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1 FRONT ELEVATION

SCOPE OF WORK:

- 1) REPLACE EXISTING 1 STORY ADDITION ON EAST ELEVATION WITH NEW 1 STORY ADDITION.
- 2) REPLACE WINDOWS ON SOUTH AND EAST ELEVATIONS.
- 3) INSTALL NEW WINDOWS AND DOORS ON EAST AND NORTH ELEVATIONS.
- 4) INSTALL NEW SKYLIGHT OVER NEW STAIRS AND THIRD FLOOR BATHROOM.
- 5) REMOVE PART OF CHIMNEY INSIDE HOUSE, WHILE SUPPORTING EXISTING REMAINDER OF CHIMNEY WITH BEAMS.



2 BLOCK PLAN

CHRISTIAN ZAPATKA ARCHITECT, PLLC
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PROJECT:

PRINAR RESIDENCE
3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804

DRAWING TITLE:

COVER SHEET

SUBMISSION:

CONCEPT

DATE: JANUARY 24, 2020

SCALE: NTS = 1'-0"

0001



1 SIDE COURT ENTRY FROM STREET



2 ENTRY COURTYARD



3 REAR SIDE COURT



4 REAR ELEVATION & GARDEN



5 ELEVATION OF WINDOWS TO BE REPLACED



6 TYPICAL WINDOW TO BE REMOVED

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PROJECT:

PRINAR RESIDENCE
3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804

PHOTO SHEET

DRAWING TITLE:

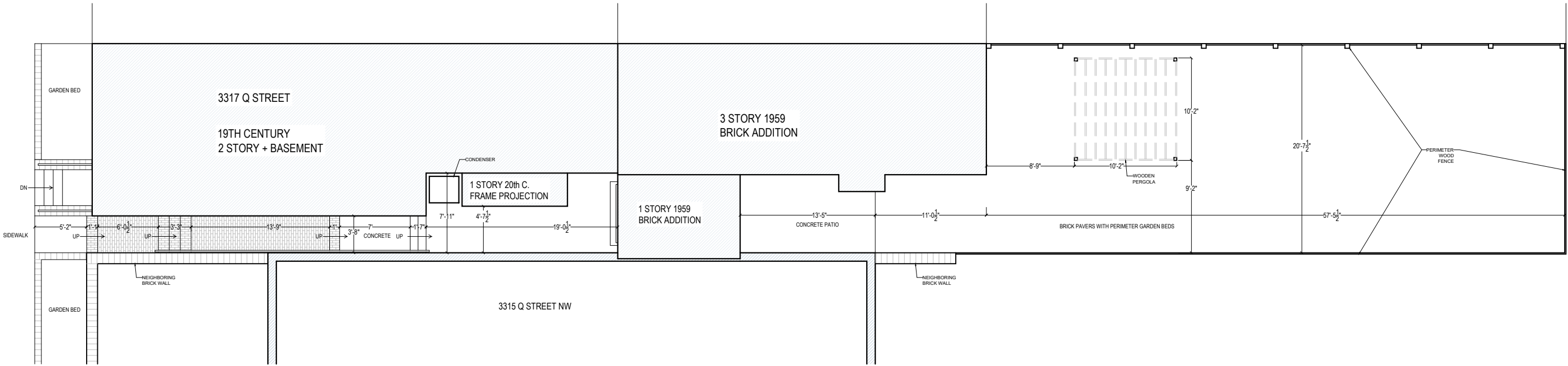
SUBMISSION:

CONCEPT

DATE: JANUARY 16, 2020

SCALE: NA = 1'-0"

0002



1 EXISTING SITE PLAN

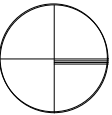
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PROJECT:

PRINAR RESIDENCE
3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804



DRAWING TITLE:

EXISTING
SITE PLAN

HOUSE TOTAL : 2926.1011 sq ft.

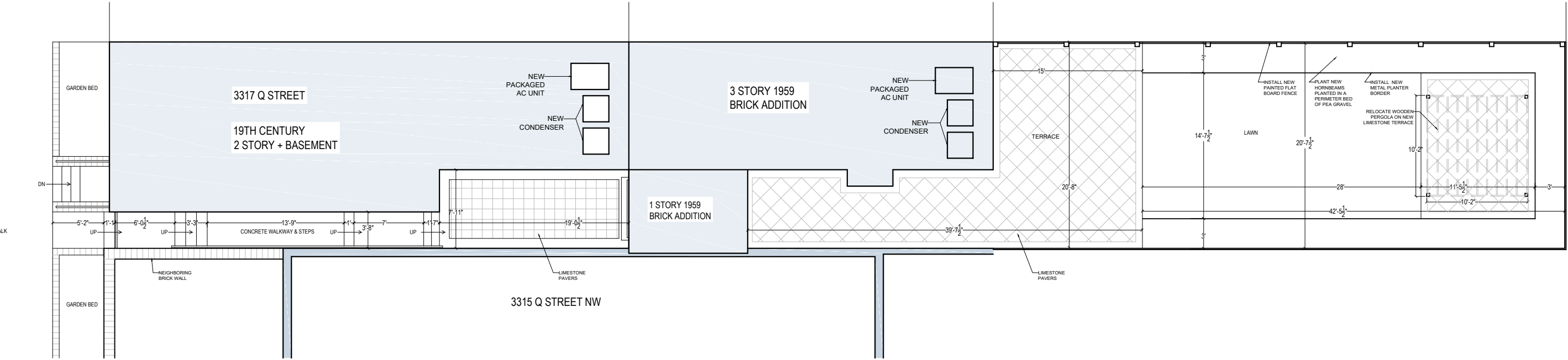
SUBMISSION:

CONCEPT

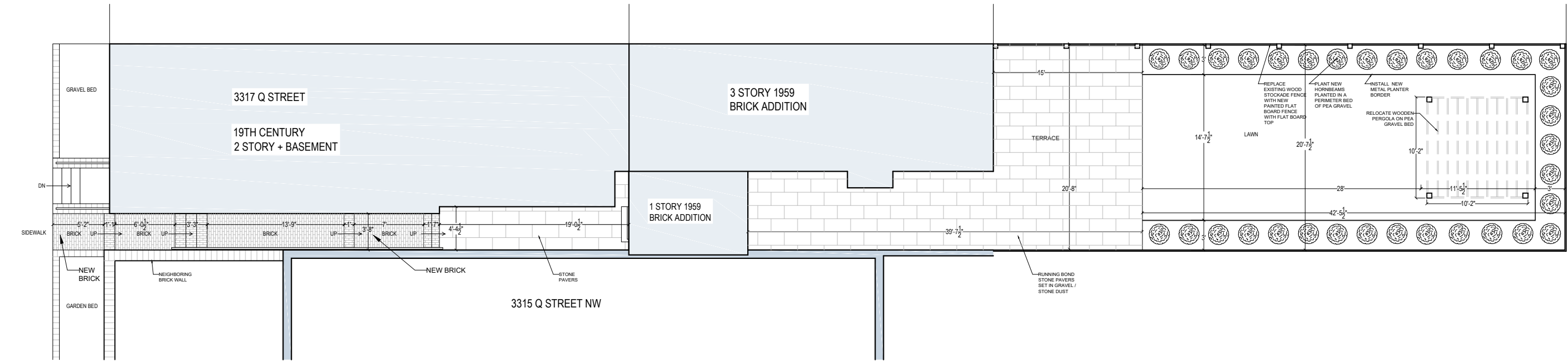
DATE: JANUARY 24, 2020

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

A000



2 PREVIOUSLY APPROVED SITE PLAN



3 PROPOSED SITE PLAN

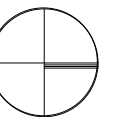
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WASHINGTON, DC 20009
SQ: 1278 LOT: 0804



DRAWING TITLE:

PREVIOUSLY
APPROVED AND
PROPOSED
SITE PLANS

HOUSE TOTAL : 2926.1011 sq ft.

