INDEX

ARCHITECUTRAL

0000	COVER SHEET
A-001	PHOTO SHEET
A-002	PRECEDENT SHEET
A-003	EXISTING WINDOWS TO BE REPLACED
A-004	EXTERIOR EXISTING DOORS TO BE REPLACED
A-0005	EXISTING AND PROPOSED SITE PLANS
A-100	EXISTING AND PROPOSED BASEMENT FLOOR PLANS
A-101	EXISTING AND PROPOSED FIRST FLOOR PLANS
A-102	EXISTING AND PROPOSED SECOND FLOOR PLANS
A-103	EXISTING AND PROPOSED THIRD FLOOR PLANS
A-104	EXISTING AND PROPOSED ROOF PLAN
A-200	EXISTING AND PROPOSED NORTH ELEVATIONS
A-201	EXISTING AND PROPOSED WEST ELEVATIONS
A-203	EXISTING AND PROPOSED SOUTH ELEVATIONS
A-203-1	PROPOSED SOUTH ELEVATION
A-204	EXISTING AND PROPOSED R STREET ELEVATIONS
A-300	EXISTING AND PROPOSED N/S SECTIONS
A-404	PROPOSED SHELL CANOPY DETAILS
A-410	GARAGE PLAN AND ELEVATIONS
A-411	WOOD SHUTTER DETAILS
A-412	GOOSENECK LANTERN SPEC
A-413	EXISTING WINDOW DETAILS
A-414	PROPOSED WINDOW DETAILS
A-415	EXISTING DOOR DETAILS
A-416	PROPOSED DOOR DETAILS
A-500	SCHEDULES

APPLICABLE CODES

2017 District Of Columbia Building Code

2015 International Residential Code, Amended by the District of Columbia
Construction Codes Supplement of 2017

2013 ASHRAE 90.1, as amended by the District of Columbia Municipal Regulations (DCMR) Title 12, Sections A through M

SCOPE OF WORK

1. BUILD NEW GARAGE
2. BUILD NEW FRONT DORMERS
3. BUILD NEW FRONT DOOR SURROUND
4. ADD SHUTTERS
5. RENOVATE INTERIOR

STREET VIEW



STREET ELEVATION



PROJECT DATA

	EXISTING	PROPOSED
GROSS FLOOR AREA:	3915 SF	3965 SF
BASEMENT:	1125 SF	1125 SF
FIRST FLOOR:	1125 SF	1125 SF
SECOND FLOOR:	1125 SF	1125 SF
THIRD FLOOR	540 SF	590 SF
LOT AREA:	2,057 SF	2,057 SF
LOT COVERAGE:	53.19%	TBD%
CONSTRUCTION CLASSIFICATION:	TYPE III	TYPE III
OCCUPANCY USE:	R-3/GT	R-3/GT
SPRINKLERED:	NO	NO
NUMBER OF STORIES:	2 + Basement	2 + Basement
HEIGHT (BHMP):	32' - 0"	32' - 0"
ELEVATOR:	YES	YES

YEAR BUILT: 1957

CONTACT INFORMATION

ARCHITECT: CHRISTIAN ZAPATKA ARCHITECT, PLLC
3235 P Street NW, Washington, DC 20007 \ 202 333 2735

CIVIL ENGINEER: *Name Comapny*
Address Comapny \ Telephone Nr.

STRUCTURAL ENGINEER: *Name Comapny*
Address Comapny \ Telephone Nr.

MEP ENGINEER: *Name Comapny*
Address Comapny \ Telephone Nr.

BUILDER: *Name Comapny*
Address Comapny \ Telephone Nr.

BLOCK PLAN



CHRISTIAN ZAPATKA ARCHITECT, PLLC
3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

COVER SHEET

SUBMISSION:

CONCEPT

DATE: 10/15/2026

SCALE: 3/16" = 1'-0"

0000



1. NORTHWEST VIEW



2. WEST VIEW



3. WEST VIEW



4. SOUTH VIEW



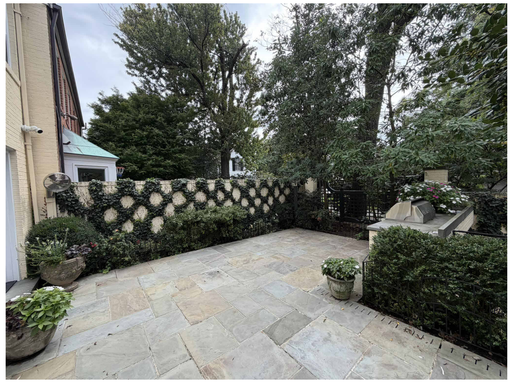
5. CARPORT VIEW



6. CARPORT VIEW



7. REAR PATIO VIEW



8. REAR PATIO VIEW



8. FRONT DOOR VIEW

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

PHOTO SHEET

SUBMISSION:

CONCEPT

DATE: 10/15/2026

SCALE:

A-001



PRECEDENT IMAGE: GARDEN ENTRANCE TO THE ANNA HARRIMAN VANDERBILT HOUSE, 1 SUTTON PLACE, NEW YORK CITY
ARCHITECT: MOTT B. SCHMIDT



PRECEDENT IMAGE: WINDOW SHUTTER OVERLAP, 3033 N STREET NW, WASHINGTON, DC





PRECEDENT IMAGE: WINDOW SHUTTER OVERLAP, 3033 N STREET NW, WASHINGTON, DC

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

PRECEDENT SHEET

SUBMISSION:

CONCEPT

DATE: 10/15/2026

SCALE:

A-002



1A: EXISTING WOOD DOUBLE-HUNG WINDOW WITH DOUBLE GLAZING AND AN ALUMINUM SCREEN INSTALLED IN FRONT OF THE LOWER SASH.



1B: EXISTING WOOD DOUBLE-HUNG WINDOW WITH DOUBLE GLAZING AND AN ALUMINUM SCREEN INSTALLED IN FRONT OF THE LOWER SASH.



1C: EXISTING WOOD DOUBLE-HUNG WINDOW WITH DOUBLE GLAZING AND AN ALUMINUM SCREEN INSTALLED IN FRONT OF THE LOWER SASH.



1D: EXISTING WOOD DOUBLE-HUNG WINDOW WITH DOUBLE GLAZING AND AN ALUMINUM SCREEN INSTALLED IN FRONT OF THE LOWER SASH.



1E: EXISTING WOOD CASEMENT WINDOW WITH DOUBLE GLAZING



1F: EXISTING WOOD CASEMENT WINDOW WITH DOUBLE GLAZING



3A: EXISTING WOOD DOUBLE-HUNG WINDOW WITH DOUBLE GLAZING AND AN ALUMINUM SCREEN INSTALLED IN FRONT OF THE LOWER SASH.



1G: EXISTING WOOD DOUBLE-HUNG WINDOW WITH DOUBLE GLAZING



1H: EXISTING WOOD DOUBLE-HUNG WINDOW WITH DOUBLE GLAZING



1I: EXISTING WOOD DOUBLE-HUNG WINDOW WITH DOUBLE GLAZING

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

EXISTING WINDOWS TO BE REPLACED

SUBMISSION:

CONCEPT

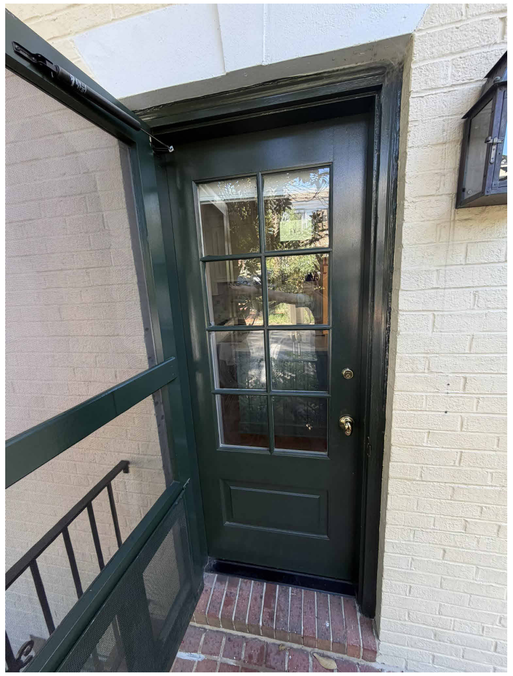
DATE: 10/15/2026

SCALE:

A-003



EX1: EXISTING RED-PAINTED WOOD SIX-PANEL ENTRY DOOR WITH TWO UPPER DOUBLE GLAZED PANELS, BRASS HARDWARE, AND MAIL SLOT.



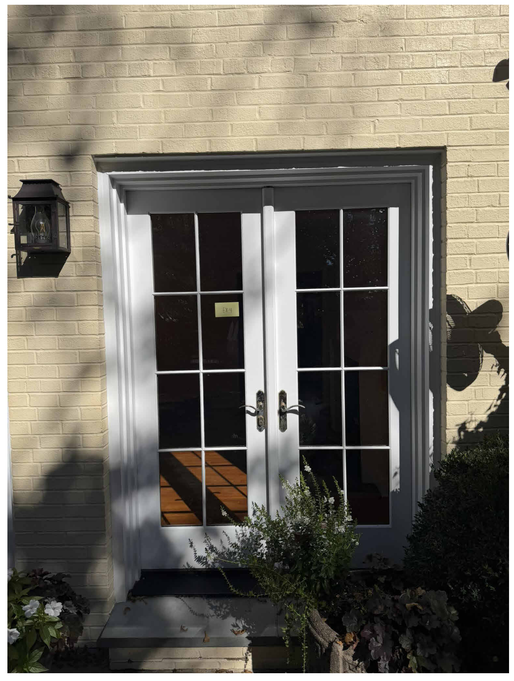
EX5: EXISTING DARK GREEN-PAINTED WOOD SIDE ENTRY DOOR WITH EIGHT-LITE DOUBLE GLAZING, WITH PANEL BELOW, BRASS HARDWARE, AND EXTERIOR SCREEN DOOR.



EX3: EXISTING WHITE-PAINTED WOOD FRENCH DOUBLE DOORS WITH EIGHT-LITE DOUBLE GLAZING AND BRASS HARDWARE.



EX3: EXISTING WHITE-PAINTED WOOD FRENCH DOUBLE DOORS WITH EIGHT-LITE DOUBLE GLAZING AND BRASS HARDWARE.



EX4: EXISTING WHITE-PAINTED WOOD FRENCH DOUBLE DOORS WITH EIGHT-LITE DOUBLE GLAZING AND BRASS HARDWARE.

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

EXTERIOR EXISTING DOORS TO BE REPLACED

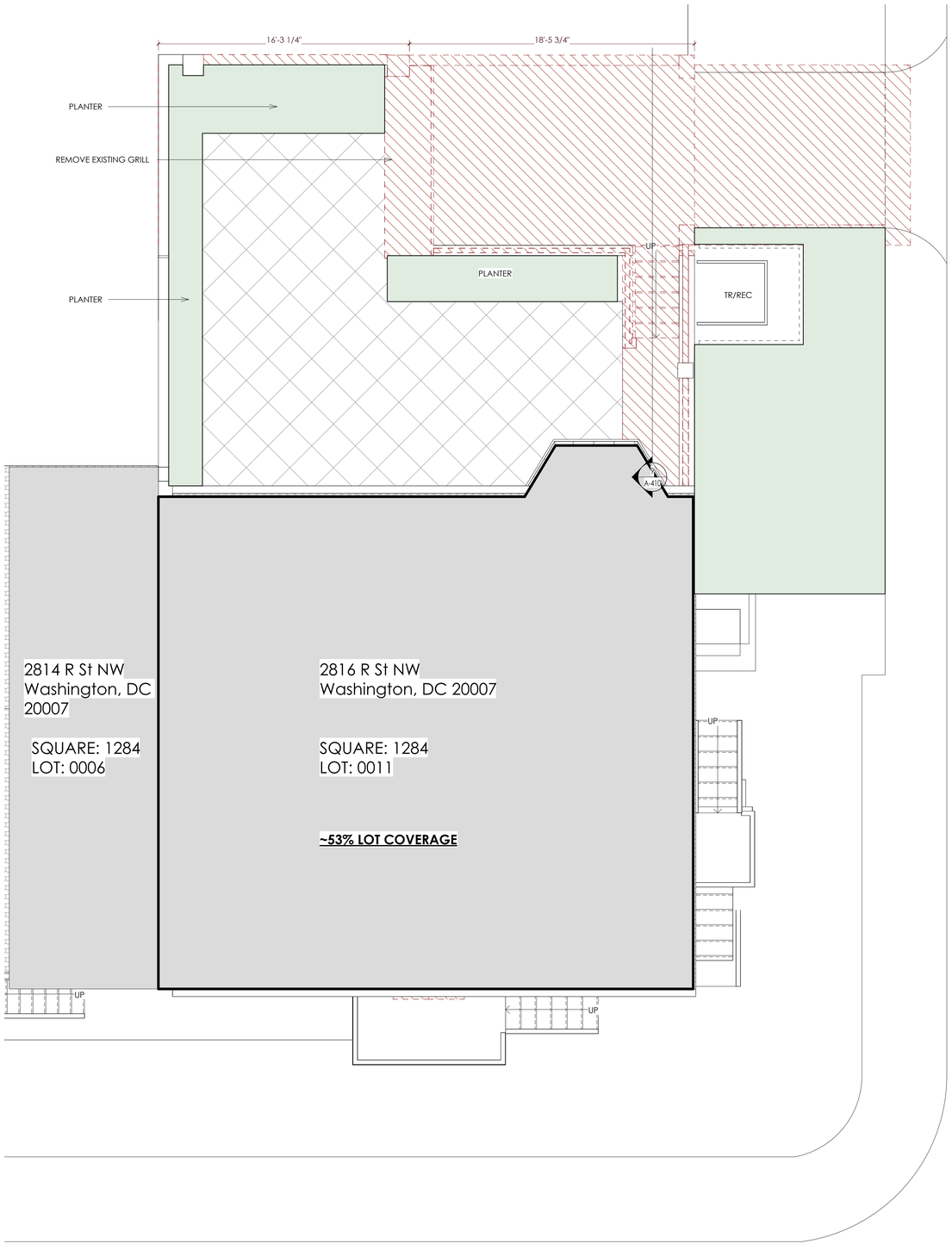
SUBMISSION:

CONCEPT

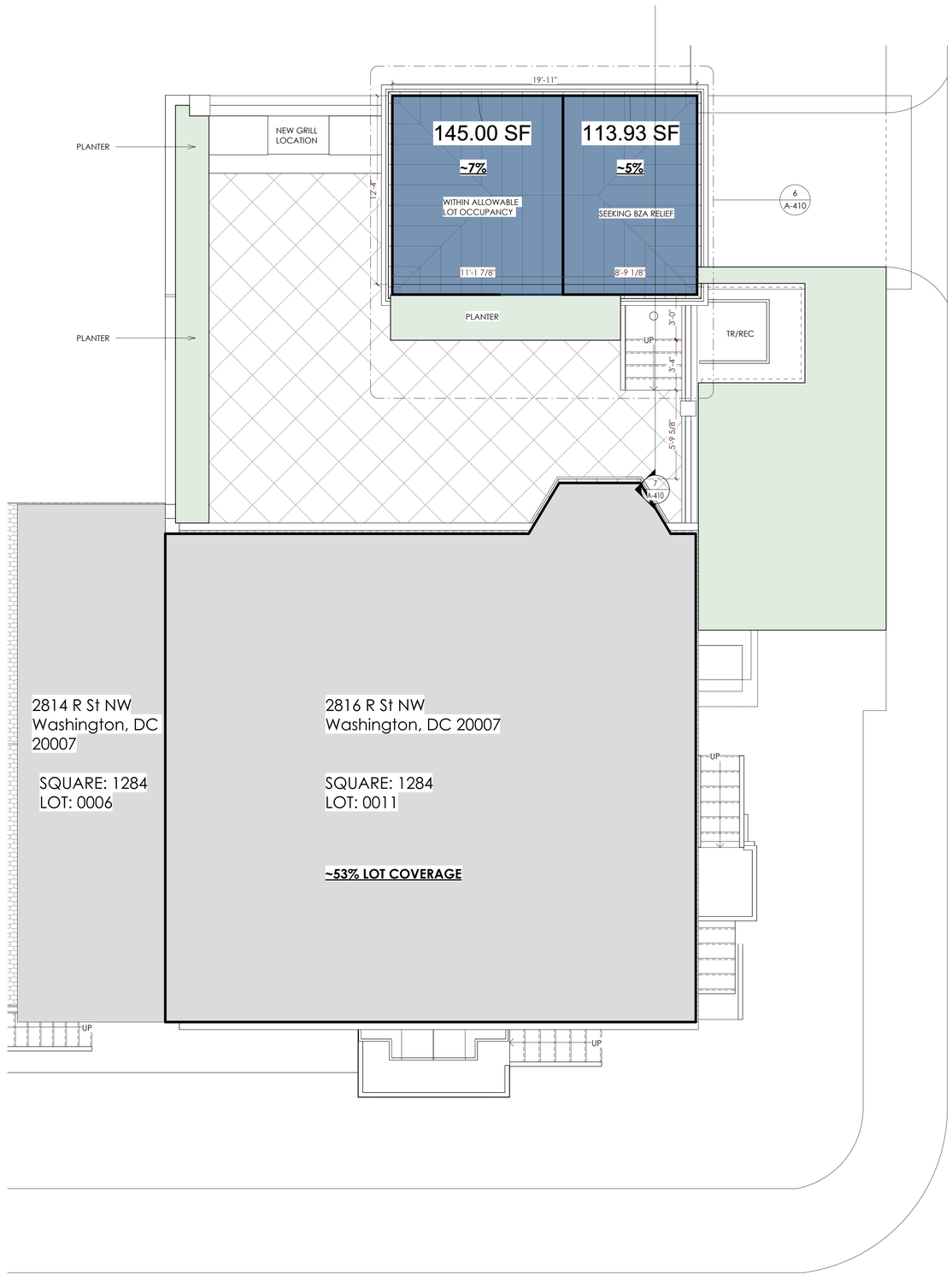
DATE: 10/15/2026

SCALE:

A-004



1 Site Plan - Existing
1/4" = 1'-0"



2 Site Plan - Proposed
1/4" = 1'-0"

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

EXISTING AND PROPOSED SITE PLANS

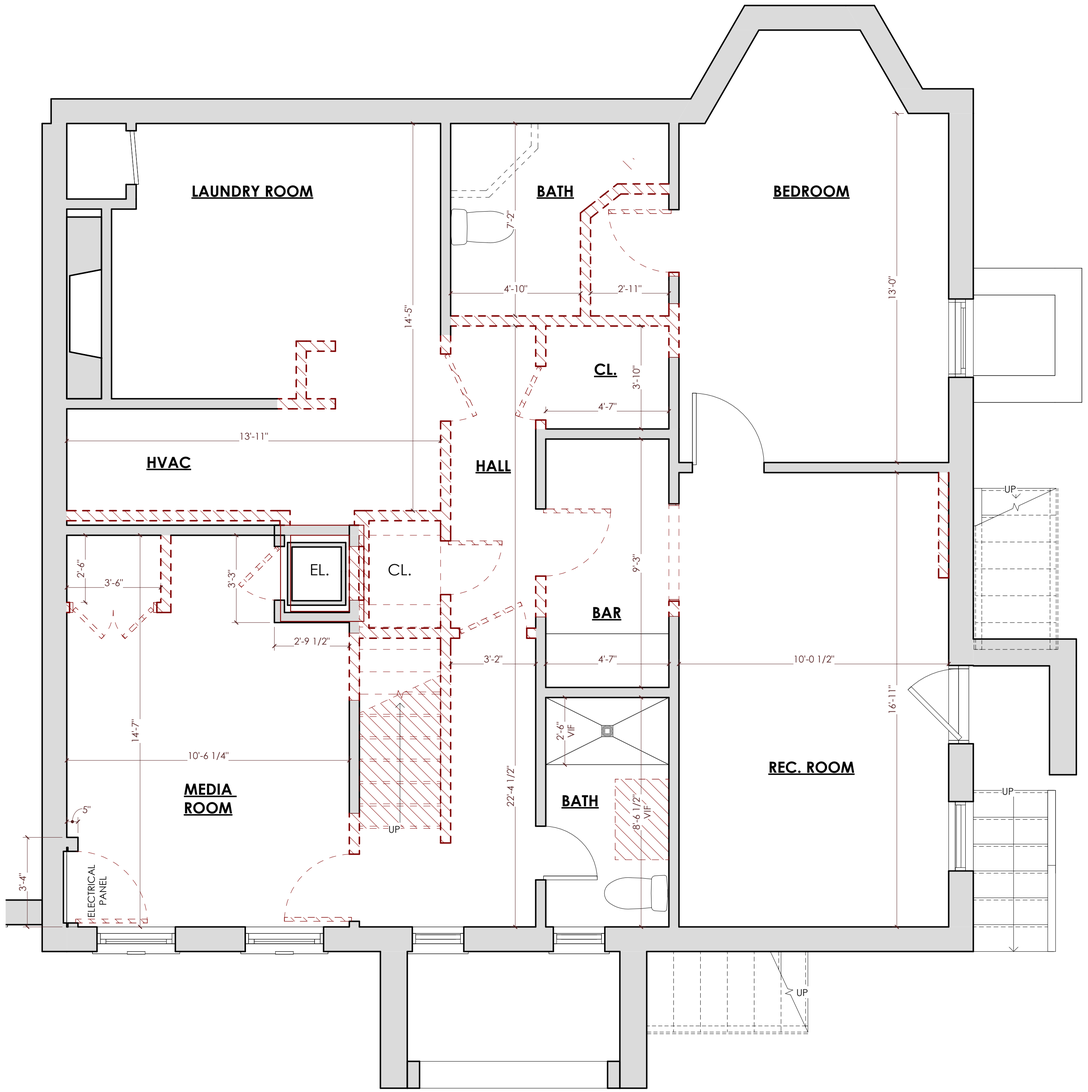
SUBMISSION:

CONCEPT

DATE: 10/15/2026

SCALE: 1/4" = 1'-0"

A-0005



1 EXISTING BASEMENT PLAN
3/8" = 1'-0"



2 PROPOSED BASEMENT PLAN
3/8" = 1'-0"

LEGEND

- TO BE DEMOLISHED
- NEW CONSTRUCTION
- EXISTING TO REMAIN

ALL DIMENSIONS TO BE MEASURED FROM FRAMING TO FRAMING OR TO CENTER OF OPENINGS

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

EXISTING AND PROPOSED BASEMENT FLOOR PLANS

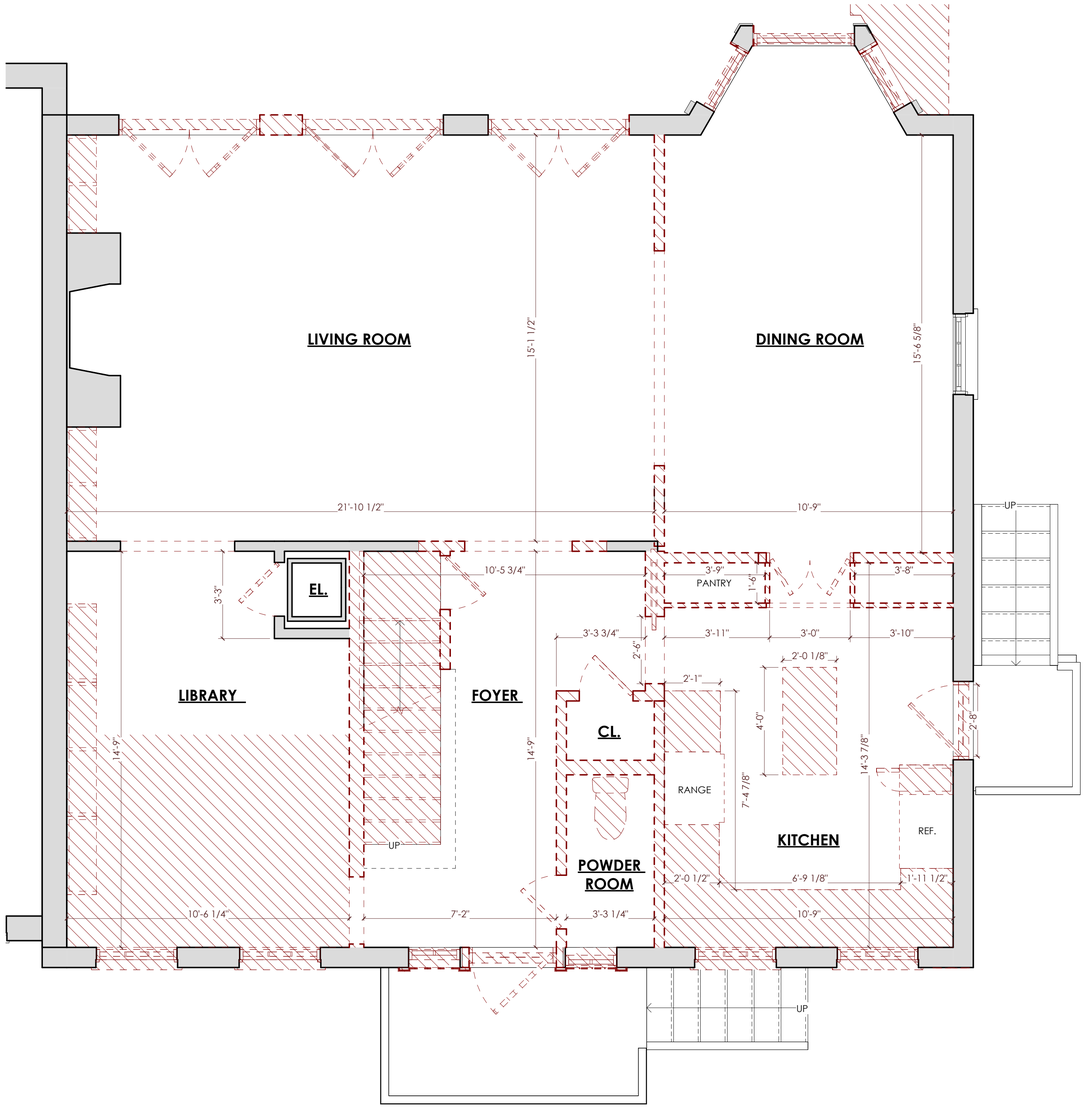
SUBMISSION:

CONCEPT

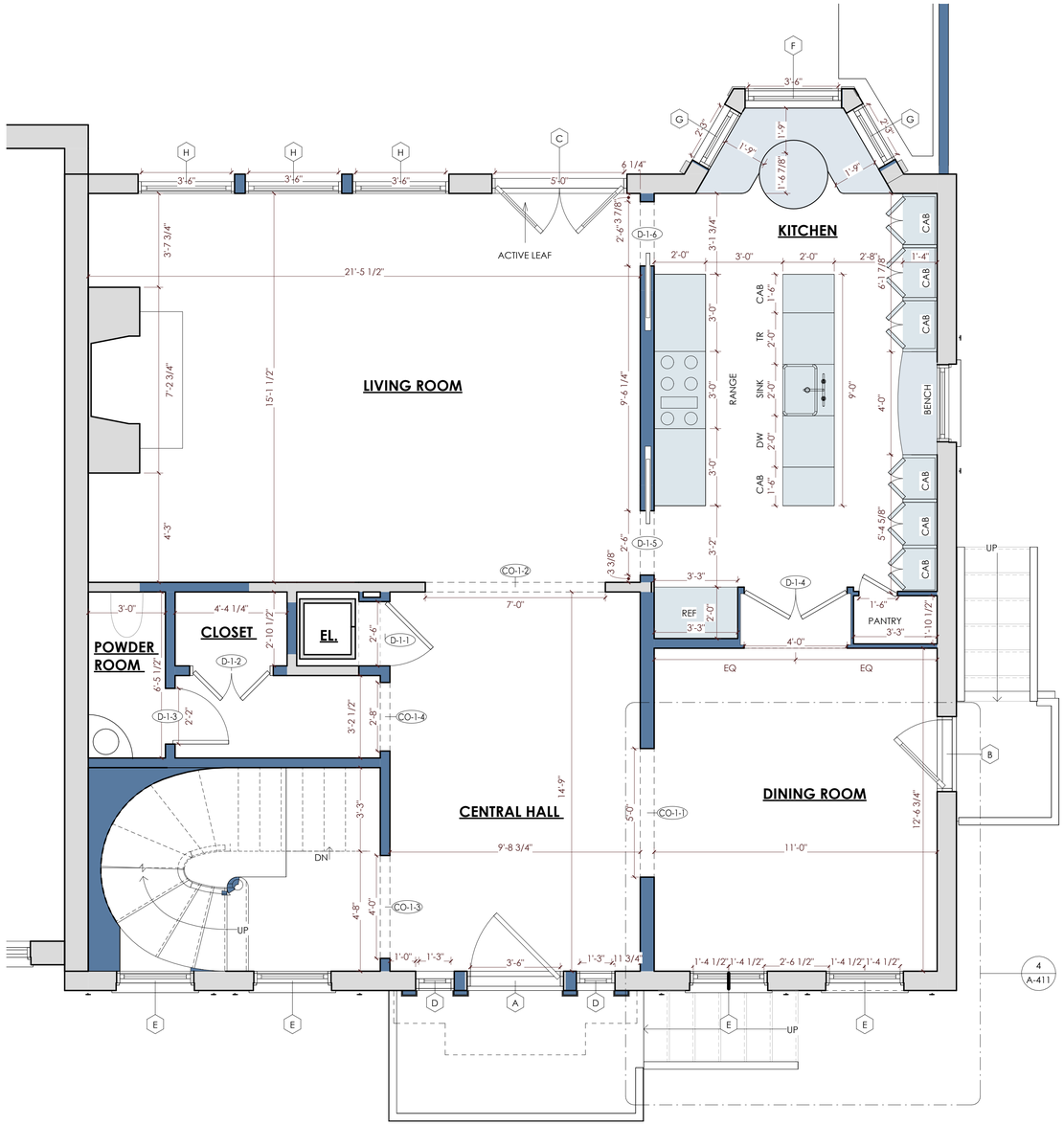
DATE: 10/15/2026

SCALE: As indicated

A-100



1 EXISTING FIRST FLOOR PLAN
3/8" = 1'-0"



2 PROPOSED FIRST FLOOR PLAN
3/8" = 1'-0"

LEGEND

- TO BE DEMOLISHED
- NEW CONSTRUCTION
- EXISTING TO REMAIN

ALL DIMENSIONS TO BE MEASURED FROM FRAMING TO FRAMING OR TO CENTER OF OPENINGS

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

EXISTING AND PROPOSED FIRST FLOOR PLANS

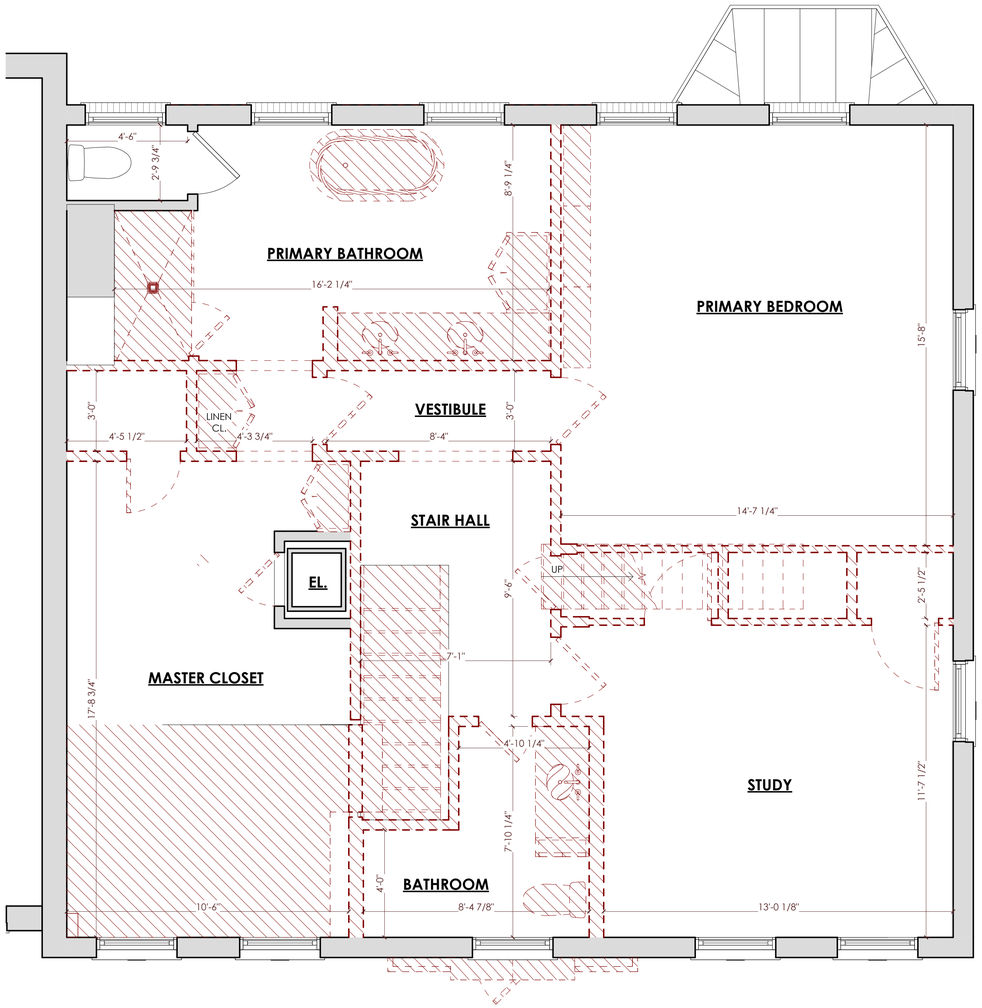
SUBMISSION:

CONCEPT

DATE: 10/15/2026

SCALE: As indicated

A-101



1 EXISTING SECOND FLOOR PLAN
3/8" = 1'-0"



2 PROPOSED SECOND FLOOR PLAN
3/8" = 1'-0"

LEGEND

- TO BE DEMOLISHED
- NEW CONSTRUCTION
- EXISTING TO REMAIN

ALL DIMENSIONS TO BE MEASURED FROM FRAMING TO FRAMING OR TO CENTER OF OPENINGS

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

EXISTING AND PROPOSED SECOND FLOOR PLANS

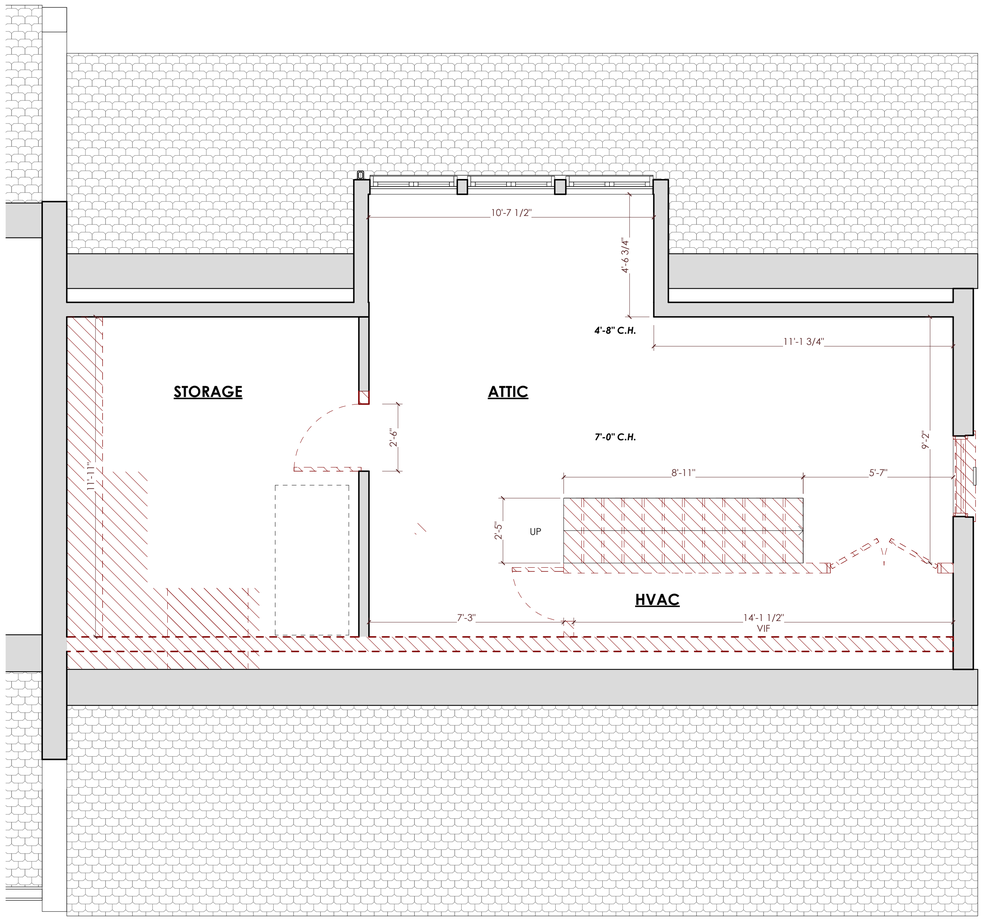
SUBMISSION:

CONCEPT

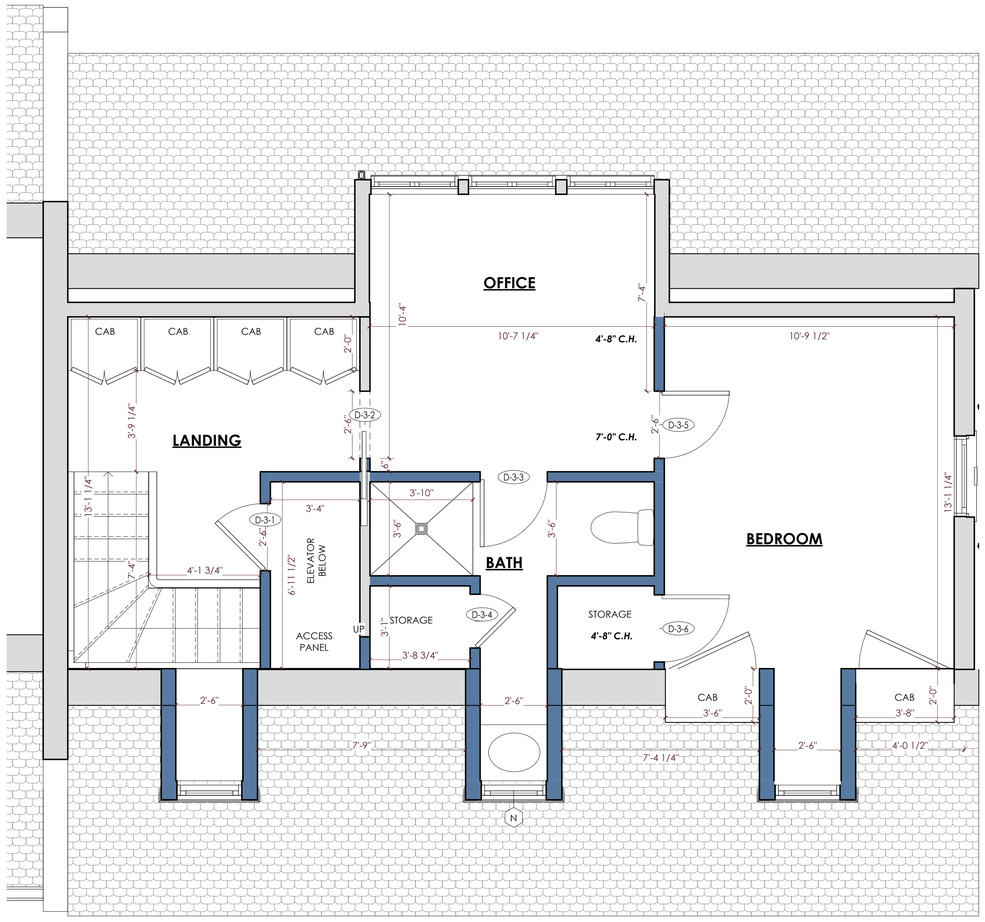
DATE: 10/15/2026

SCALE: As indicated

A-102



1 EXISTING THIRD FLOOR PLAN
3/8" = 1'-0"



2 PROPOSED THIRD FLOOR PLAN
3/8" = 1'-0"

LEGEND

- TO BE DEMOLISHED
- NEW CONSTRUCTION
- EXISTING TO REMAIN

ALL DIMENSIONS TO BE MEASURED FROM FRAMING TO FRAMING OR TO CENTER OF OPENINGS

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

EXISTING AND PROPOSED THIRD FLOOR PLANS

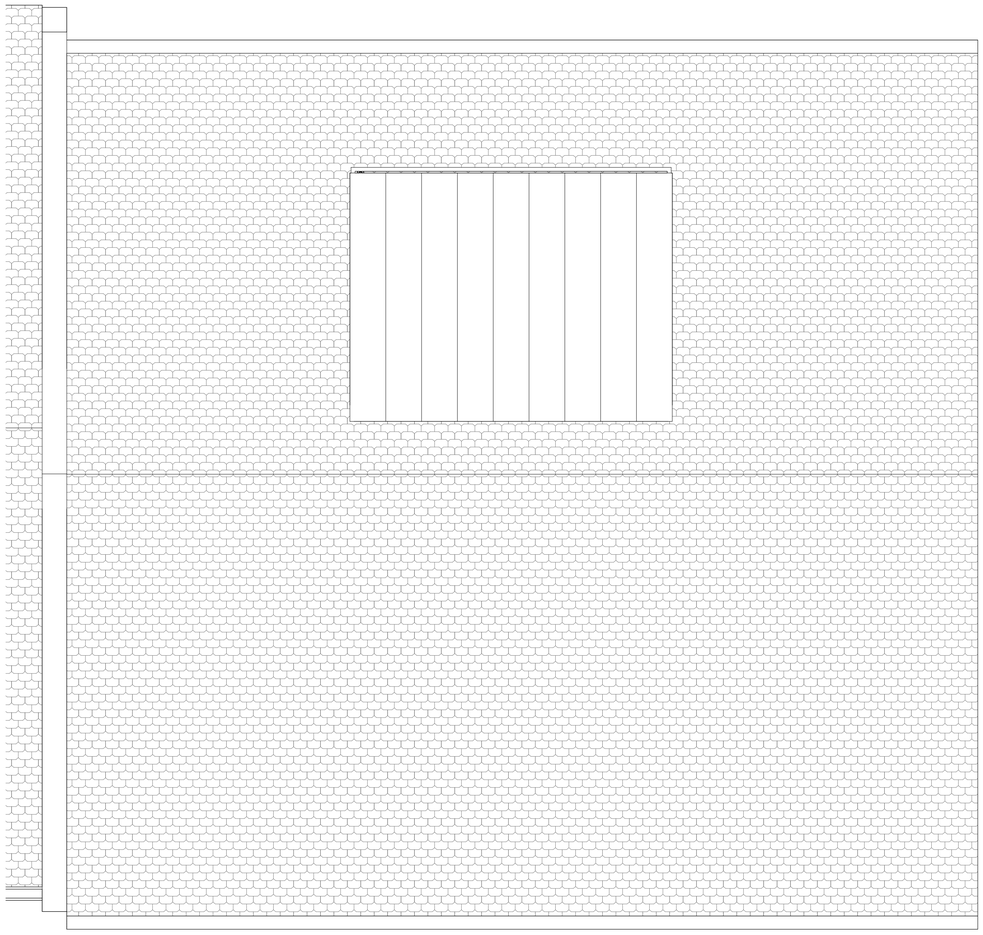
SUBMISSION:

CONCEPT

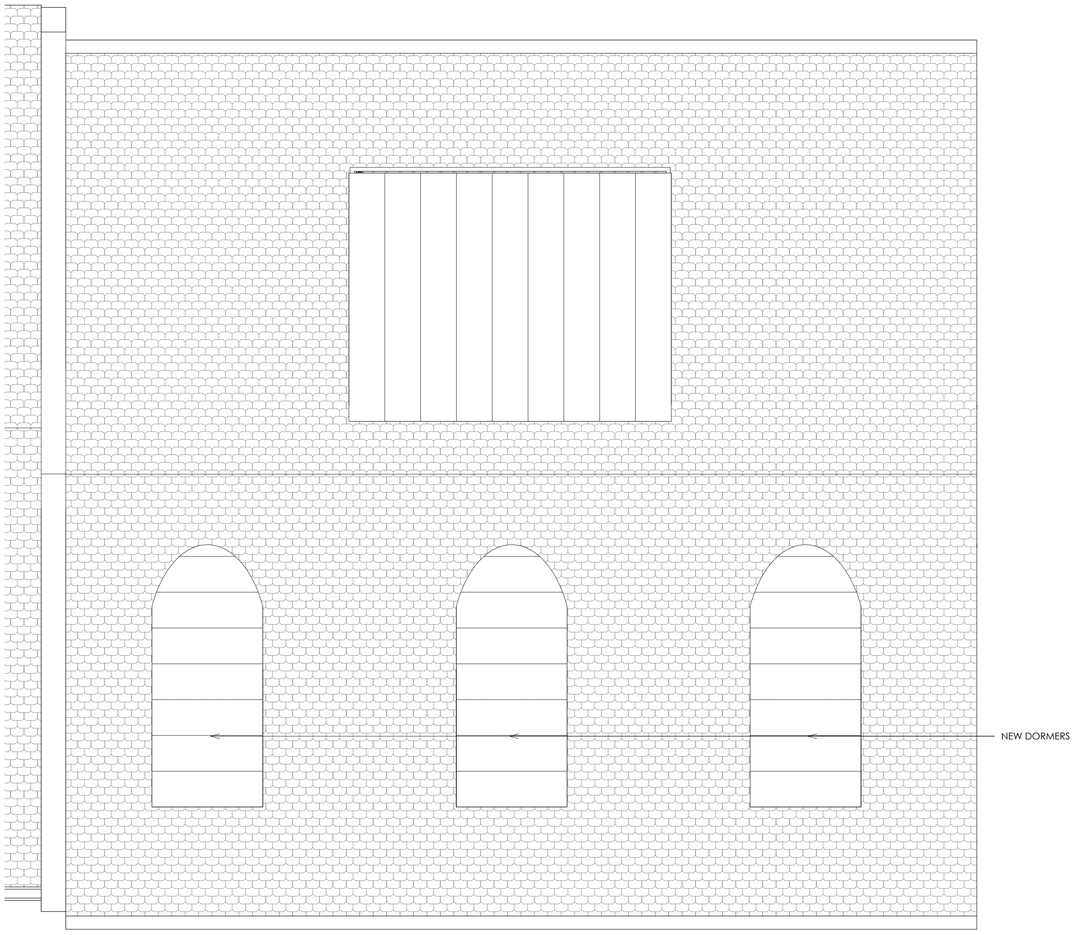
DATE: 10/15/2026

SCALE: As indicated

A-103



1 EXISTING ROOF PLAN
3/8" = 1'-0"



3 PROPOSED ROOF PLAN
3/8" = 1'-0"

LEGEND

TO BE DEMOLISHED

NEW CONSTRUCTION

EXISTING TO REMAIN

ALL DIMENSIONS TO BE MEASURED FROM FRAMING TO FRAMING OR TO CENTER OF OPENINGS

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

EXISTING AND PROPOSED ROOF PLAN

SUBMISSION:

CONCEPT

DATE: 10/15/2026

SCALE: As indicated

A-104



1 EXISTING NORTH ELEVATION
3/8" = 1'-0"



2 PROPOSED NORTH ELEVATION
3/8" = 1'-0"

LEGEND

TO BE DEMOLISHED

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

EXISTING AND PROPOSED NORTH ELEVATIONS

SUBMISSION:

CONCEPT

DATE: 10/15/2026

SCALE: As indicated

A-200





LEGEND

TO BE DEMOLISHED

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

EXISTING AND PROPOSED WEST ELEVATIONS

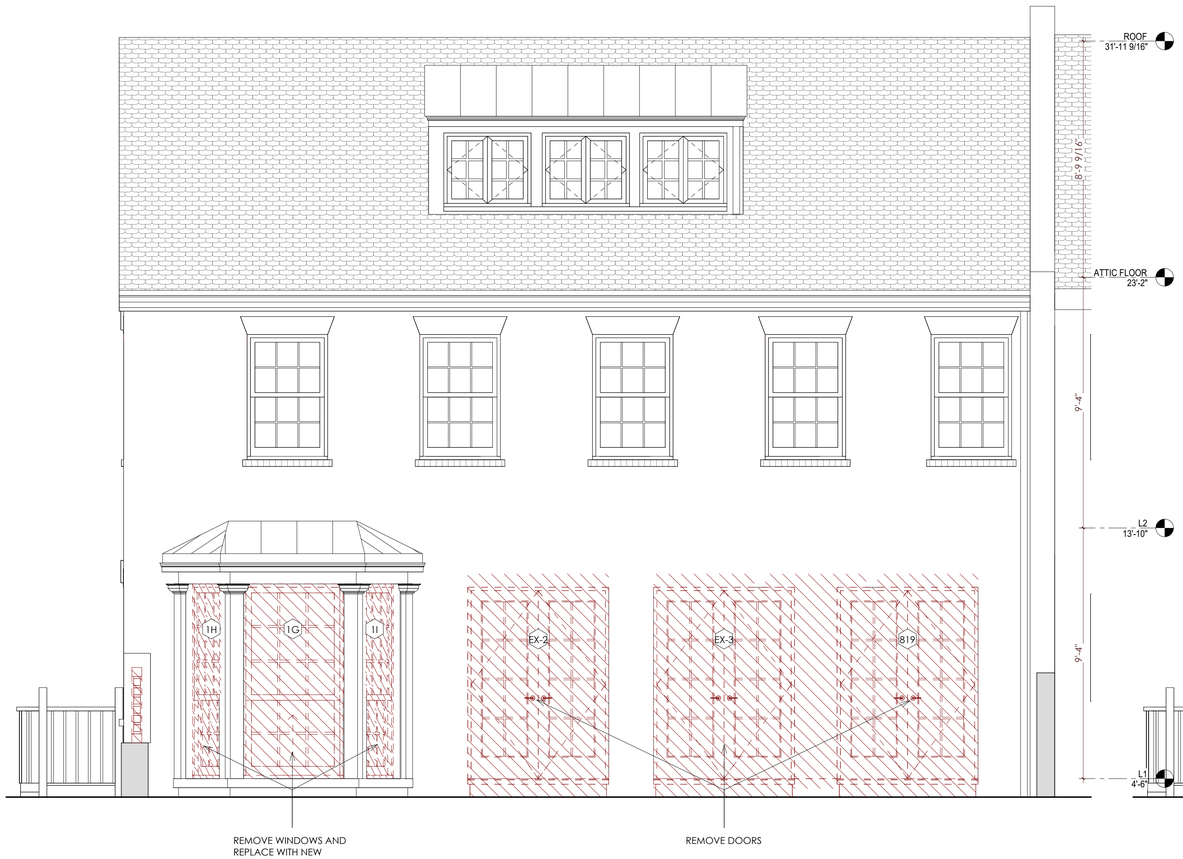
SUBMISSION:

CONCEPT

DATE: 10/15/2026

SCALE: 1/4" = 1'-0"

A-201



1 EXISTING SOUTH ELEVATION
3/8" = 1'-0"



2 PROPOSED SOUTH ELEVATION
3/8" = 1'-0"

LEGEND

TO BE DEMOLISHED

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT, THIS DRAWING
CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

EXISTING AND PROPOSED SOUTH ELEVATIONS

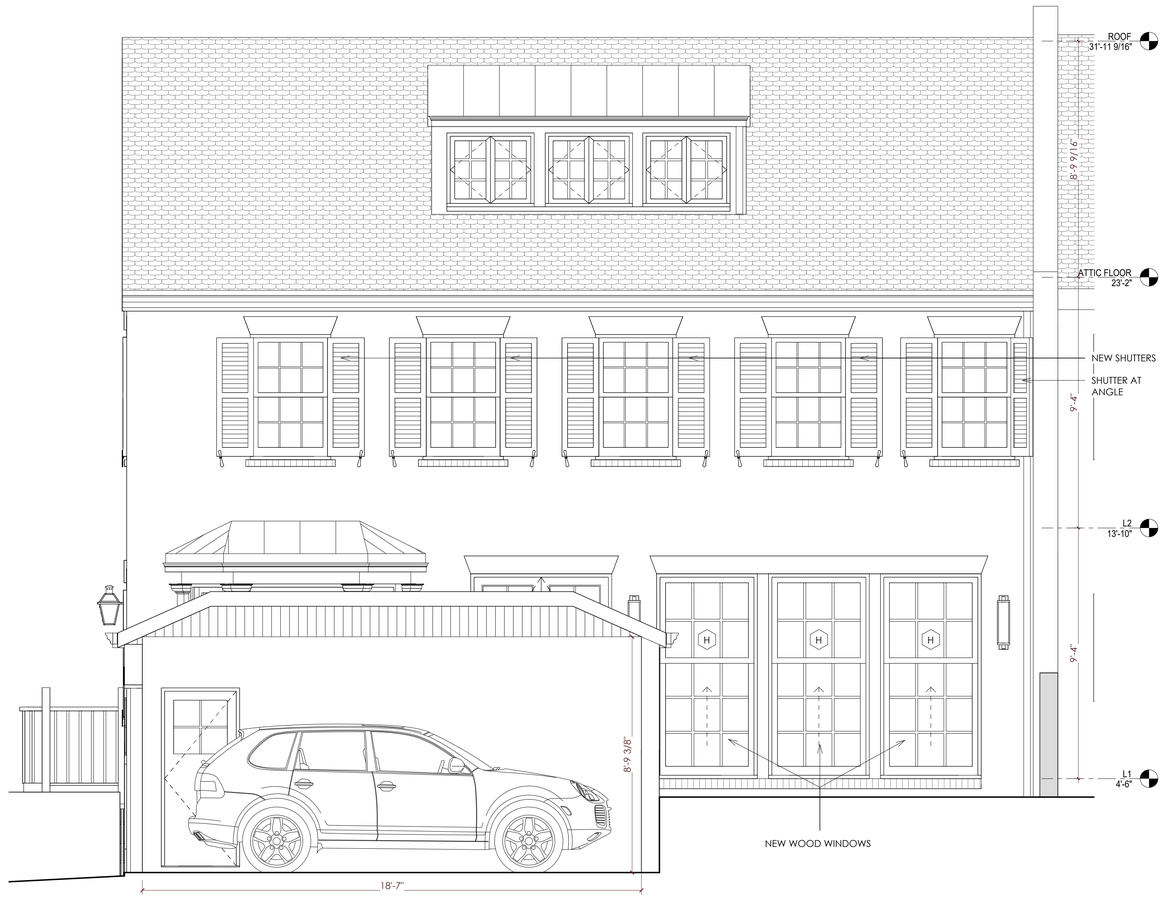
SUBMISSION:

CONCEPT

DATE: 10/15/2026

SCALE: As indicated

A-203



1 PROPOSED SOUTH ELEVATION - Section Thru Garage
3/8" = 1'-0"

LEGEND

TO BE DEMOLISHED

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

PROPOSED SOUTH ELEVATION

SUBMISSION:

CONCEPT

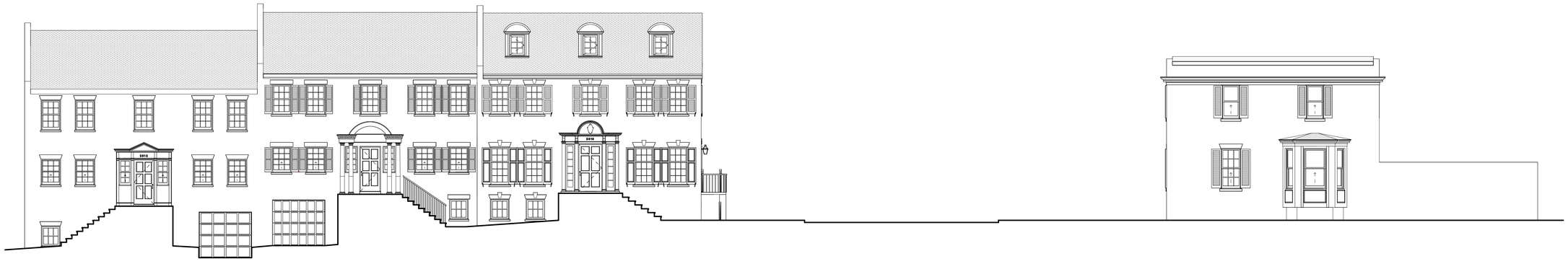
DATE: 10/15/2026

SCALE: As indicated

A-203-1



1 EXISTING R STREET ELEVATION
1/8" = 1'-0"



2 PROPOSED R STREET ELEVATION
1/8" = 1'-0"

LEGEND

TO BE DEMOLISHED

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

EXISTING AND PROPOSED R STREET ELEVATIONS

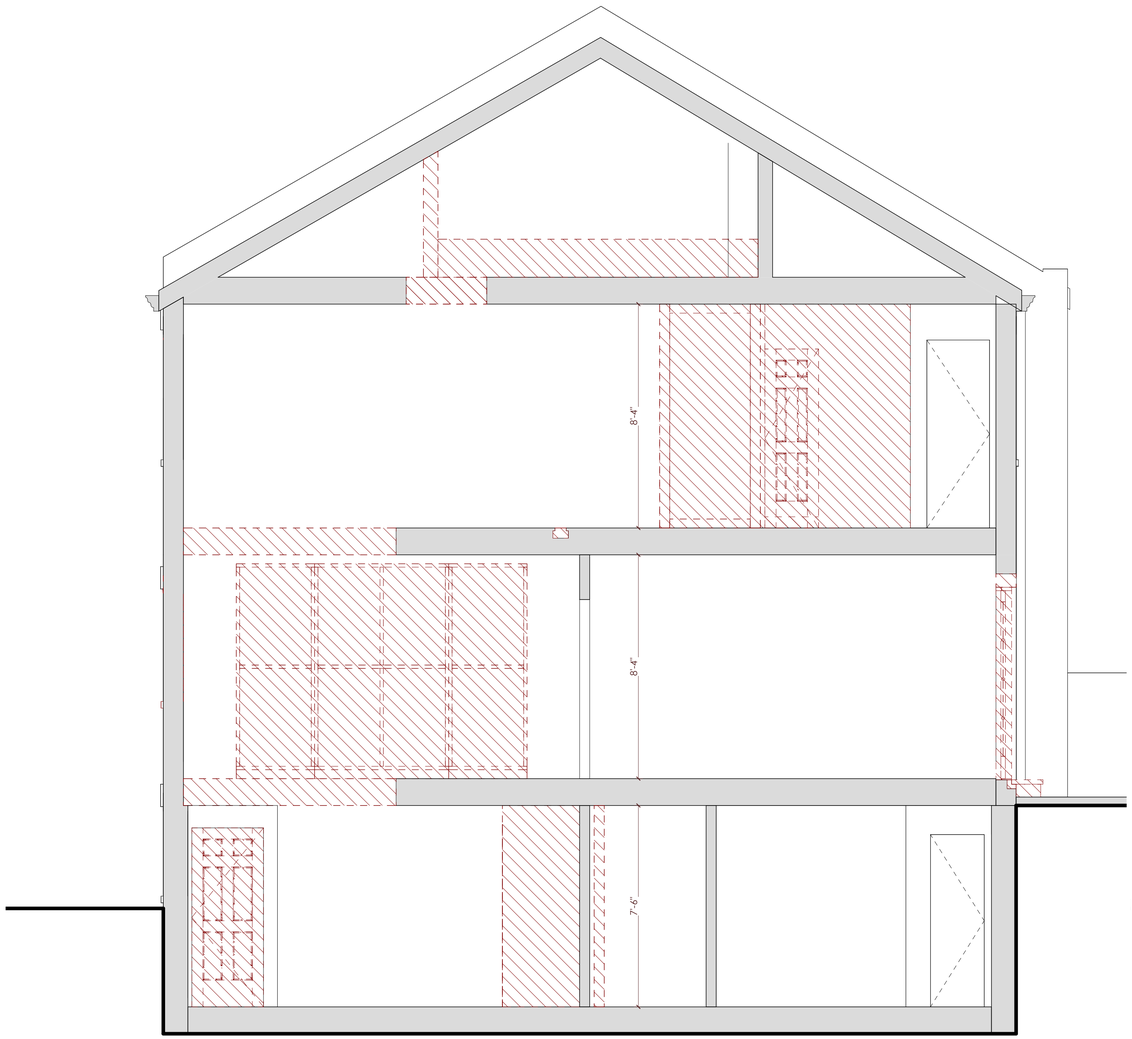
SUBMISSION:

CONCEPT

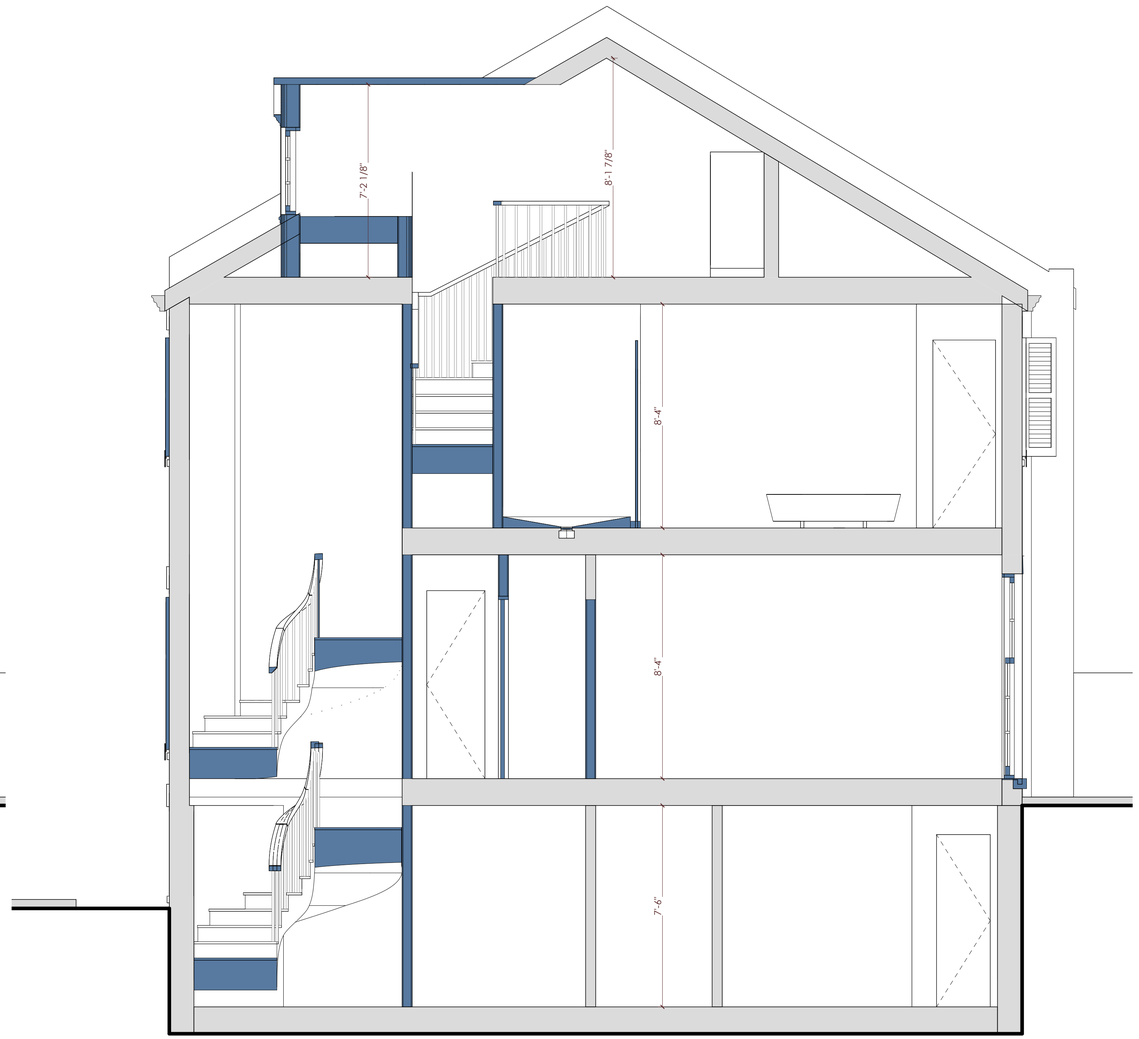
DATE: 10/15/2026

SCALE: As indicated

A-204



1 EXISTING N/S BUILDING SECTION
3/8" = 1'-0"



2 PROPOSED N/S BUILDING SECTION - THROUGH DORMER
3/8" = 1'-0"

LEGEND

TO BE DEMOLISHED

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

EXISTING AND PROPOSED N/S SECTIONS

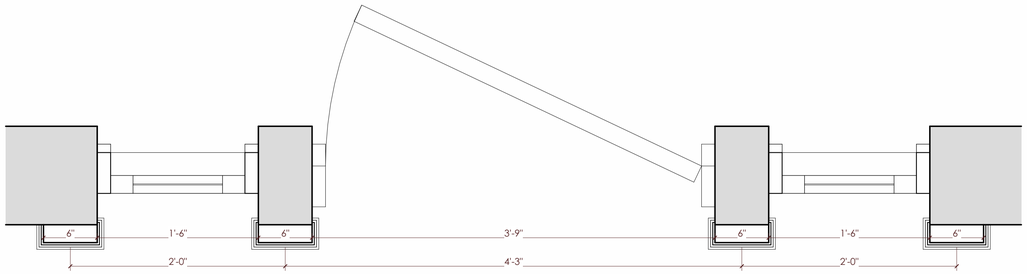
SUBMISSION:

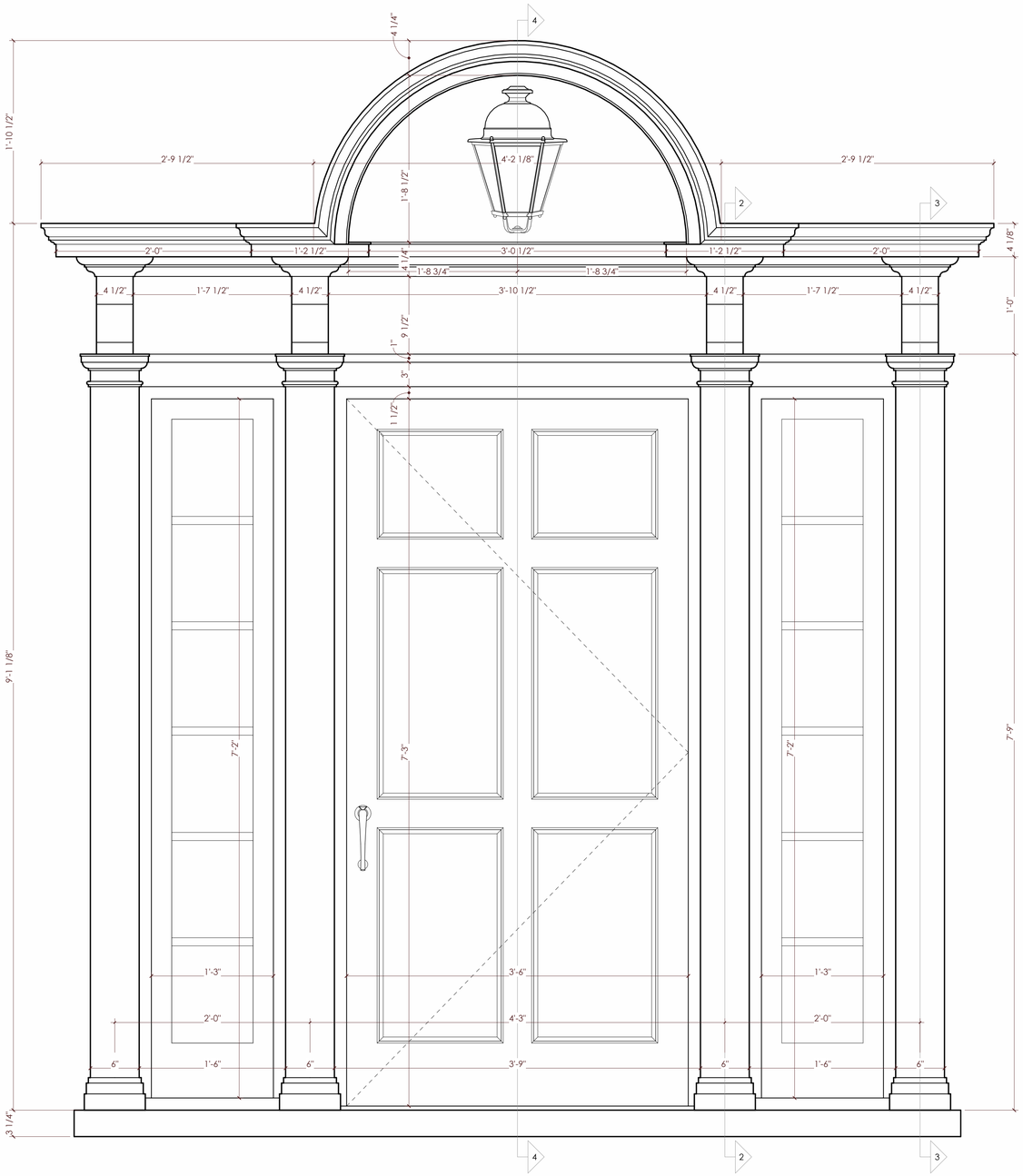
CONCEPT

DATE: 10/15/2026

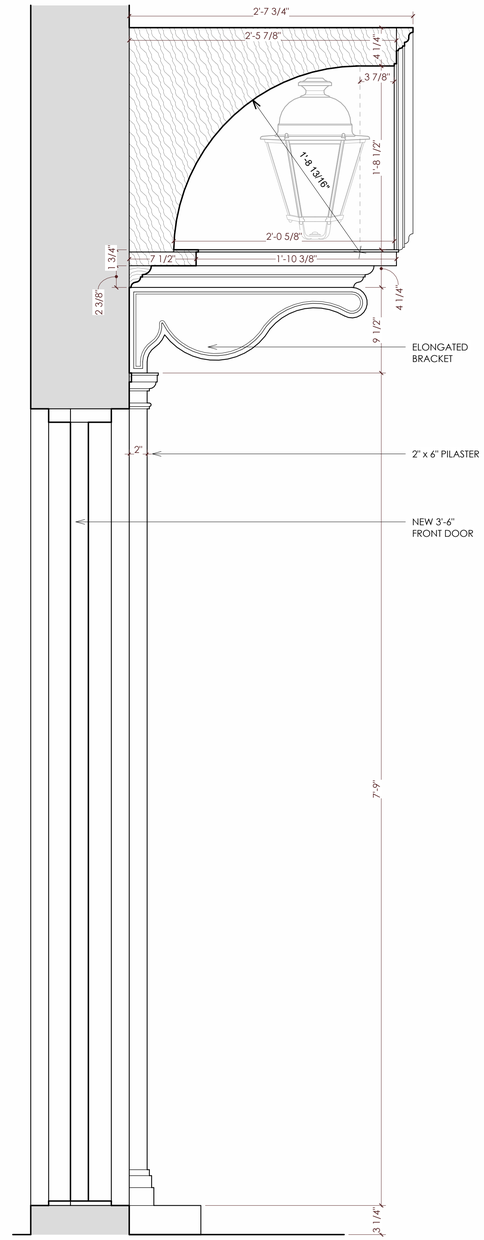
SCALE: As indicated

A-300

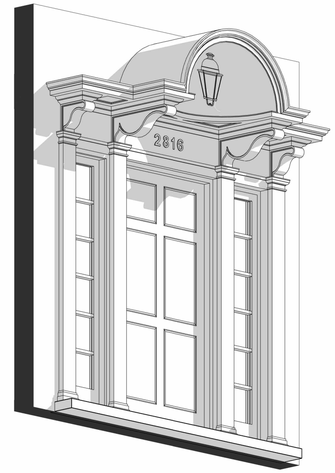




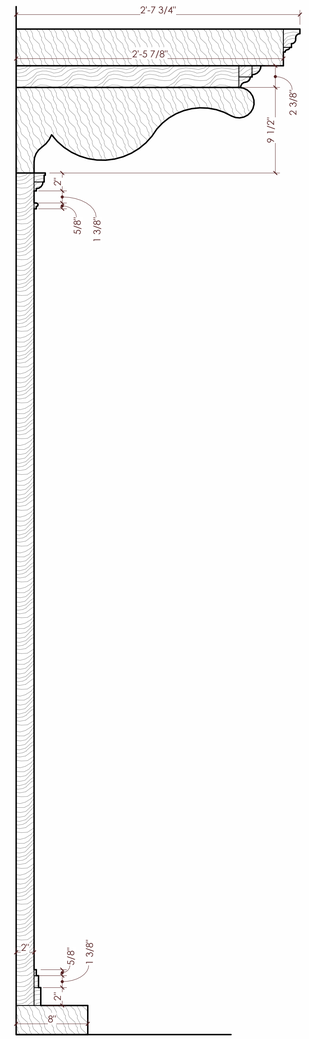
1 FRONT ELEVATION WITH PLAN ABOVE



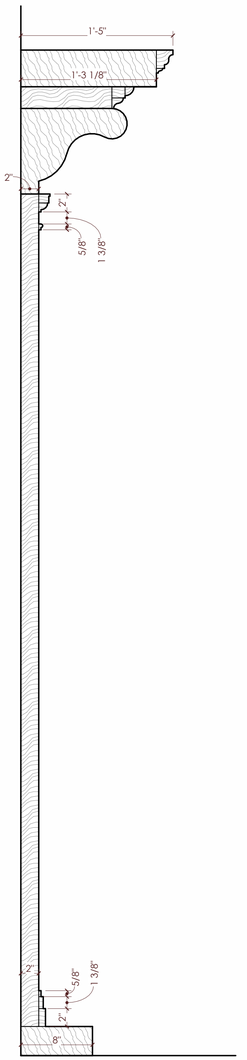
4 SECTION THRU FRONT DOOR
1 1/2" = 1'-0"



