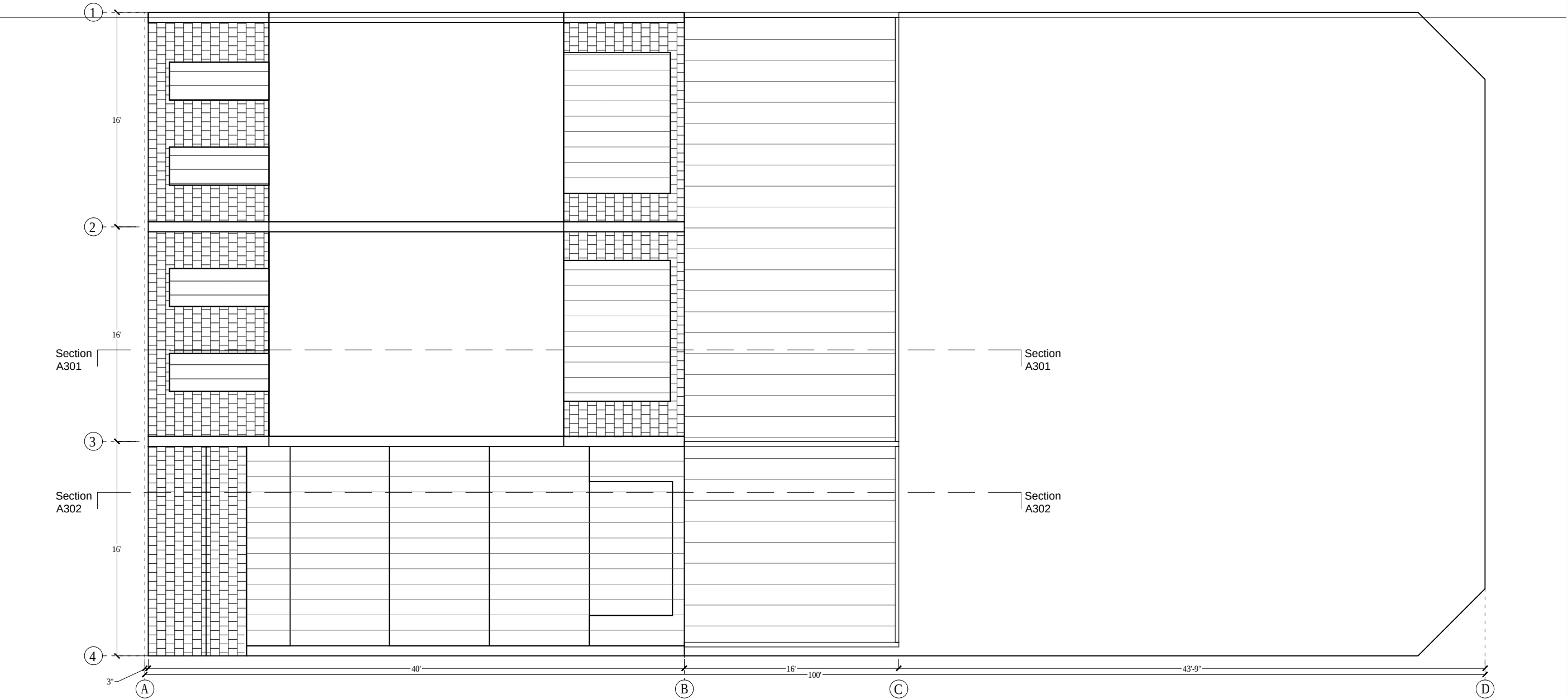
SUBMISSION:

CONCEPT

DATE: August 19, 2022

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

A107



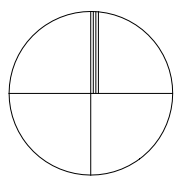
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PROJECT:

DILAN

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



DRAWING TITLE:

PROPOSED
ROOF PLAN

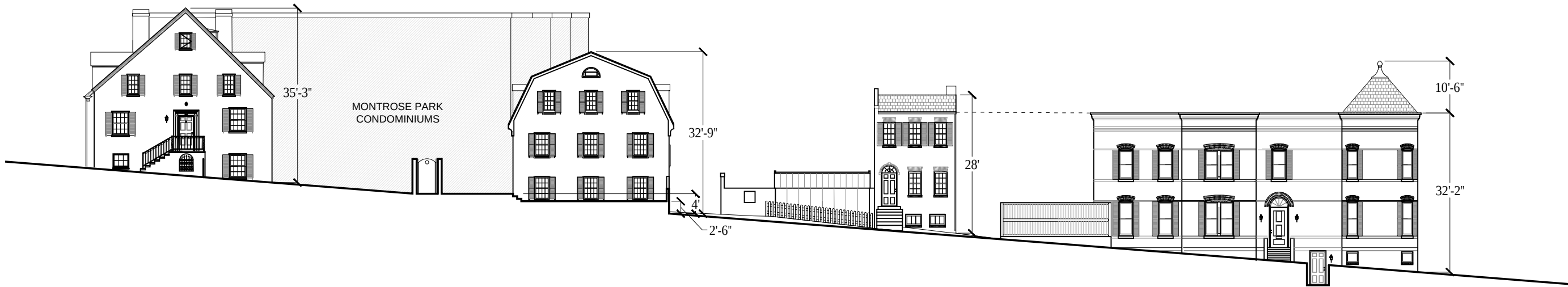
SUBMISSION:

CONCEPT

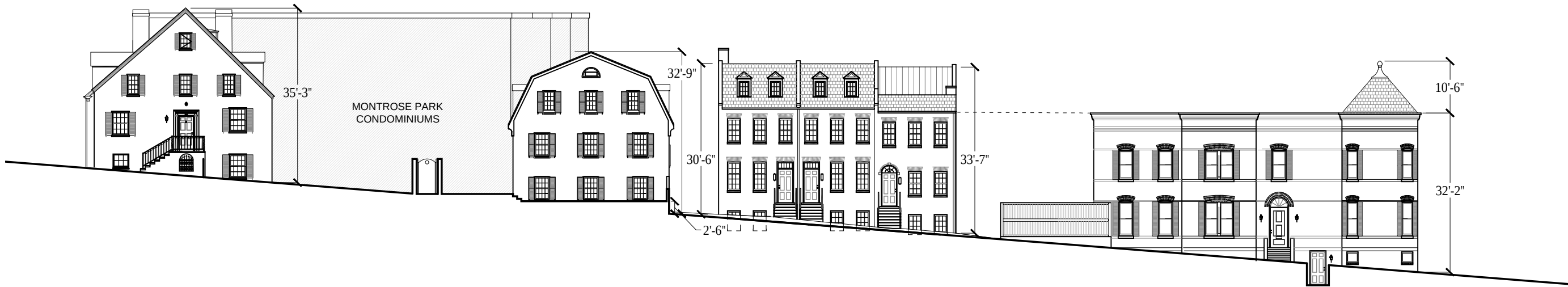
DATE: August 19, 2022

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

A108



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

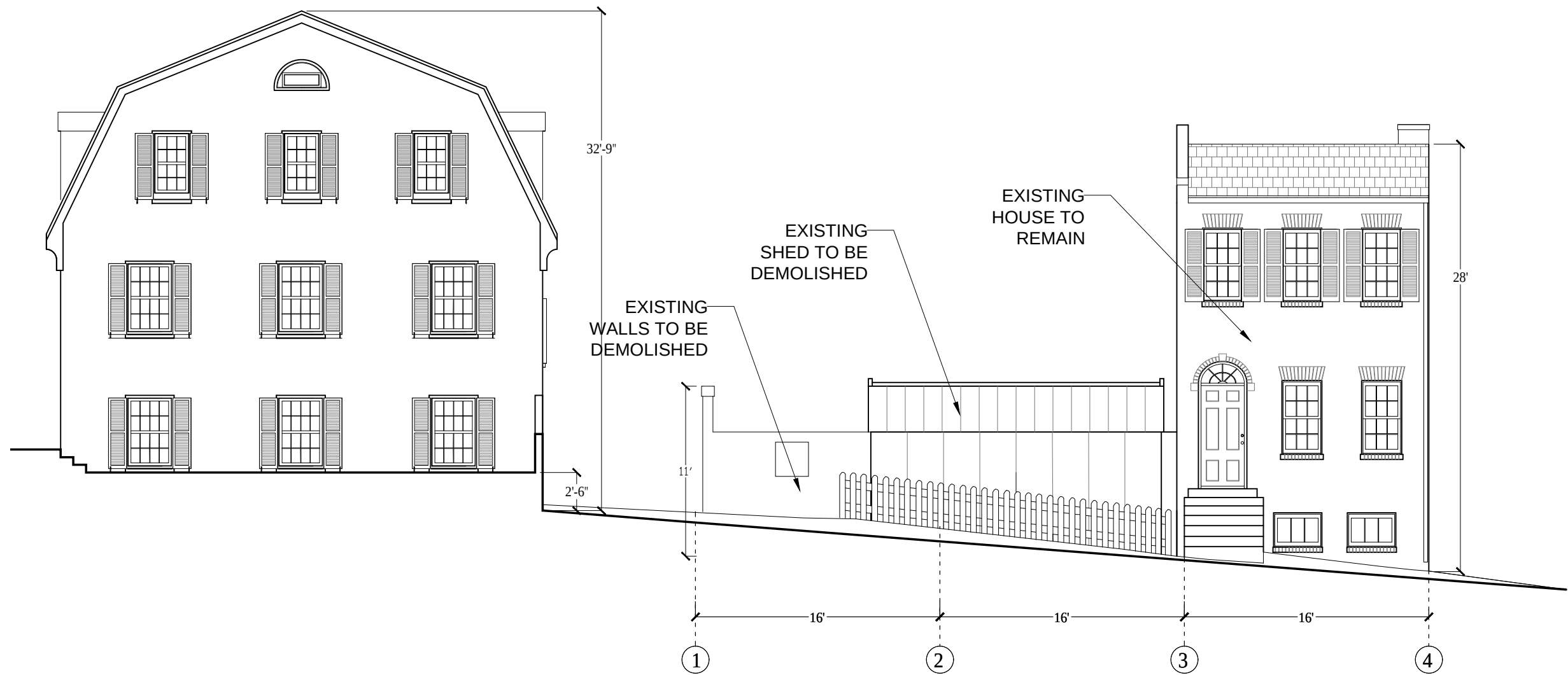
SUBMISSION:

CONCEPT

DATE: August 19, 2022

SCALE: NTS = 1'-0"

A200



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PROJECT:

DILAN

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

DRAWING TITLE:

ELEVATION
WEST
EXISTING

SUBMISSION:

CONCEPT

DATE: August 19, 2022

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

A202



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PROJECT:

DILAN

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

DRAWING TITLE:

**ELEVATION
WEST
PROPOSED**

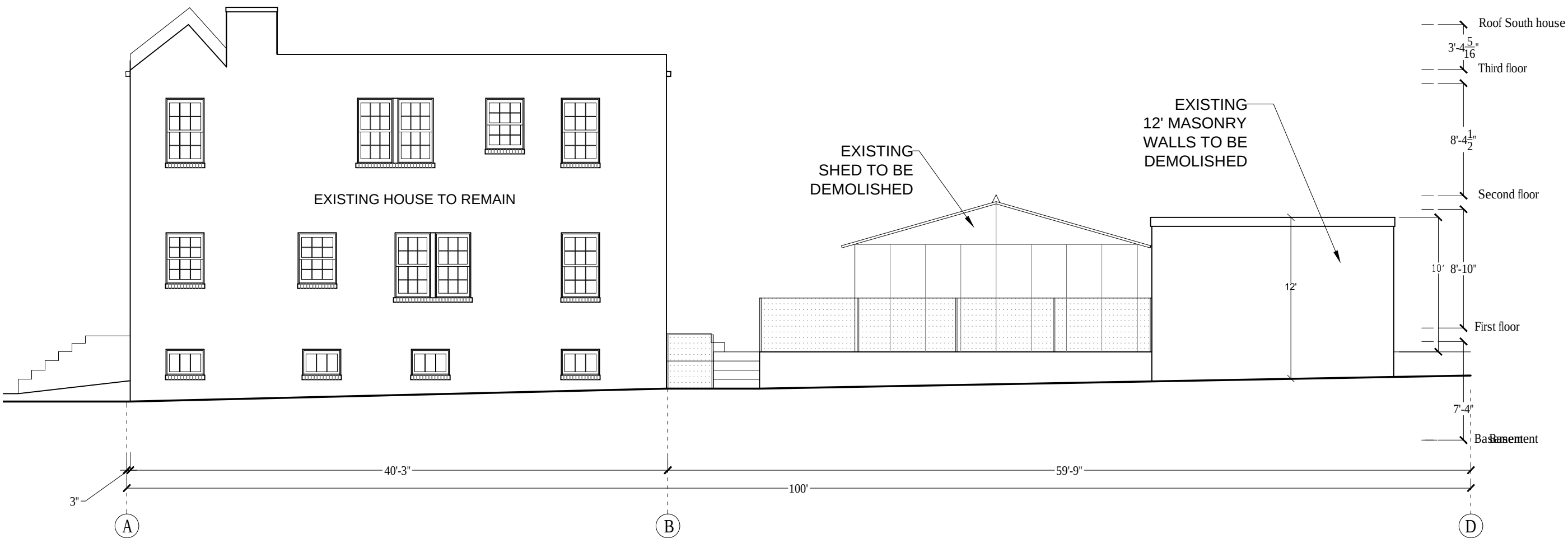
SUBMISSION:

CONCEPT

DATE: August 19, 2022

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

A203



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PROJECT:

DILAN

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

DRAWING TITLE:

ELEVATION
SOUTH
EXISTING

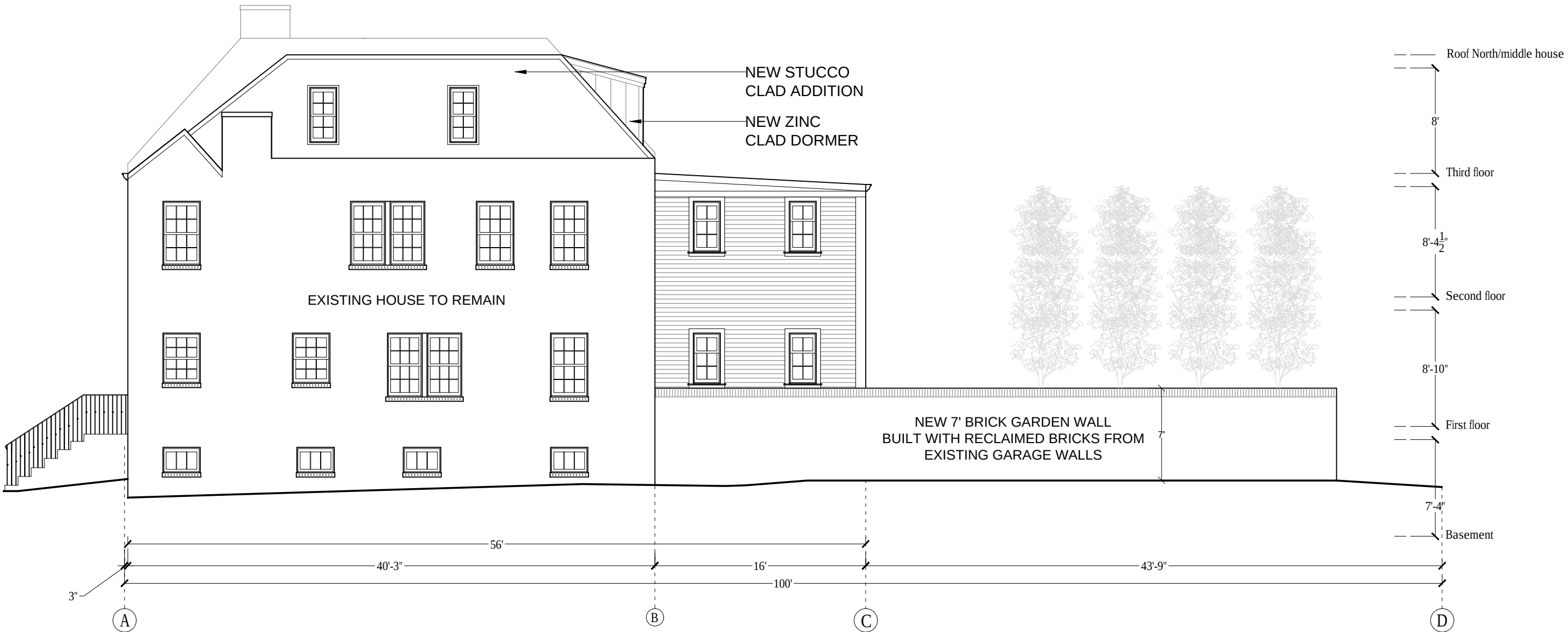
SUBMISSION:

CONCEPT

DATE: August 19, 2022

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

A204



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PROJECT:

DILAN

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

DRAWING TITLE:

ELEVATION
SOUTH
PROPOSED

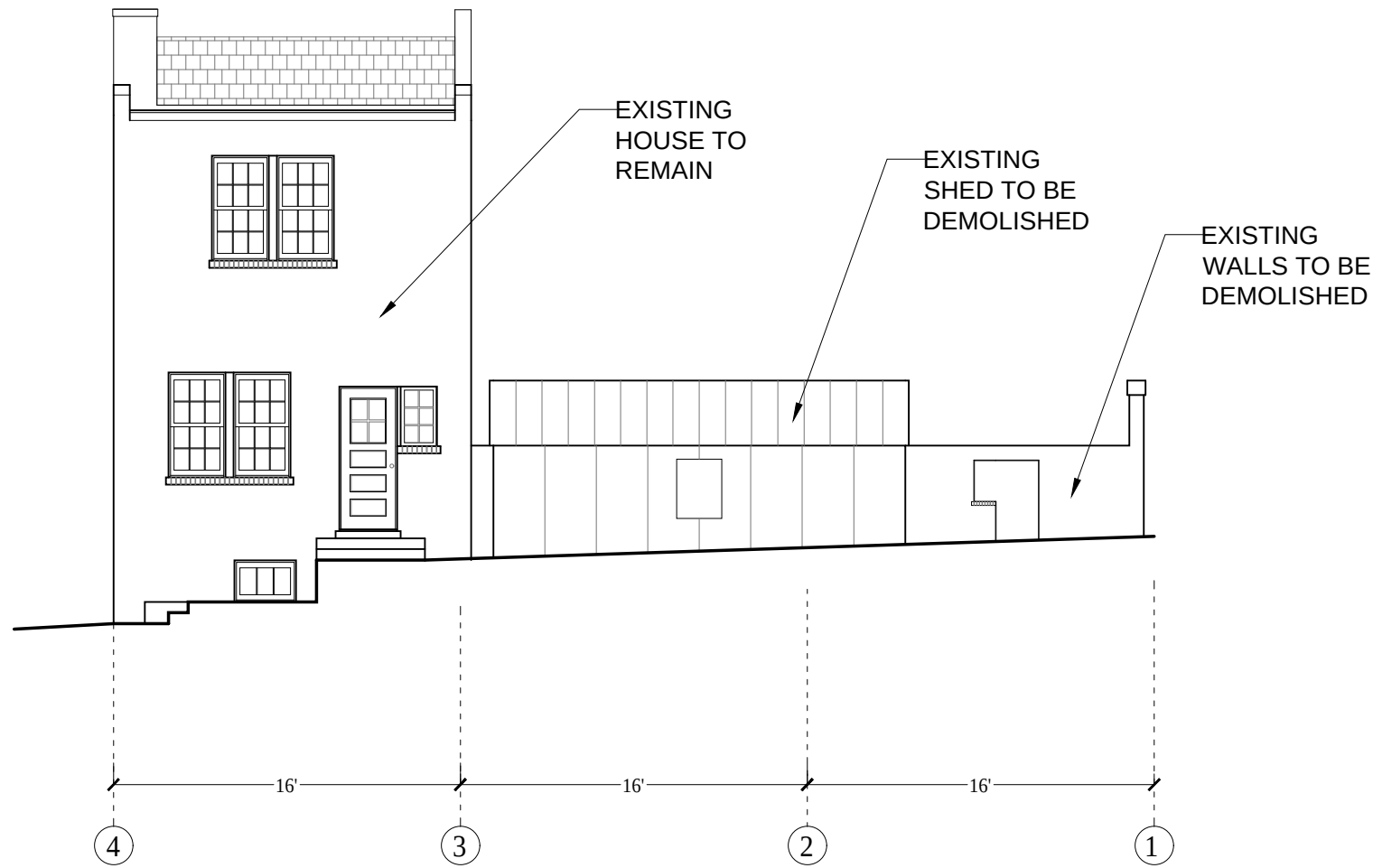
SUBMISSION:

CONCEPT

DATE: August 19, 2022

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

A205



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PROJECT:

DILAN

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

DRAWING TITLE:

ELEVATION
EAST
EXISTING

SUBMISSION:

CONCEPT

DATE: August 19, 2022

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

A206



Roof North/middle house

8'

Third floor

8'- $\frac{1}{2}$ "

Second floor

8'-10"

First floor

7'-4"

Basement

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SQ: 4776 LOT: 140-142

DRAWING TITLE:

ELEVATION
EAST
PROPOSED

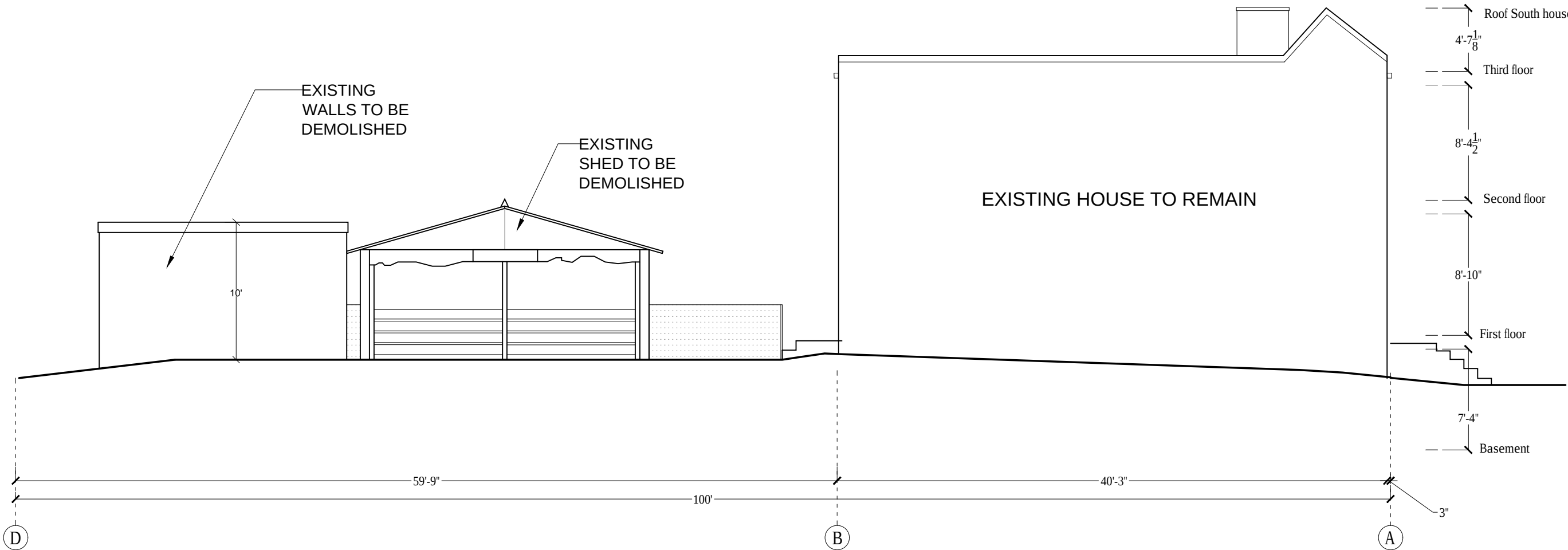
SUBMISSION:

CONCEPT

DATE: August 19, 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: August 19, 2022

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

A208



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DILAN

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SQ: 4776 LOT: 140-142

DRAWING TITLE:

ELEVATION
NORTH
PROPOSED

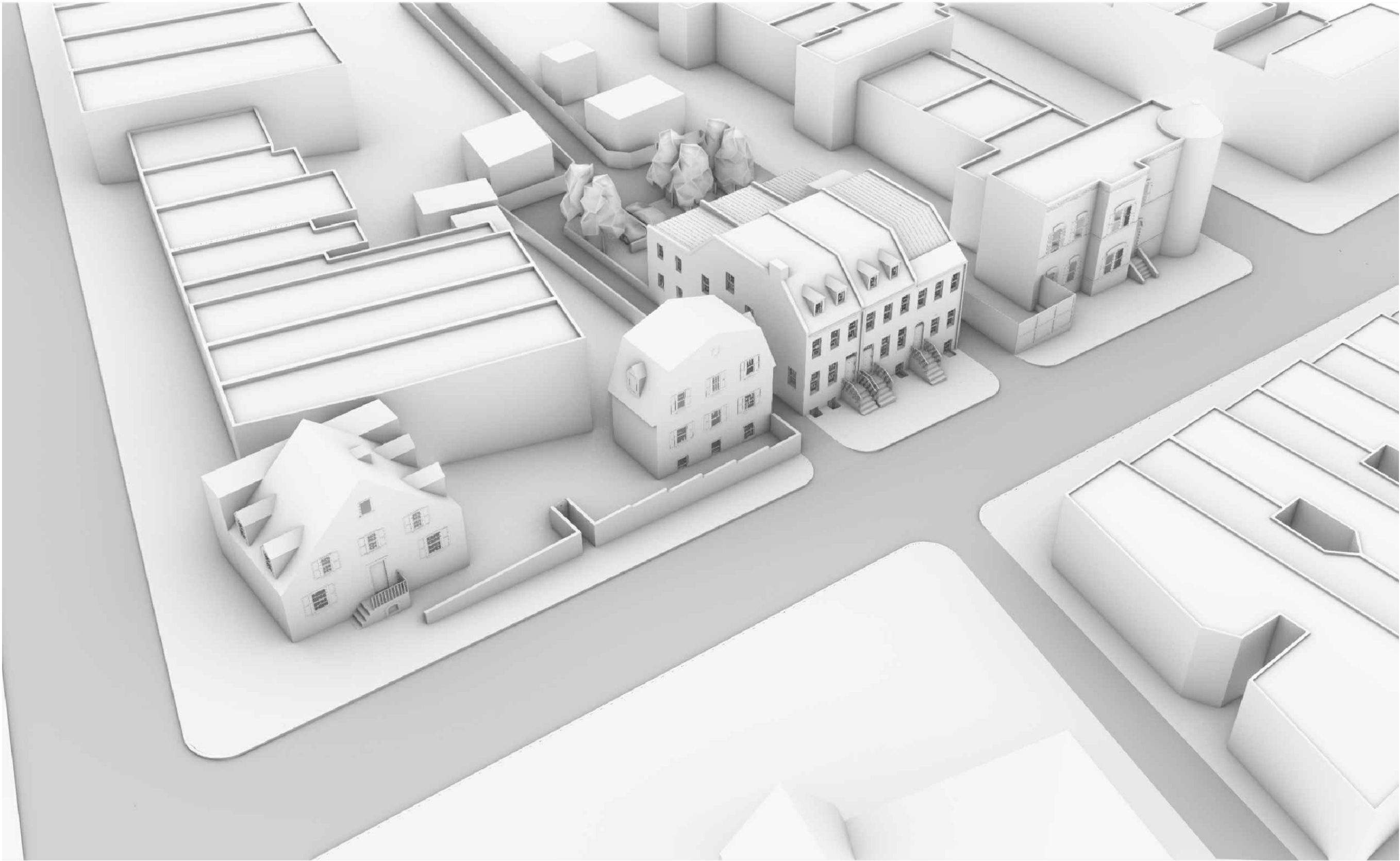
SUBMISSION:

CONCEPT

DATE: August 19, 2022

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

A209



CHRISTIAN ZAPATKA ARCHITECT, PLLC

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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