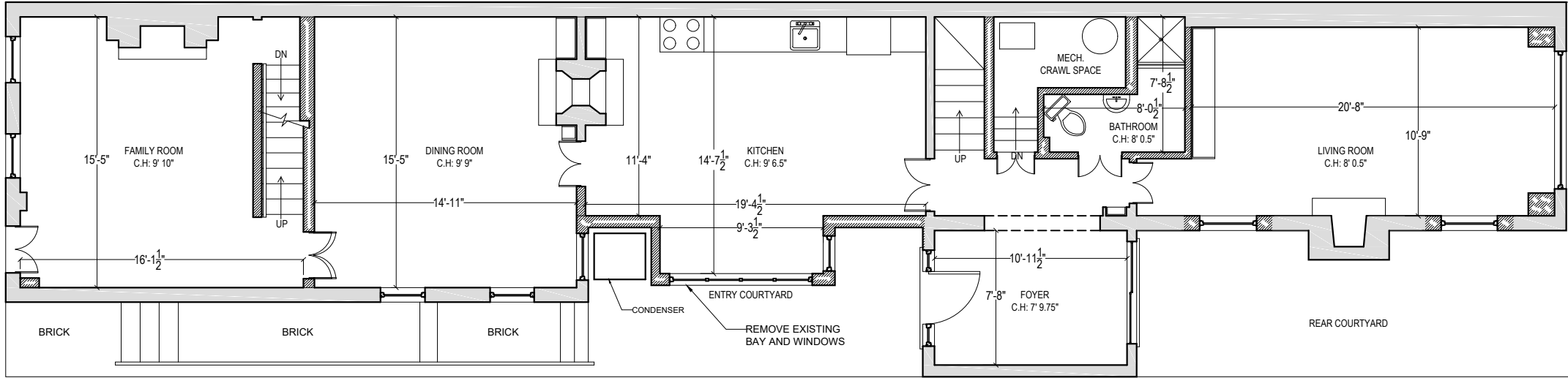
SUBMISSION:

CONCEPT

DATE: JANUARY 24, 2020

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

A000.1



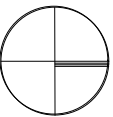
1 EXISTING FIRST FLOOR PLAN

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PROJECT:

PRINAR RESIDENCE
3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804



DRAWING TITLE:

EXISTING
FIRST FLOOR
PLAN

1209 sq ft.
HOUSE TOTAL : 2939 sq ft.

SUBMISSION:

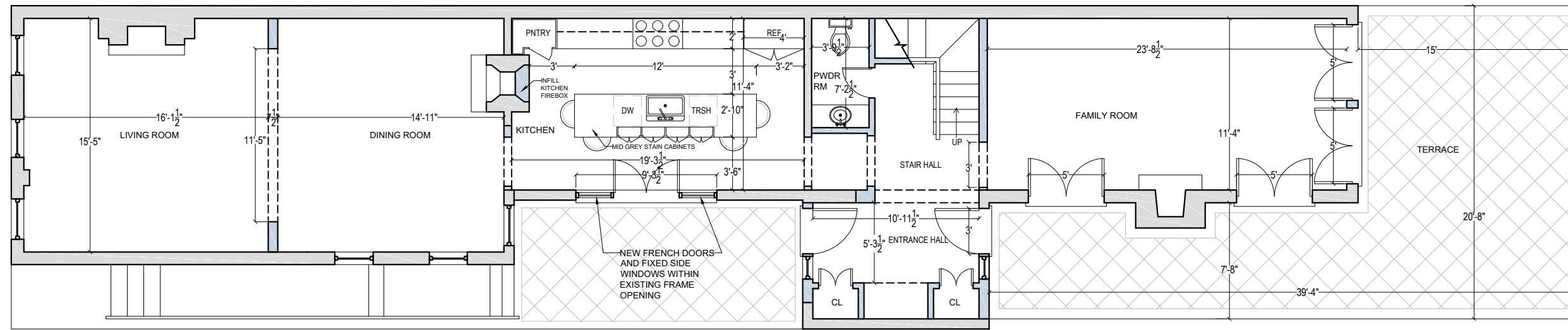
CONCEPT

DATE: JANUARY 24, 2020

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

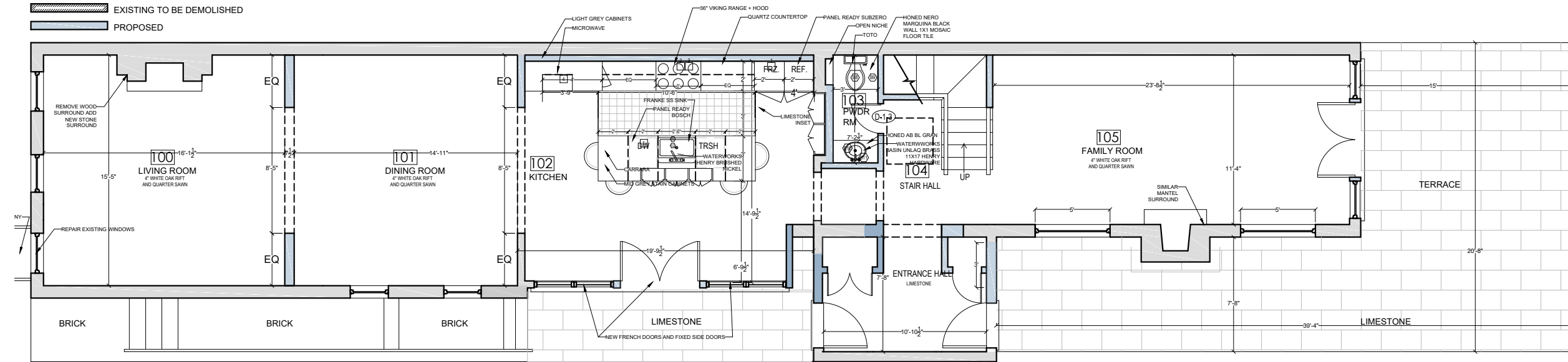
A100

EXISTING
EXISTING TO BE DEMOLISHED
PROPOSED



2 PREVIOUSLY APPROVED FIRST FLOOR PLAN

EXISTING
EXISTING TO BE DEMOLISHED
PROPOSED



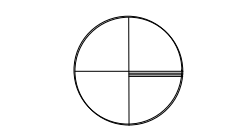
3 PROPOSED FIRST FLOOR PLAN

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PROJECT:

PRINAR RESIDENCE
3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804



DRAWING TITLE:

PREVIOUSLY APPROVED AND
PROPOSED
FIRST FLOOR
PLANS

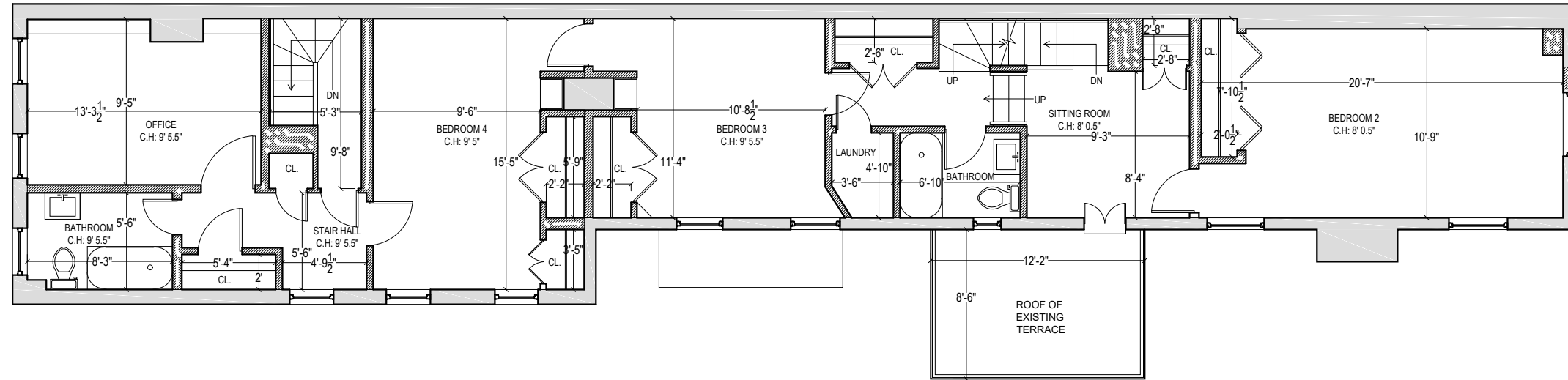
1209 sq ft.
HOUSE TOTAL : 2939 sq ft.

SUBMISSION:

CONCEPT

DATE: JANUARY 24, 2020
SCALE: 1/8" = 1'-0"

A100.1



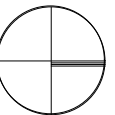
1 EXISTING SECOND FLOOR PLAN

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PROJECT:

PRINAR RESIDENCE
3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804



DRAWING TITLE:

EXISTING
SECOND FLOOR
PLAN

1101 sq ft.
HOUSE TOTAL : 2939 sq ft.

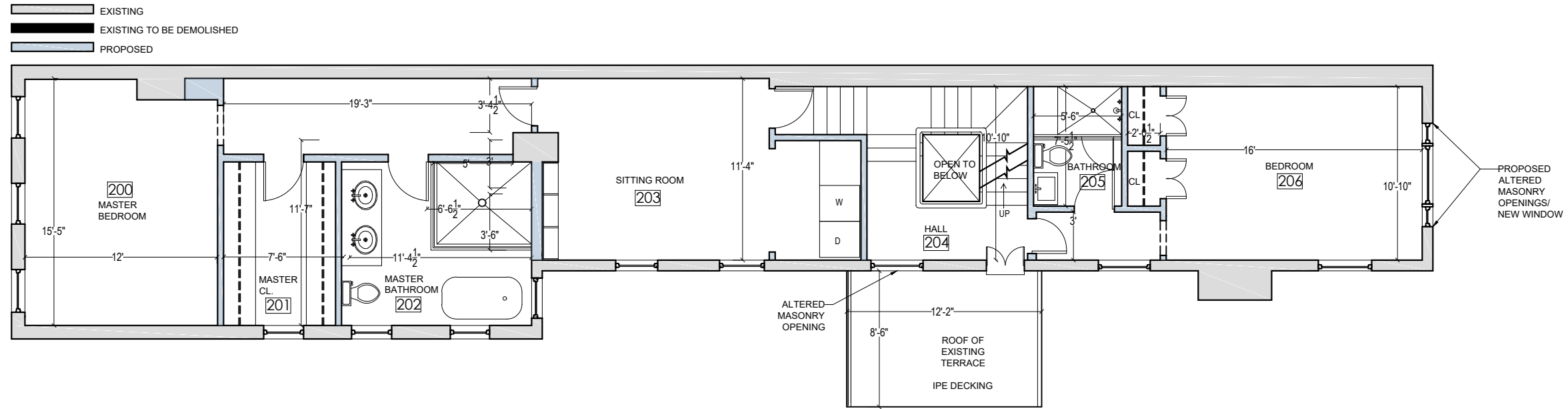
SUBMISSION:

CONCEPT

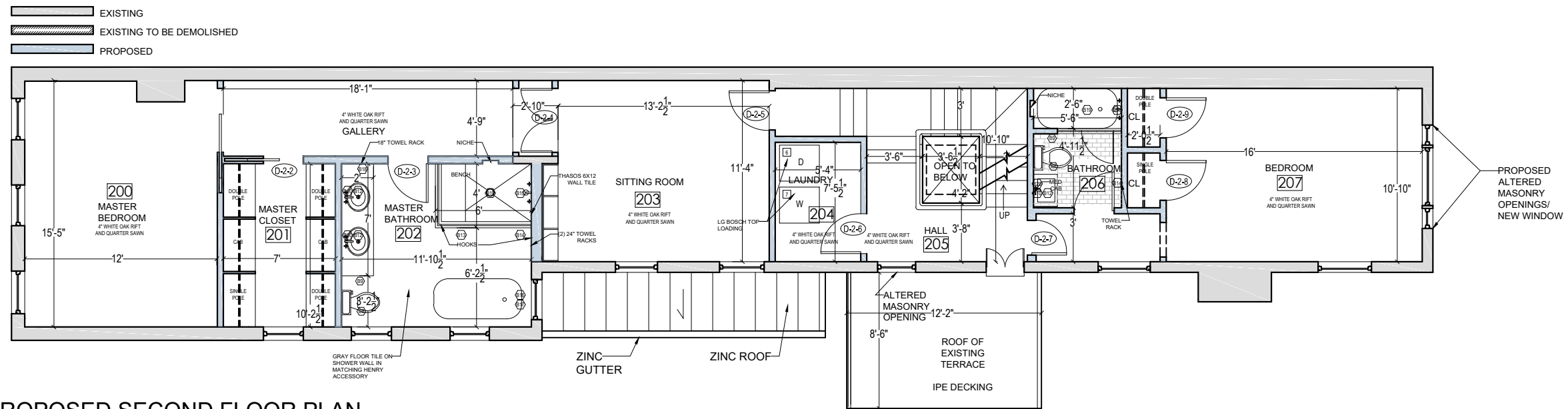
DATE: JANUARY 24, 2020

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

A101



2 PREVIOUSLY APPROVED SECOND FLOOR PLAN



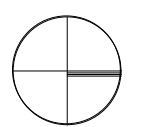
3 PROPOSED SECOND FLOOR PLAN

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PROJECT:

PRINAR RESIDENCE
3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804



DRAWING TITLE:

PREVIOUSLY
APPROVED AND
PROPOSED
SECOND FLOOR
PLANS 1101 sq ft.
HOUSE TOTAL : 2939 sq ft.