5 3D - Proposed Shell Canopy - 2



2 SECTION THRU ELONGATED BRACKET



3 SECTION THRU COMPACT BRACKET
1 1/2" = 1'-0"

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

PROPOSED SHELL CANOPY DETAILS

SUBMISSION:

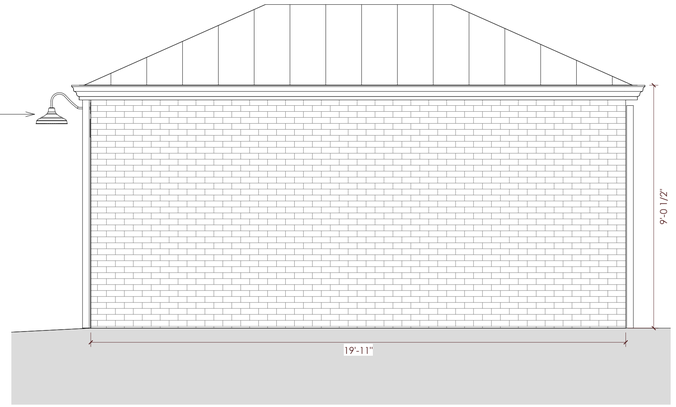
CONCEPT

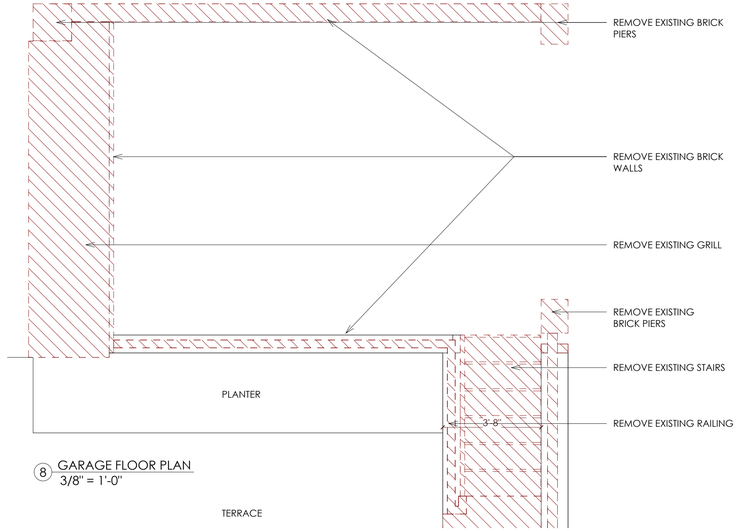
DATE: 10/15/2026

SCALE: 1 1/2" = 1'-0"

A-404

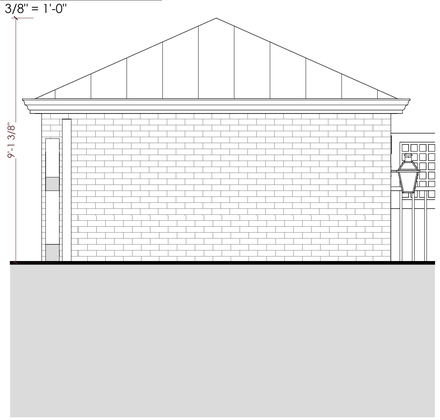




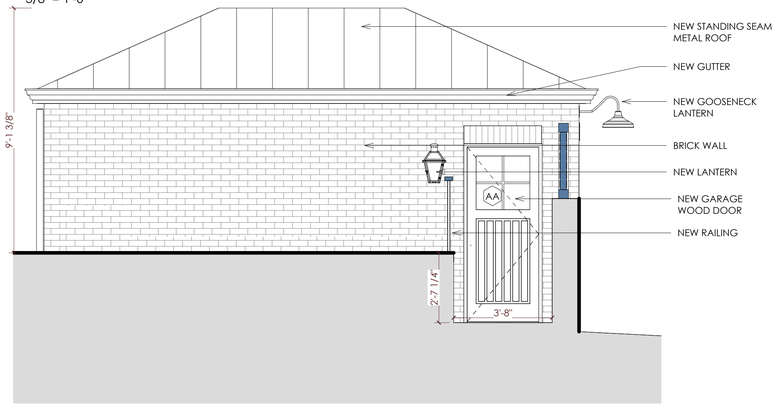


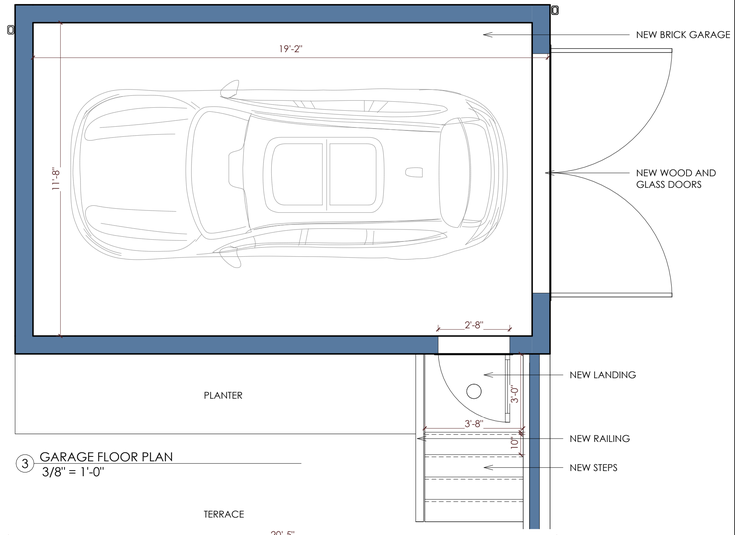
8 GARAGE FLOOR PLAN
3/8" = 1'-0"

1 GARAGE WEST ELEVATION
3/8" = 1'-0"



2 GARAGE SOUTH ELEVATION
3/8" = 1'-0"

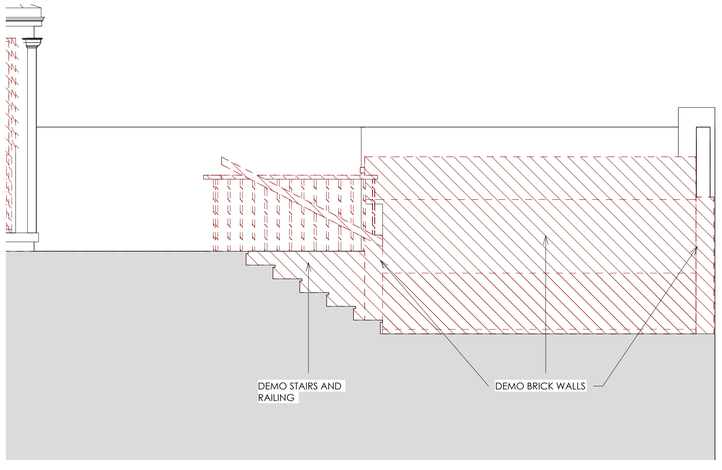




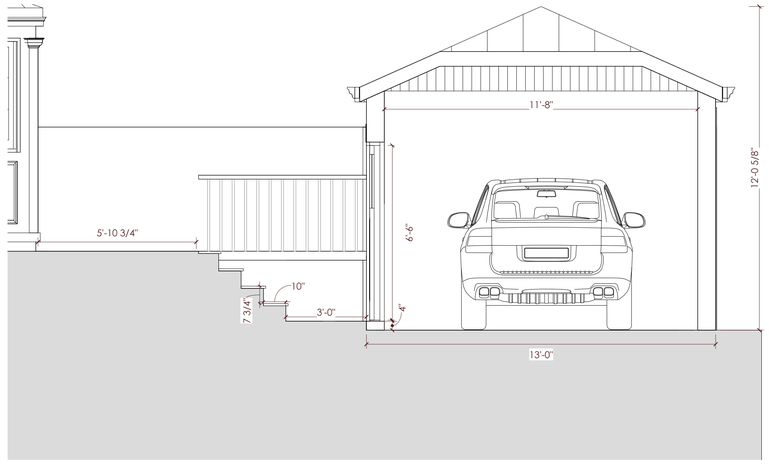
3 GARAGE FLOOR PLAN
3/8" = 1'-0"

4 GARAGE EAST ELEVATION
3/8" = 1'-0"

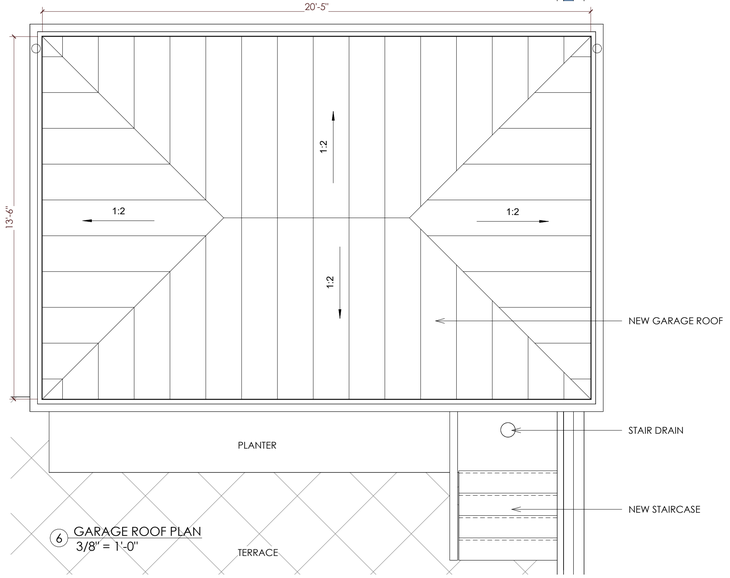
5 GARAGE NORTH ELEVATION
3/8" = 1'-0"



9 EXISTING GARAGE STAIR SECTION
3/8" = 1'-0"



7 PROPOSED GARAGE STAIR SECTION
3/8" = 1'-0"



6 GARAGE ROOF PLAN
3/8" = 1'-0"

CHRISTIAN ZAPATKA ARCHITECT, PLLC
3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

GARAGE PLAN AND ELEVATIONS

SUBMISSION:

CONCEPT

DATE: 10/15/2026

SCALE: 3/8" = 1'-0"

A-410





WL1: 1-3/4" Fixed Louver Shutter

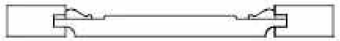
Deeply textured and dramatic. The wide louvers, set at a 30-degree pitch on 1-1/2" centers, make the magic of the play of light. From morning until evening, there is constant visual interest as light and shadow play across the surface of each shutter.

Cross Section:

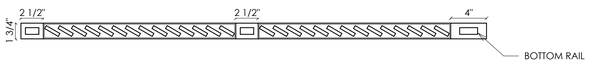
Available In:
Endurian (Exclusive PVC), Premium Wood

SHUTTER SPECIFICATIONS

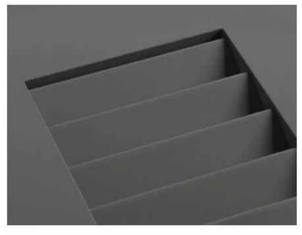
Cross Section:



Stiles	2-½"
Top Rail	2-½"
Middle Rail(s)	2-½"
Bottom Rail	4"
Panel Thickness	3/4" +/-
Stile/Rail Thickness	1-5/16"



1 Shutter Detail - Cross Section



WL1 Specifications

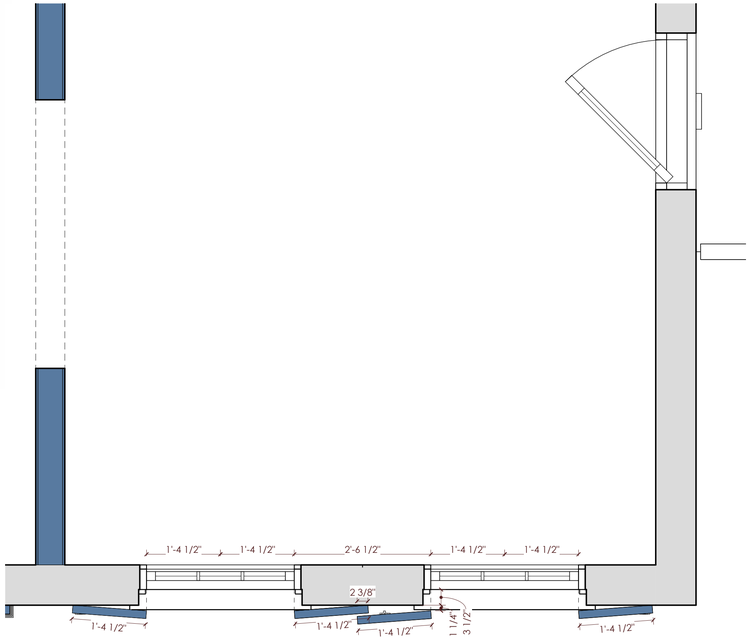
Stiles	2-1/2"
Top Rail	2-1/2"
Middle Rail(s)	2-1/2"
Bottom Rail	3-3/4" to 5"
Stile/Rail Thickness	1-5/16"
Louver Pitch	30 degrees
Louver Spacing	1-1/2" on center
Louver Thickness	3/8"
Louver Width	1-3/4"

LOUVER SHUTTER



Product Specifications	
PROPERTY	VALUE
Finish	Black Powder Coated
Fulfillment Time	Most hardware will be shipped in 1-2 weeks
Head Height	7-1/2"
Material	Steel
Mount Type	Lag, Plate, Sill
Quantity	Sold Per Pair
Strength	Standard Duty

Propeller Shutter Tiebacks



4 SHUTTER PLAN VIEW
3/4" = 1'-0"



3 SHUTTER DETAIL - ELEVATION
3/4" = 1'-0"



SOUTH VIEW

NEW ANGLED SHUTTER IN CORNER TO BE ADDED



2 ANGLGED SHUTTER 3D VIEW

CHRISTIAN ZAPATKA ARCHITECT, PLLC
3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

