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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
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.

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ALL DRAWINGS TO COMPLY WITH IECC IN ACCORDANCE WITH BUILDING CODE SUPPLEMENT OF 2013.
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
EXISTING
SECOND FLOOR PLAN

Bedroom

Hall

Bedroom

Bedroom

Bathroom

CONCEPT
SUBMISSION:
DATE: August 19, 2022
SCALE: 1" = 1'-0"

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

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

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PROJECT:
DRAWING TITLE:

A104
EXISTING WALLS TO BE DEMOLISHED

EXISTING SHED TO BE DEMOLISHED

EXISTING HOUSE TO REMAIN

SCALE: = 1'-0"
TWO NEW MASONRY HOUSES

EXISTING MASONRY HOUSE TO REMAIN

WINDOW WELLS

EXISTING SLATE ROOF

NEW ZINC ROOF

Roof North middle house

Third floor

Third floor

Second floor

Second floor

First floor

First floor

Baseline

Baseline

ELEVATION WEST

PROPOSED

A203
EXISTING HOUSE TO REMAIN

EXISTING SHED TO BE DEMOLISHED

EXISTING 12' MASONRY WALLS TO BE DEMOLISHED

Roof South house

Third floor

Second floor

First floor

Basement

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

CONCEPT

SUBMISSION:
DATE: August 19, 2022
SCALE: 1/8" = 1'-0"

ELEVATION SOUTH
EXISTING EXISTING

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CHRISTIAN ZAPATKA ARCHITECT, PLLC
1656 33rd STREET NW
WASHINGTON DC 20007
202-333-2735
NEW STUCCO CLAD ADDITION
NEW ZINC CLAD DORMER

EXISTING HOUSE TO REMAIN

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

EXISTING HOUSE TO REMAIN

EXISTING SHED TO BE DEMOLISHED

EXISTING WALLS TO BE DEMOLISHED
EXISTING WALLS TO BE DEMOLISHED

EXISTING SHED TO BE DEMOLISHED

EXISTING HOUSE TO REMAIN

Roof South house
Third floor
Second floor
First floor
Basement
NEW 7' BRICK GARDEN WALL
BUILT WITH RECLAIMED BRICKS FROM EXISTING GARAGE WALLS

ALL NEW BRICK

Roof North middle house
Third floor
Second floor
First floor
Basement

DILAN
1603 AVON PLACE NW
WASHINGTON, DC 20007
SQ: 4776 LOT: 140-142

CONCEPT
SUBMISSION:
DATE: August 19, 2022
SCALE: 1/8" = 1'-0"

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

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A209
DRAWING TITLE: BIRD VIEW

MASS MODEL

CONTEXT 1

PROJECT: DILAN

1685 AVON PLACE NW
WASHINGTON, DC 20007
SQ: 4776 LOT: 140-142

CONCEPT

SUBMISSION:

DATE: August 19, 2022

SCALE: 4" = 1'-0"

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A600