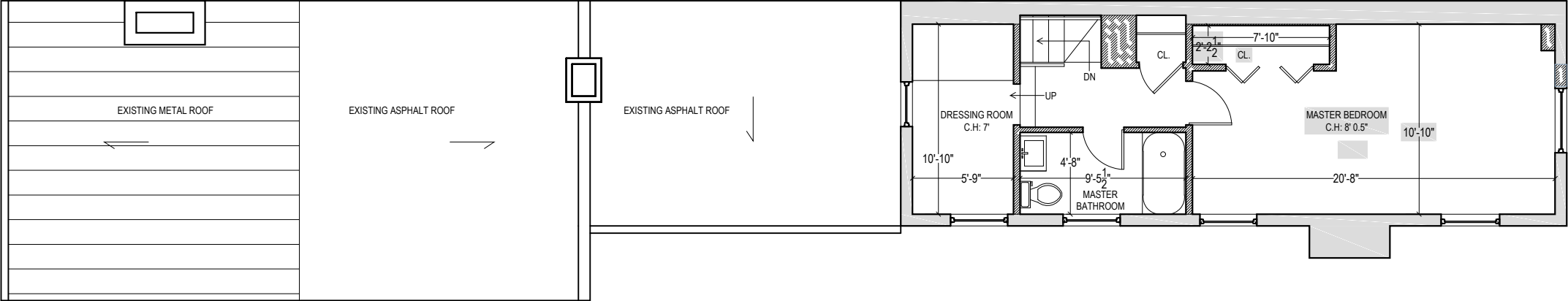
SUBMISSION:

CONCEPT

DATE: JANUARY 24, 2020

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

A101.1



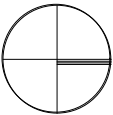
1 EXISTING THIRD FLOOR PLAN

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PROJECT:

PRINAR RESIDENCE
3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804



DRAWING TITLE:

**EXISTING
THIRD FLOOR
PLAN**

397 sq ft.
HOUSE TOTAL : 2939 sq ft.

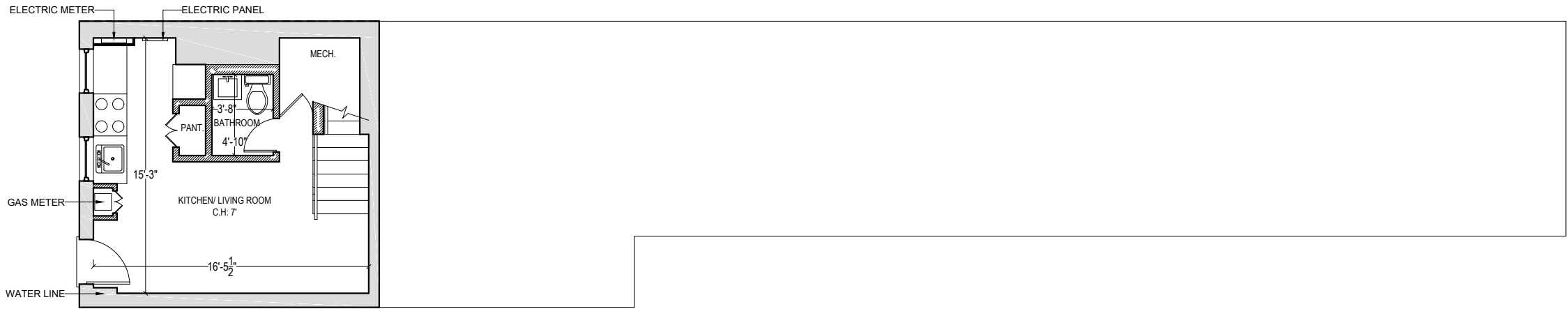
SUBMISSION:

CONCEPT

DATE: JANUARY 24, 2020

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

A102



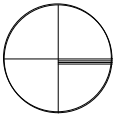
1 EXISTING BASEMENT PLAN

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PROJECT:

PRINAR RESIDENCE
3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804



DRAWING TITLE:

EXISTING
BASEMENT
PLAN

232 sq ft.
HOUSE TOTAL : 2939 sq ft.

SUBMISSION:

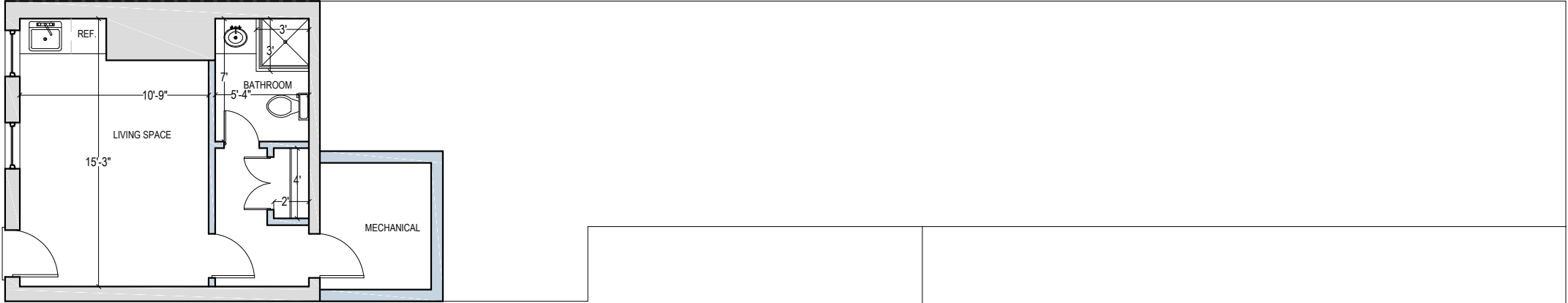
CONCEPT

DATE: JANUARY 24, 2020

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

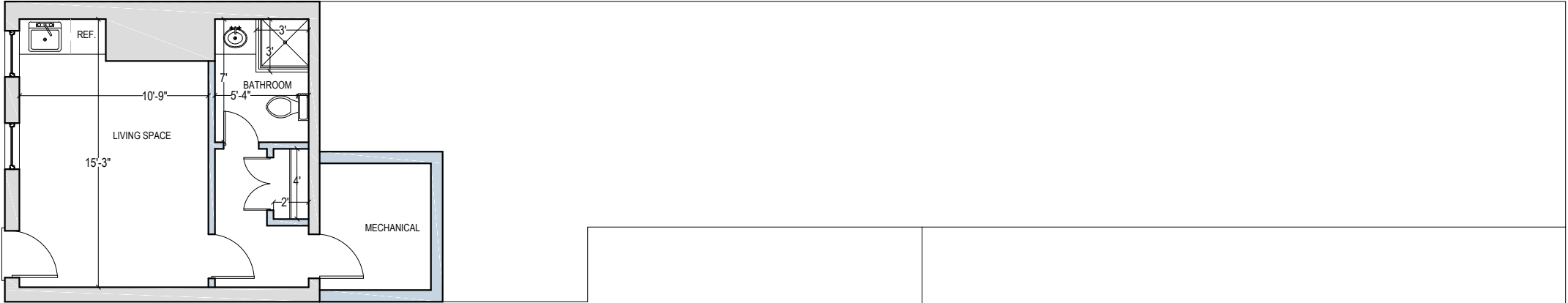
A103

- EXISTING
- EXISTING TO BE DEMOLISHED
- PROPOSED



2 PREVIOUSLY APPROVED BASEMENT PLAN

- EXISTING
- EXISTING TO BE DEMOLISHED
- PROPOSED



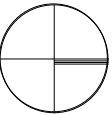
3 PROPOSED BASEMENT PLAN

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PROJECT:

PRINAR RESIDENCE
3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804



DRAWING TITLE:

PREVIOUSLY
APPROVED AND
PROPOSED
BASEMENT
PLANS 232 sq ft.
HOUSE TOTAL : 2939 sq ft.

SUBMISSION:

CONCEPT

DATE: JANUARY 24, 2020

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

A103.1



1

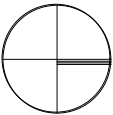
EXISTING ROOF PLAN

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PROJECT:

PRINAR RESIDENCE
3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804



DRAWING TITLE:

EXISTING
THIRD FLOOR
PLAN

397 sq ft.
HOUSE TOTAL : 2939 sq ft.

SUBMISSION:

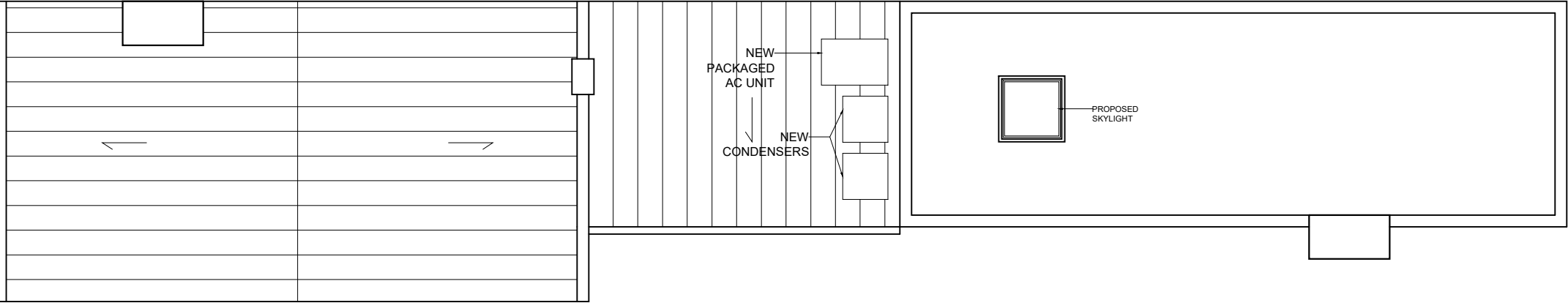
CONCEPT

DATE: JANUARY 24, 2020

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

A104

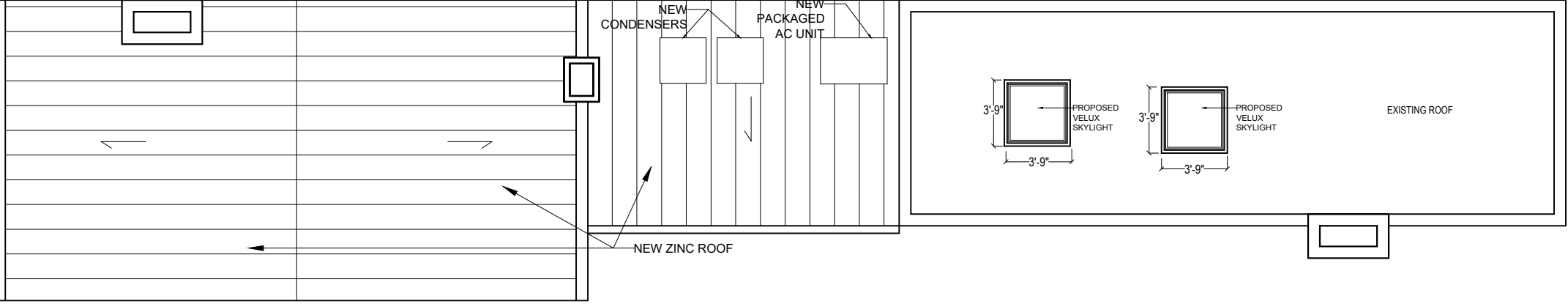
- EXISTING
- EXISTING TO BE DEMOLISHED
- PROPOSED



2

PREVIOUSLY APPROVED ROOF PLAN

- EXISTING
- EXISTING TO BE DEMOLISHED
- PROPOSED



3

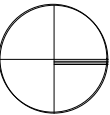
PROPOSED ROOF PLAN

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PROJECT:

PRINAR RESIDENCE
3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804



DRAWING TITLE:

PREVIOUSLY
APPROVED AND
PROPOSED
THIRD FLOOR
PLANS 397 sq ft.
HOUSE TOTAL : 2939 sq ft.