WOOD SHUTTER DETAILS

SUBMISSION:

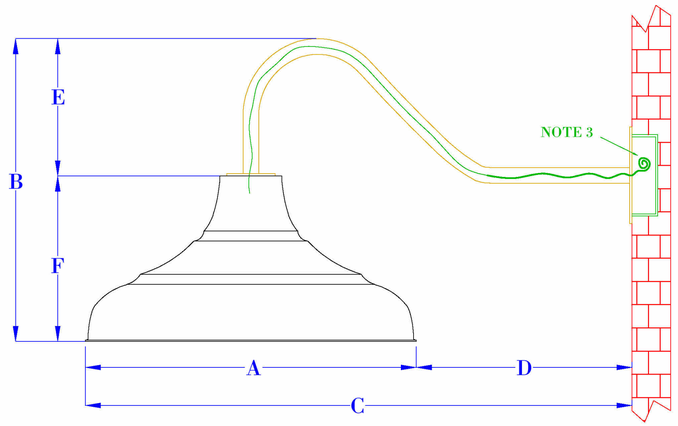
CONCEPT

DATE: 10/15/2026

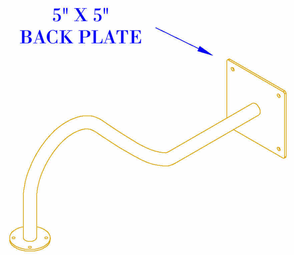
SCALE: As indicated

A-411





SIDE VIEW
(NTS)



ISOMETRIC VIEW
(NTS-BRACKET ONLY)

NOTES:

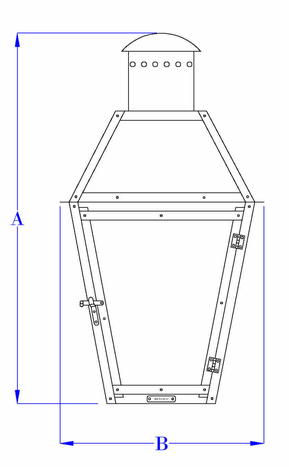
1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND

SIZE:	14"	16"	18"
A:	14"	16"	18"
B:	14"	15 $\frac{1}{8}$"	15 $\frac{1}{2}$"
C:	24 $\frac{3}{8}$"	27 $\frac{7}{8}$"	30"
D:	10 $\frac{1}{4}$"	11 $\frac{5}{8}$"	12 $\frac{1}{2}$"
E:	7"	7"	7"
F:	7"	8 $\frac{1}{8}$"	8 $\frac{1}{2}$"

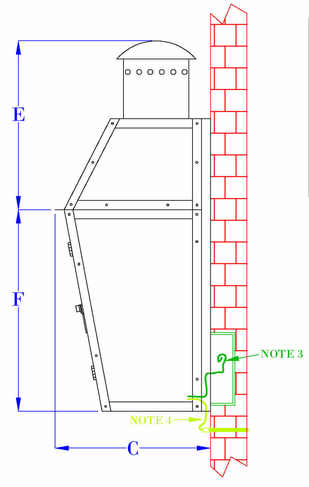
BEVOLO GAS & ELECTRIC LIGHTS			DRW BY:	JJG
LIGHT:	WAREHOUSE DISTRICT	DATE:	APP. BY:	JJG
BRACKET:	GOOSENECK	1-13-26	REVISION:	8

COPYRIGHT 2026, BEVOLO GAS & ELECTRIC LIGHTS. THIS DRAWING AND ANY DESIGN OR DATA CONTAINED THEREIN ARE CONSIDERED PROPERTY OF BEVOLO GAS AND ELECTRIC LIGHTS. NEITHER THE DRAWING NOR ITS CONTENT MAY BE COPIED, REPRODUCED, OR EDITED TO A LIKENESS WITHOUT THE WRITTEN CONSENT OF BEVOLO GAS AND ELECTRIC LIGHTS.





FRONT VIEW
(NTS)



SIDE VIEW
(NTS)

FLUSH MOUNTED
GAS FIXTURES
CANNOT BE MOUNTED TO
ANY COMBUSTIBLE
MATERIALS INCLUDING
WOOD,VINYL, PVC
OR COMPOSITES

NOTES:

1. MOUNTING HARDWARE SUPPLIED BY OTHERS
2. FIXTURES ARE HANDCRAFTED. DIMENSIONS MAY VARY PLUS OR MINUS $\frac{1}{4}$"
3. ELECTRIC LIGHTS SUPPLIED WITH 18/2 WIRE WITH GROUND
4. GAS LIGHTS SUPPLIED WITH $\frac{3}{16}$" COPPER GAS LINE AND $\frac{3}{16}$" x $\frac{1}{4}$" GAS LINE ADAPTOR

SIZE:	18"	21"	24"
A:	17 $\frac{3}{4}$"	20 $\frac{1}{2}$"	25 $\frac{1}{4}$"
B:	10 $\frac{1}{2}$"	11 $\frac{1}{2}$"	13 $\frac{1}{4}$"
C:	8"	8 $\frac{7}{8}$"	10 $\frac{1}{4}$"
E:	7 $\frac{5}{8}$"	9 $\frac{3}{8}$"	12 $\frac{3}{8}$"
F:	10 $\frac{1}{8}$"	11 $\frac{1}{8}$"	12 $\frac{7}{8}$"

BEVOLO GAS & ELECTRIC LIGHTS			DRW BY:	JJG
LIGHT:	FRENCH QUARTER HALF LIGHT	DATE:	APP. BY:	JJG
BRACKET:	FLUSH	5-17-24	REVISION:	4

COPYRIGHT 2024, BEVOLO GAS & ELECTRIC LIGHTS. THIS DRAWING AND ANY DESIGN OR DATA CONTAINED THEREIN ARE CONSIDERED PROPERTY OF BEVOLO GAS AND ELECTRIC LIGHTS. NEITHER THE DRAWING NOR ITS CONTENT MAY BE COPIED, REPRODUCED, OR EDITED TO A LIKENESS WITHOUT THE WRITTEN CONSENT OF BEVOLO GAS AND ELECTRIC LIGHTS.

CHRISTIAN ZAPATKA ARCHITECT, PLLC
3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

GOOSENECK
LANTERN
SPEC

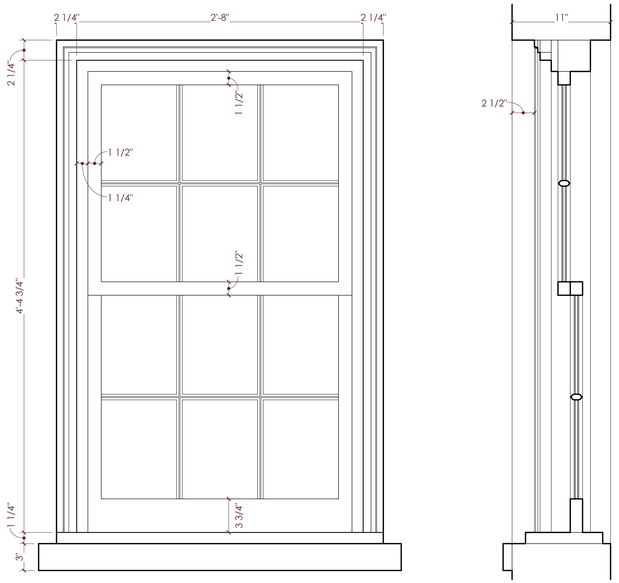
SUBMISSION:

CONCEPT

DATE: 10/15/2026

SCALE:

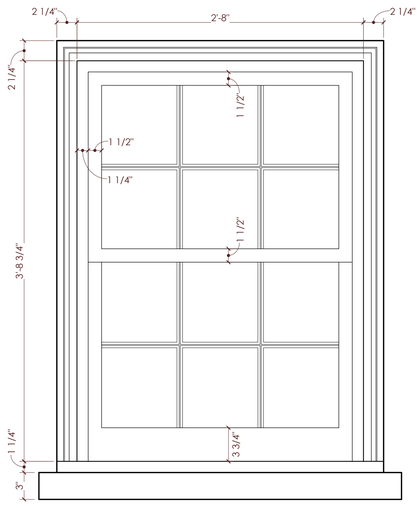
A-412



EXISTING THIRD FLOOR DOUBLE HUNG WINDOW - FRONT ELEVATION

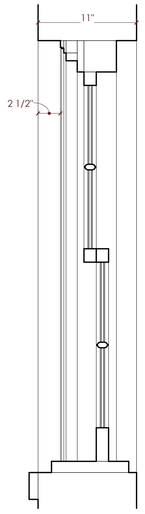
(WINDOWS 3A WEST ELEVATION)

EXISTING THIRD FLOOR DOUBLE HUNG WINDOW - SECTION

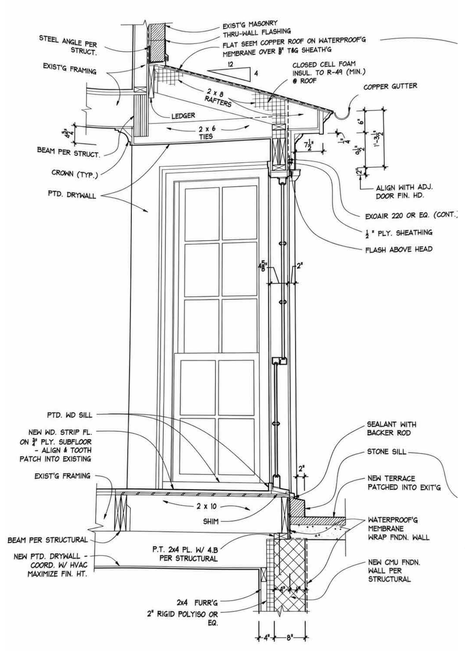


EXISTING DOUBLE HUNG WINDOW - FRONT ELEVATION

(WINDOWS 1A, 1B, 1C, 1D NORTH ELEVATION)

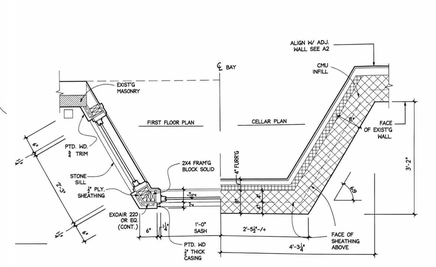


EXISTING DOUBLE HUNG WINDOW - SECTION



EXISTING DOUBLE HUNG WINDOW SECTION
(NTS)

(WINDOWS 1H, 1G, 1I) (BAY WINDOW)



EXISTING DOUBLE HUNG WINDOW PLAN
(NTS)

(WINDOWS 1H, 1G, 1I) (BAY WINDOWS)

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

EXISTING WINDOW DETAILS

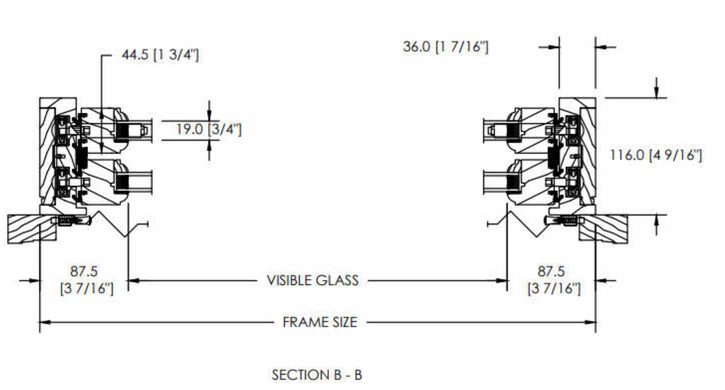
SUBMISSION:

CONCEPT

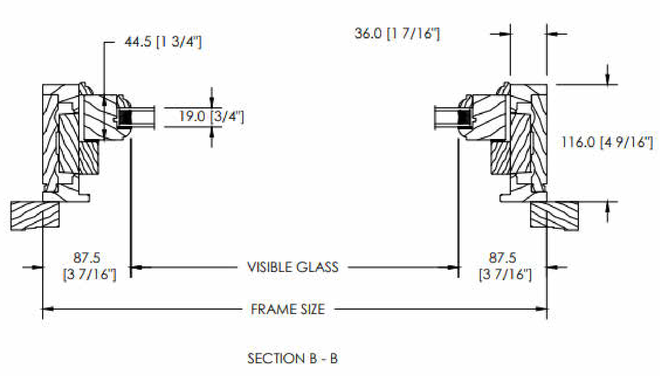
DATE: 10/15/2026

SCALE: 1 1/2" = 1'-0"

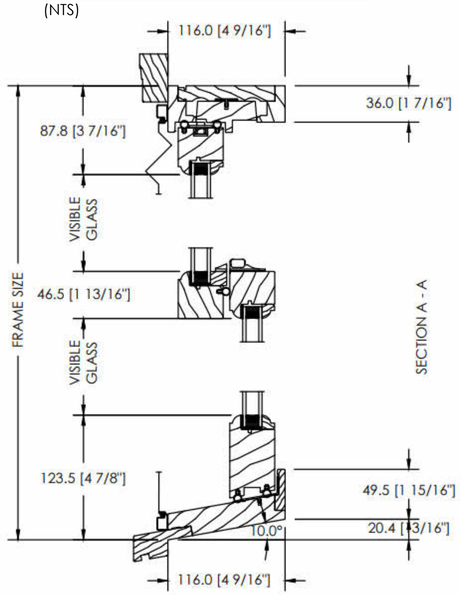
A-413



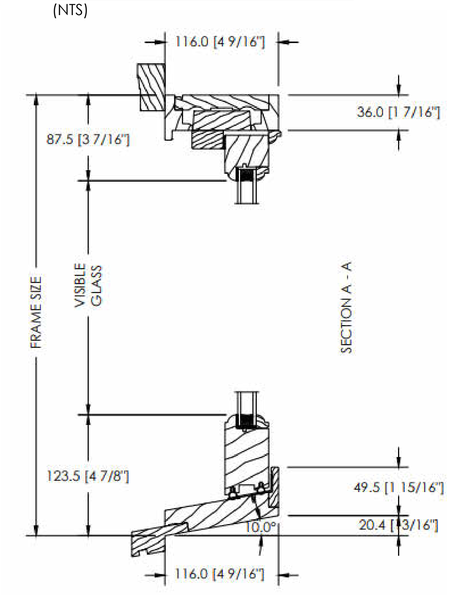
PROPOSED DOUBLE HUNG WINDOW SECTION
(NTS)