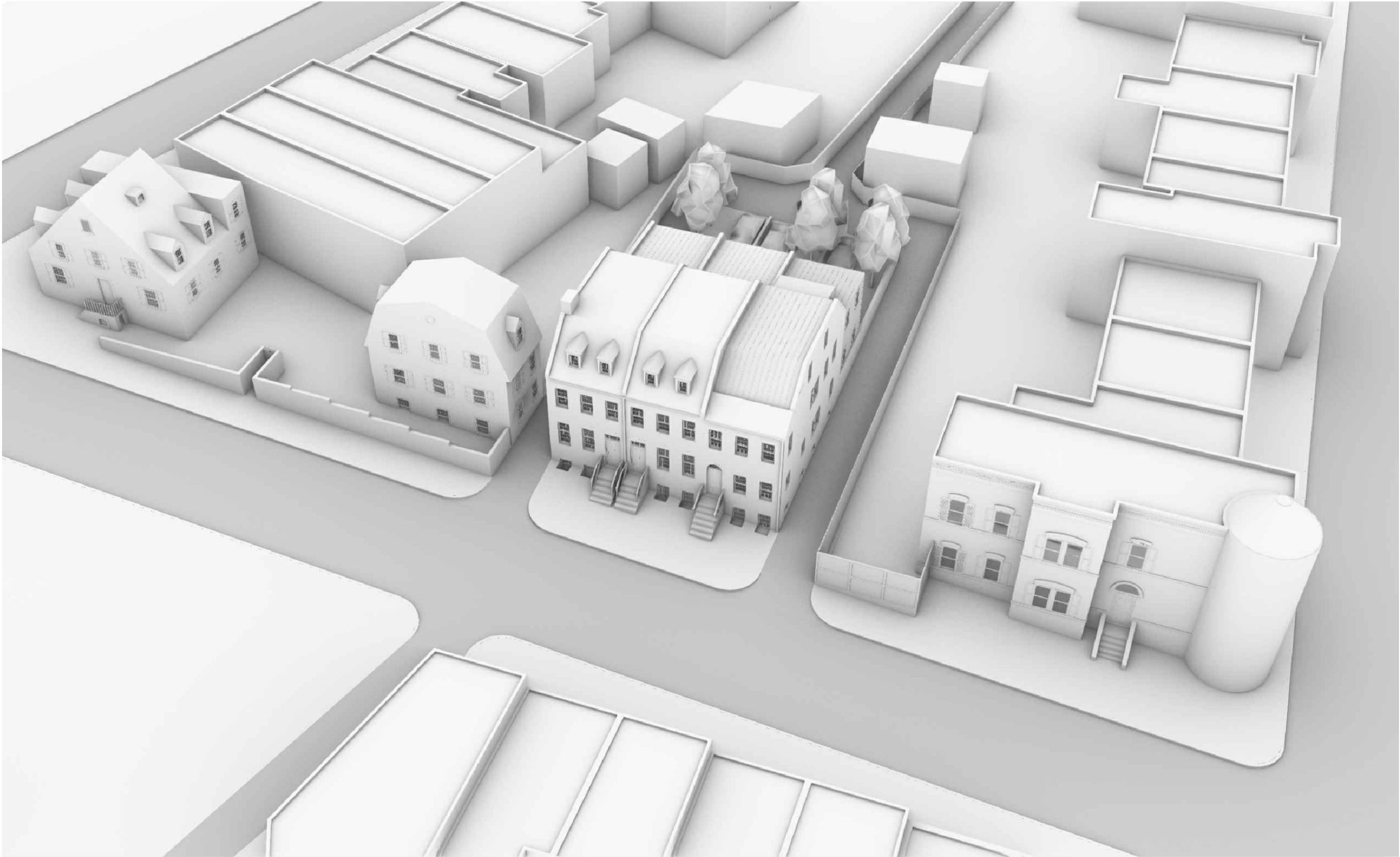
SUBMISSION:

CONCEPT

DATE: August 19, 2022

SCALE: NTS = 1'-0"

A600



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PROJECT:

DILAN

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

DRAWING TITLE:

BIRD VIEW
MASS MODEL
CONTEXT 2

SUBMISSION:

CONCEPT

DATE: August 19, 2022

SCALE: NTS = 1'-0"

A601