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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
- 2012 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.

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

BLOCK PLAN
scale: NTS
EXISTING WALLS TO BE DEMOLISHED

EXISTING SHED TO BE DEMOLISHED

EXISTING WALLS TO BE DEMOLISHED

EXISTING GARAGE

1665 AVON PLACE, NW
EXISTING 2 STORY + BASEMENT
BRICK ROW HOUSE

1675 AVON PLACE
EXISTING 2 STORY
BRICK + BASEMENT

EXISTING GARAGE

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

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

CHRISTIAN ZAPATKA ARCHITECT, PLLC
1656 33rd STREET NW WASHINGTON DC 20007 202 333 2735

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TWO NEW MASONRY HOUSES

EXISTING MASONRY HOUSE TO REMAIN

SLATE ROOF

ZINC CLAD SHED DORMERS

WINDOW WELLS

ELEVATION WEST

PROPOSED
EXISTING HOUSE TO REMAIN

EXISTING SHED TO BE DEMOLISHED

EXISTING 12' MASONRY WALLS TO BE DEMOLISHED

Roof southern house

Third floor

Second floor

First floor

Basement

A204
EXISTING HOUSE TO REMAIN

NEW 7' BRICK GARDEN WALL
BUILT WITH RECLAIMED BRICKS FROM
EXISTING GARAGE WALLS

NEW SLATE ROOF WITH
ZINC CLAD DORMERS
EXISTING WALLS TO BE DEMOLISHED
EXISTING HOUSE TO REMAIN
EXISTING SHED TO BE DEMOLISHED
EXISTING WALLS TO BE DEMOLISHED

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

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

A206
NEW 7' BRICK GARDEN WALL
BUILT WITH RECLAIMED BRICKS FROM
EXISTING GARAGE WALLS

Roof North/middle house
Third floor
Second floor
First floor
Basement

DILAN
1655 AVON PLACE NW
WASHINGTON, DC 20007
SQ: 4776 LOT: 140-142

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