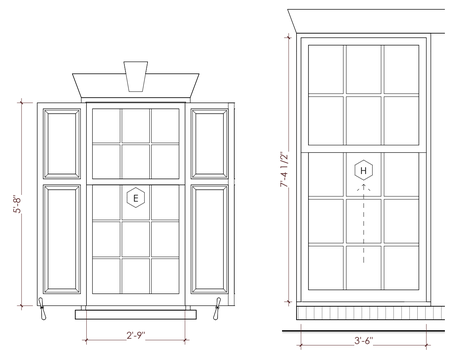
PROPOSED CASEMENT WINDOW SECTION
(NTS)



PROPOSED DOUBLE HUNG WINDOW SECTION
(NTS)



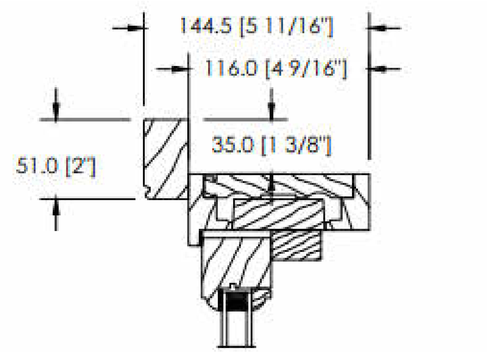
PROPOSED CASEMENT WINDOW SECTION
(NTS)



PROPOSED DOUBLE HUNG WINDOW ELEVATIONS
(WINDOWS E, H



PROPOSED CASEMENT WINDOW ELEVATION
(WINDOWS F,G,O,N,D



PROPOSED BRICKMOULD
(NTS)

CHRISTIAN ZAPATKA ARCHITECT, PLLC
3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

PROPOSED WINDOW DETAILS

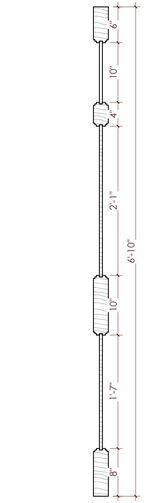
SUBMISSION:

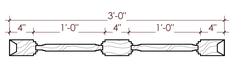
CONCEPT

DATE: 10/15/2026

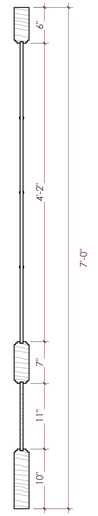
SCALE: As indicated

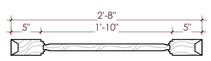
A-414



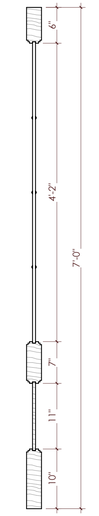


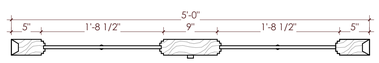
EXISTING WOOD FRONT DOOR SECTION



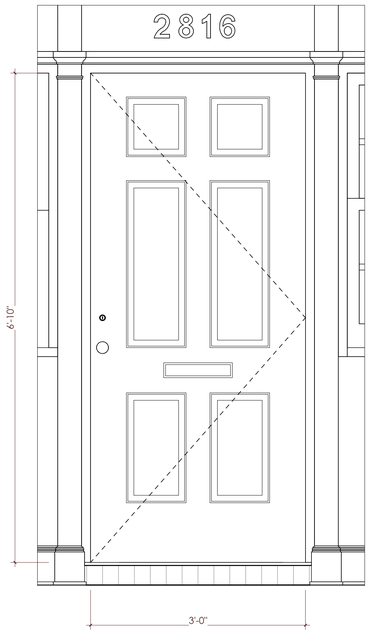


EXISTING WOOD SIDE DOOR SECTION



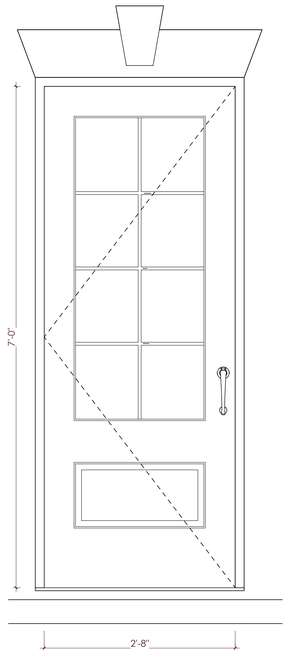


EXISTING WOOD REAR FRENCH DOOR SECTION



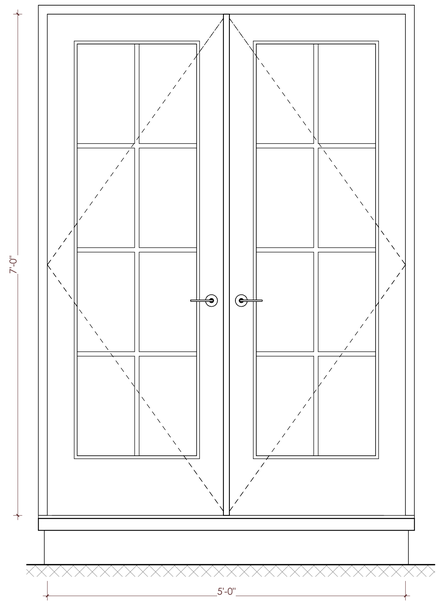
EXISTING WOOD FRONT DOOR ELEVATION

EX-1 DOOR NORTH ELEVATION



EXISTING WOOD SIDE DOOR ELEVATION

EX-5 DOOR WEST ELEVATION



EXISTING WOOD REAR FRENCH DOOR ELEVATION

EX-2, 3, 4 DOOR SOUTH ELEVATION

CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

EXISTING DOOR DETAILS

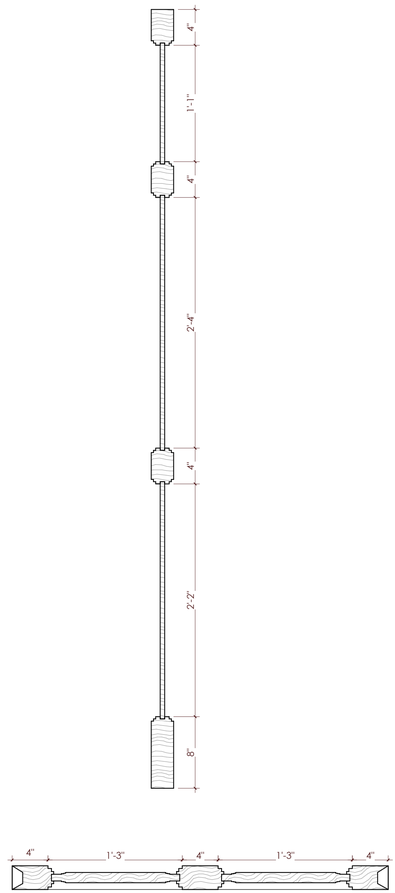
SUBMISSION:

CONCEPT

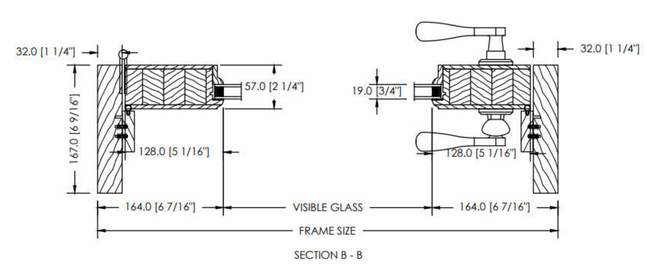
DATE: 10/15/2026

SCALE: 1" = 1'-0"

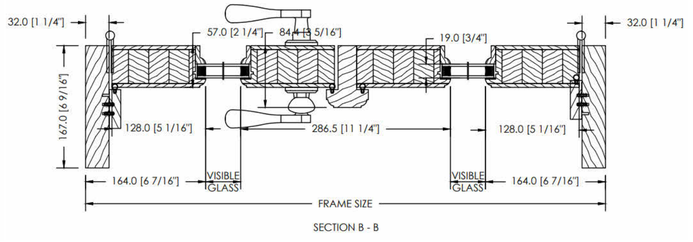
A-415



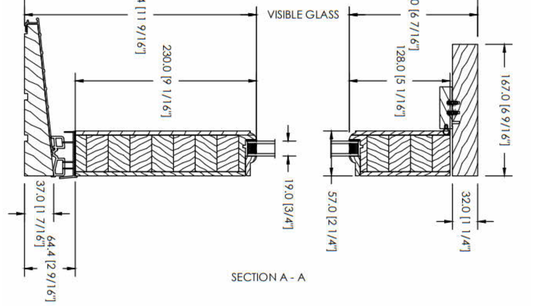
PROPOSED WOOD FRONT DOOR SECTION



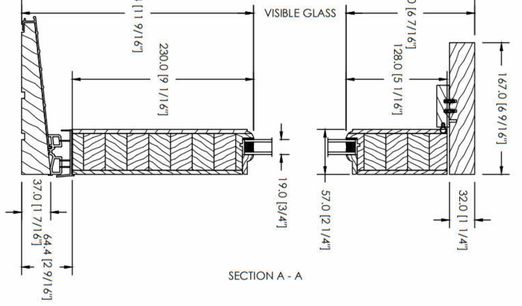
PROPOSED SINGLE WOOD INSWING FRENCH DOOR



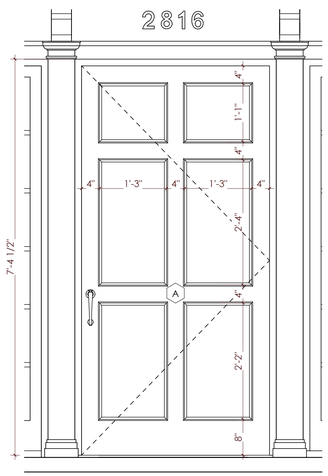
PROPOSED WOOD INSWING FRENCH DOOR SECTION



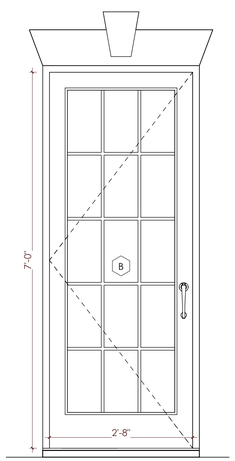
PROPOSED SINGLE WOOD INSWING FRENCH DOOR



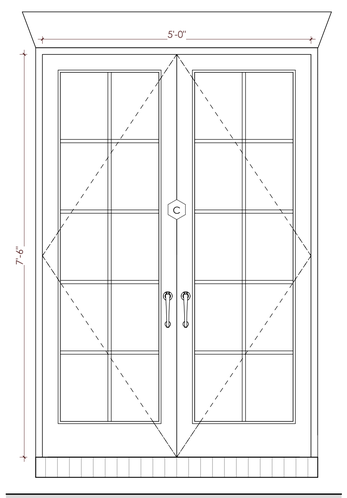
PROPOSED WOOD INSWING FRENCH DOOR SECTION



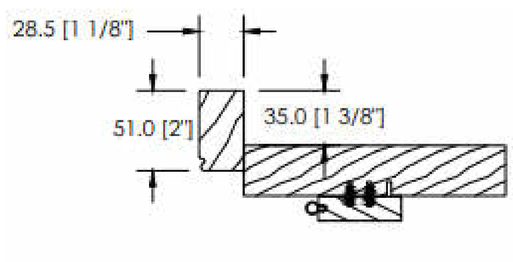
PROPOSED WOOD FRONT DOOR ELEVATION
(DOOR A)



PROPOSED SINGLE WOOD INSWING FRENCH DOOR
(DOOR B)



PROPOSED WOOD INSWING FRENCH DOOR ELEVATION
(DOORS C)



PROPOSED BRICKMOULD
(NTS)

CHRISTIAN ZAPATKA ARCHITECT, PLLC
3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

PROPOSED DOOR DETAILS

SUBMISSION:

CONCEPT

DATE: 10/15/2026

SCALE: As indicated

A-416

WINDOW & EXTERIOR DOOR SCHEDULE

MARK	TYPE	STYLE	MANUFACTURER	MODEL	MATERIAL	WIDTH	HEIGHT	SILL HEIGHT	FINSIH EXT.	FINISH INT.	GLAZING	U-VALUE	SHGC	AIR LKG.	HARDWARE	COMMENTS
A	PANELED DOOR	6 PANEL	TBD		WOOD	3'-6"	7'-3"	0"			DOUBLE GLAZED SIMULATED DIVIDED LITE					
AA	GLASS DOOR	MULTI-LITE; 6 LITES	TBD		WOOD	2'-8"	6'-6"	6 3/16"			DOUBLE GLAZED SIMULATED DIVIDED LITE					
B	GLASS DOOR	MULTI-LITE; 6 LITES	TBD		WOOD	2'-8"	7'-0"	0"			DOUBLE GLAZED SIMULATED DIVIDED LITE					
C	DOUBLE GLASS DOORS	MULTI-LITE; 6 LITES	TBD		WOOD	5'-0"	7'-6"	0"			DOUBLE GLAZED SIMULATED DIVIDED LITE					
D	CASEMENT WINDOW	MULTI-LITE, 9 LITES	TBD		WOOD	1'-3"	7'-2"	1"			DOUBLE GLAZED SIMULATED DIVIDED LITE					
E	DOUBLE HUNG WINDOW	6 OVER 6	TBD		WOOD	2'-9"	5'-8"	1'-1"			DOUBLE GLAZED SIMULATED DIVIDED LITE					
F	CASEMENT WINDOW	MULTI-LITE, 9 LITES	TBD		WOOD	3'-6"	4'-0"	3'-1 1/2"			DOUBLE GLAZED SIMULATED DIVIDED LITE					
G	CASEMENT WINDOW	MULTI-LITE, 9 LITES	TBD		WOOD	2'-3"	4'-0"	3'-1 1/2"			DOUBLE GLAZED SIMULATED DIVIDED LITE					
H	DOUBLE HUNG WINDOW	6 OVER 6	TBD		WOOD	3'-6"	7'-4 1/2"	1 1/2"			DOUBLE GLAZED SIMULATED DIVIDED LITE					
N	CASEMENT WINDOW	MULTI-LITE, 9 LITES	TBD		WOOD	2'-2"	3'-0"	2'-5 1/2"			DOUBLE GLAZED SIMULATED DIVIDED LITE					
O	CASEMENT WINDOW	MULTI-LITE, 9 LITES	TBD		WOOD	2'-9"	4'-5"	10'-4"			DOUBLE GLAZED SIMULATED DIVIDED LITE					

Notes:
1. Refer to exterior elevations for window & door operations

CHRISTIAN ZAPATKA ARCHITECT, PLLC
3235 P STREET NW WASHINGTON DC 20007: 202 333 2735

© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING
CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

CHEN RESIDENCE

2816 R St NW
Washington, DC 20007

LOT: 0011
SQUARE: 1284

DRAWING TITLE:

SCHEDULES

SUBMISSION:

CONCEPT

DATE: 10/15/2026

SCALE:

A-500