SUBMISSION:

CONCEPT

DATE: JANUARY 24, 2020

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

A104.1



1

EXISTING SOUTH ELEVATION

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PROJECT:

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3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804

DRAWING TITLE:

EXISTING
SOUTH ELEVATION

SUBMISSION:

CONCEPT

DATE: JANUARY 24, 2020

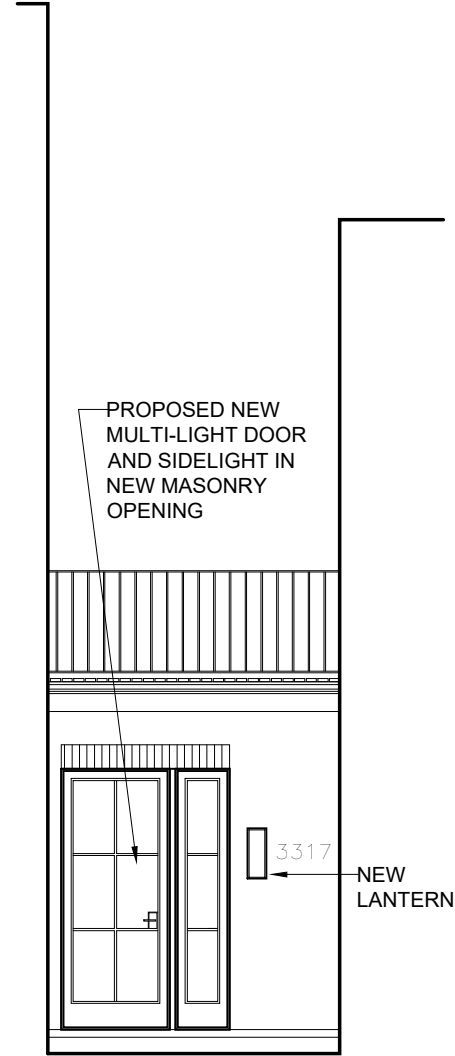
SCALE: 3/16" = 1'-0"

A200



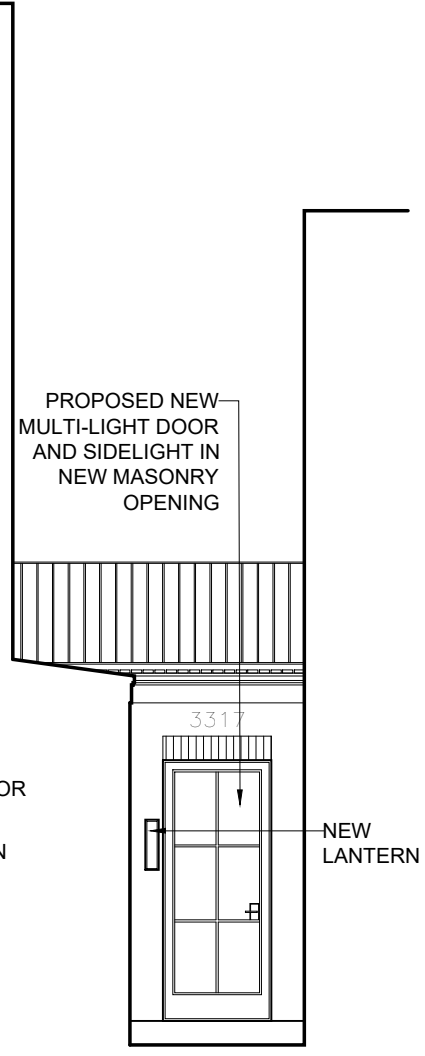
2

PREVIOUSLY APPROVED SOUTH ELEVATION



3

PROPOSED SOUTH ELEVATION



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PROJECT:

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3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804

DRAWING TITLE:

PREVIOUSLY
APPROVED AND
PROPOSED
SOUTH ELEVATIONS

SUBMISSION:

CONCEPT

DATE: JANUARY 24, 2020

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

A200.1



1

EXISTING EAST ELEVATION

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PROJECT:

PRINAR RESIDENCE
3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804

DRAWING TITLE:

EXISTING
EAST ELEVATION

SUBMISSION:

CONCEPT

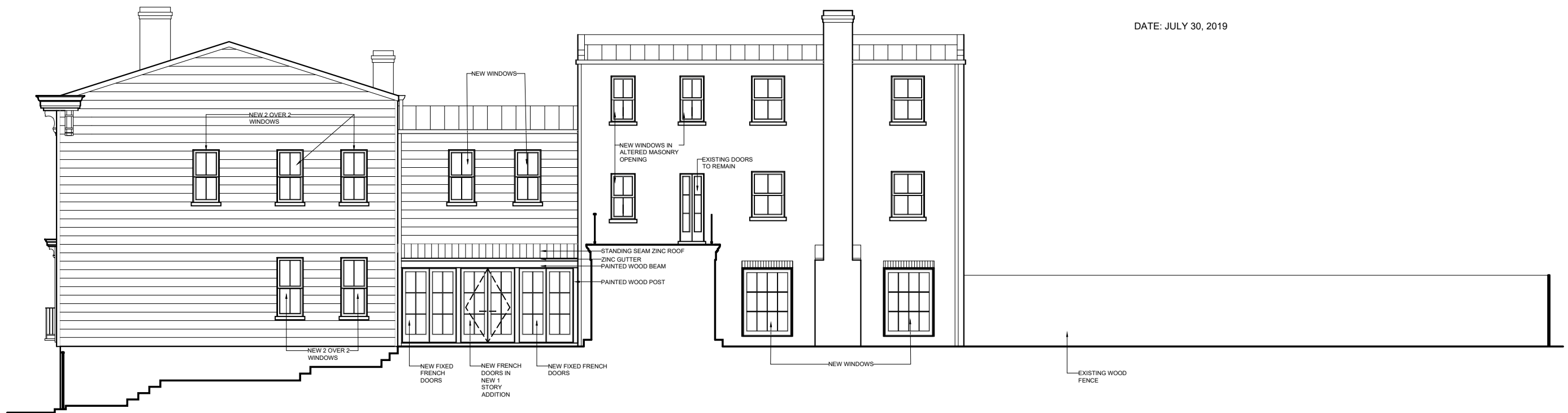
DATE: JANUARY 24, 2020

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

A201



2 PREVIOUSLY APPROVED EAST ELEVATION



3 PROPOSED EAST ELEVATION

DATE: JULY 30, 2019

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PROJECT:

PRINAR RESIDENCE
3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804

DRAWING TITLE:

**PREVIOUSLY
APPROVED AND
PROPOSED
EAST ELEVATIONS**

SUBMISSION:

CONCEPT

DATE: JANUARY 24, 2020

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

A201.1



1 EXISTING NORTH ELEVATION

1 EXISTING
SIDE COURTYARD ELEVATION

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WASHINGTON, DC 20009
SQ: 1278 LOT: 0804

DRAWING TITLE:

EXISTING
NORTH ELEVATION

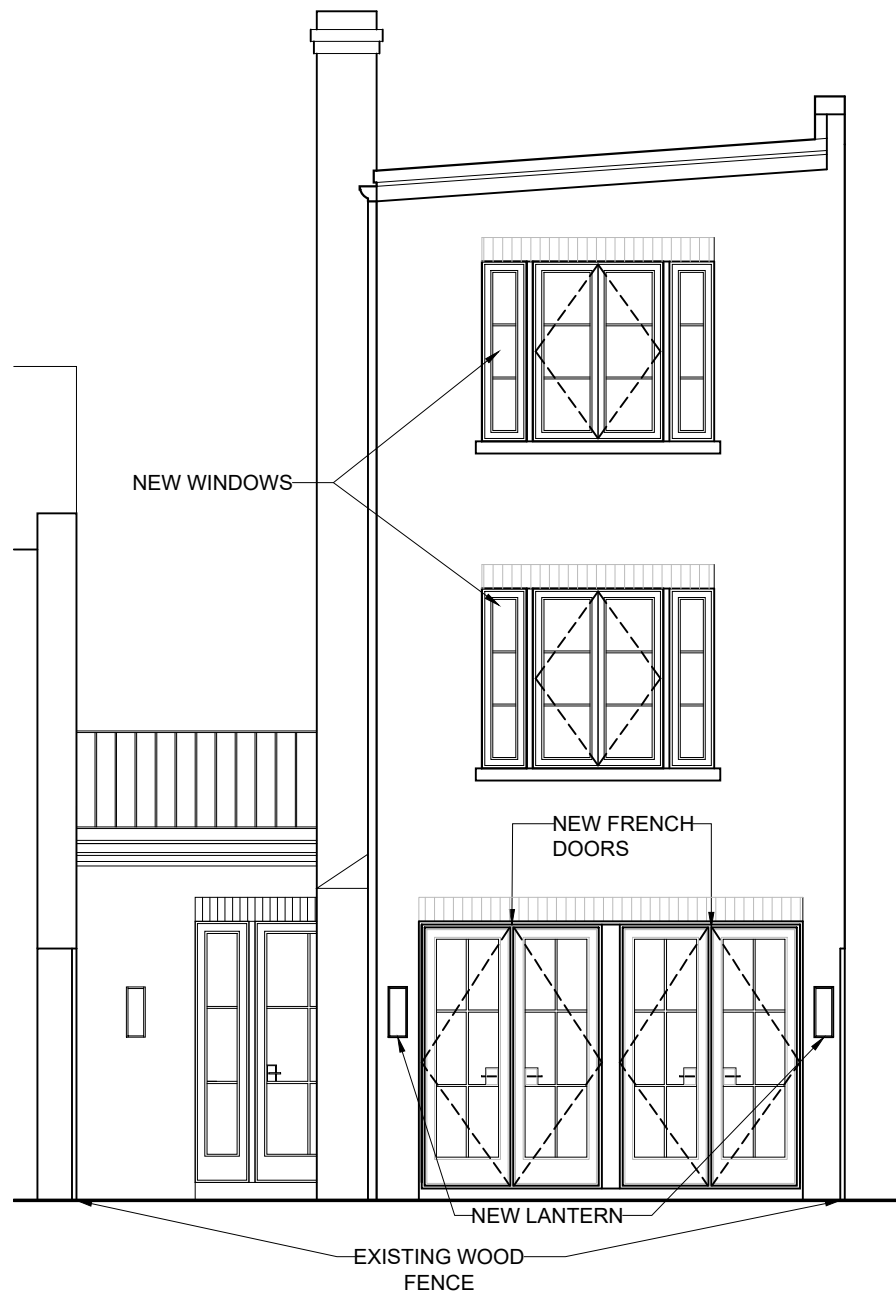
SUBMISSION:

CONCEPT

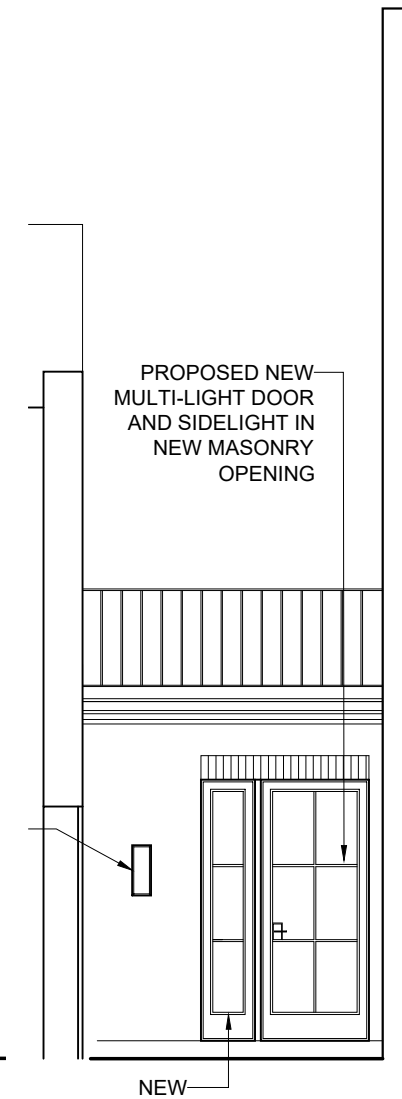
DATE: JANUARY 24, 2020

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

A202



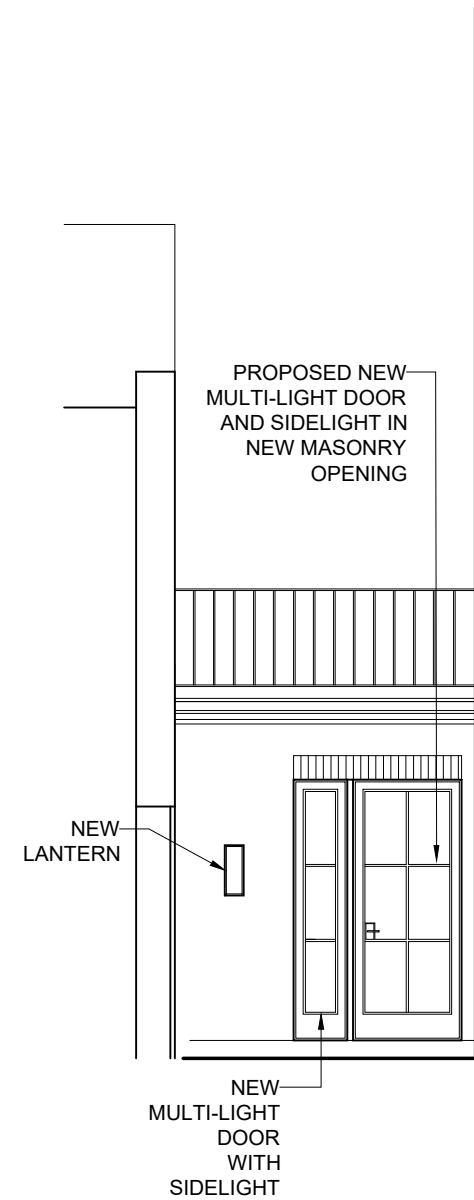
2 PREVIOUSLY APPROVED NORTH ELEVATION



2 PREVIOUSLY APPROVED SIDE COURTYARD ELEVATION



3 PROPOSED NORTH ELEVATION



3 PROPOSED SIDE COURTYARD ELEVATION

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PROJECT:

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WASHINGTON, DC 20009
SQ: 1278 LOT: 0804

DRAWING TITLE:

PREVIOUSLY
APPROVED AND
PROPOSED
NORTH ELEVATIONS

SUBMISSION:

CONCEPT

DATE: JANUARY 24, 2020

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

A202.1



PREVIOUSLY APPROVED SOUTH ELEVATION



PREVIOUSLY APPROVED NORTH ELEVATION



PREVIOUSLY APPROVED EAST ELEVATION

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PROJECT:

PRINAR RESIDENCE
3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804

DRAWING TITLE:

PREVIOUSLY
APPROVED
EXTERIOR
WINDOW & DOOR
SCHEDULE

SUBMISSION:

CONCEPT

DATE: JANUARY 24, 2020

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

A500



PROPOSED SOUTH ELEVATION



PROPOSED NORTH ELEVATION



PROPOSED EAST ELEVATION

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

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PROJECT:

PRINAR RESIDENCE
3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804

DRAWING TITLE:

PROPOSED
EXTERIOR
WINDOW
AND DOOR
SCHEDULE

SUBMISSION:

CONCEPT

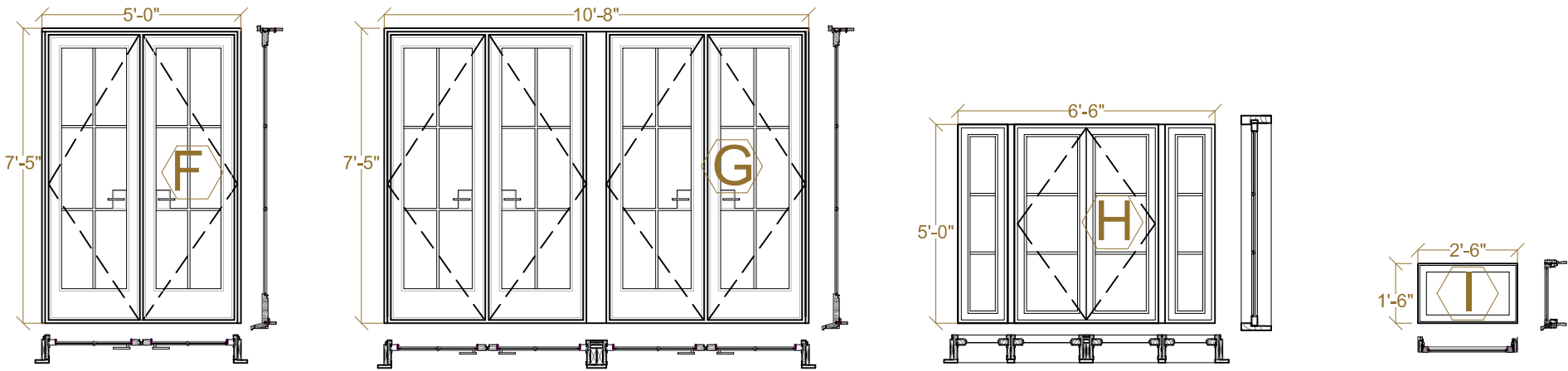
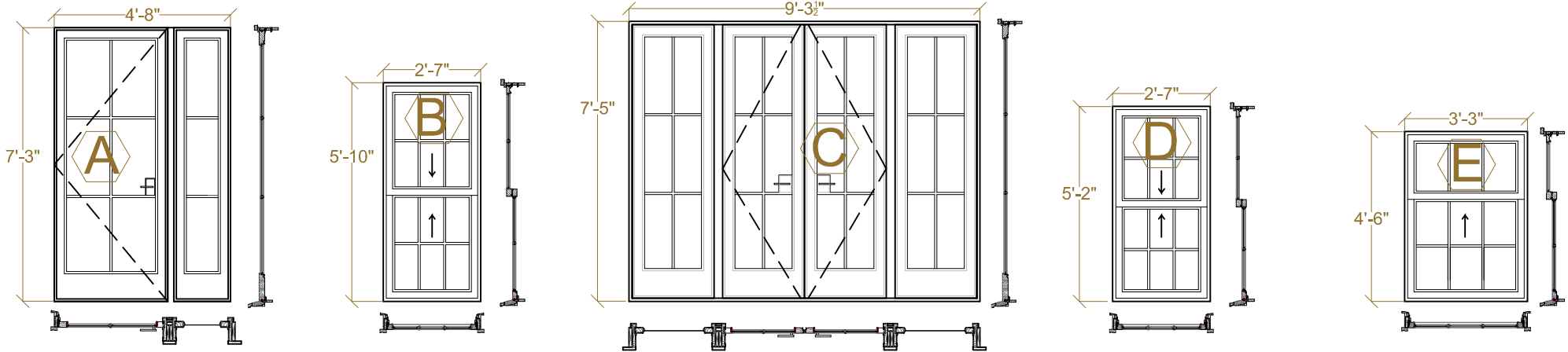
DATE: JANUARY 24, 2020

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

A500.1

WINDOW/ DOOR	QUANTITY	WINDOW / DOOR MANUFACTURER	WINDOW / DOOR TYPE	(R.O.) ALL DIMENSIONS TO BE VERIFIED IN FIELD		FINISH		FIRE RATING	GLAZING	U-VALUE	SHGC	EMERGENCY ESCAPE
				WIDTH	HEIGHT	EXT	INT					
A	2		WOOD ,MULTI-LIGHT, SWING DOOR & FIXED SIDE LITE	4'-8"	7'-3"	PAINTED	PRIMED		DOUBLE	0.30	0.40	
B	2		WOOD, MULTI-LIGHT, DOUBLE HUNG WINDOW	2'-7"	5'-10"	PAINTED	PRIMED		DOUBLE	0.30	0.40	
C	1		WOOD, MULTI LIGHT FRENCH DOORS & (2) FIXED SIDE LITE	9'-3 1/2"	7'-5"	PAINTED	PRIMED		DOUBLE	0.30	0.40	
D	2		WOOD, MULTI-LIGHT, DOUBLE HUNG WINDOW	2'-7"	5'-2"	PAINTED	PRIMED		DOUBLE	0.30	0.40	
E	7		WOOD, MULTI-LIGHT, SINGLE HUNG WINDOW	3'-3"	4'-6"	PAINTED	PRIMED		DOUBLE	0.30	0.40	14,625 SQ. FT. OPENING EGRESS IN BEDROOMS
F	2		WOOD, MULTI LITE FRENCH DOORS	5'-0"	7'-5"	PAINTED	PRIMED		DOUBLE	0.30	0.40	
G	1		WOOD, (2) MULTI LITE FRENCH DOORS	10'-8"	7'-5"	PAINTED	PRIMED		DOUBLE	0.30	0.40	
H	2		WOOD, MULTI LITE, (2) OPERABLE CASEMENT WINDOW; (2) FIXED CASEMENT WINDOWS	6'-6"	5'-0"	PAINTED	PRIMED		DOUBLE	0.30	0.40	32.5 SQ. FT. OPENING YES
I	1		WOOD, FIXED CASEMENT WINDOW	2'-6"	1'-6"	PAINTED	PRIMED		DOUBLE	0.30	0.40	

NOTE: ALL GLAZING TO BE LOW E COATED



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PROJECT:

PRINAR RESIDENCE
3317 Q STREET, NW
WASHINGTON, DC 20009
SQ: 1278 LOT: 0804

DRAWING TITLE:

PREVIOUSLY
APPROVED
EXTERIOR
WINDOW & DOOR
SCHEDULE

SUBMISSION:

CONCEPT

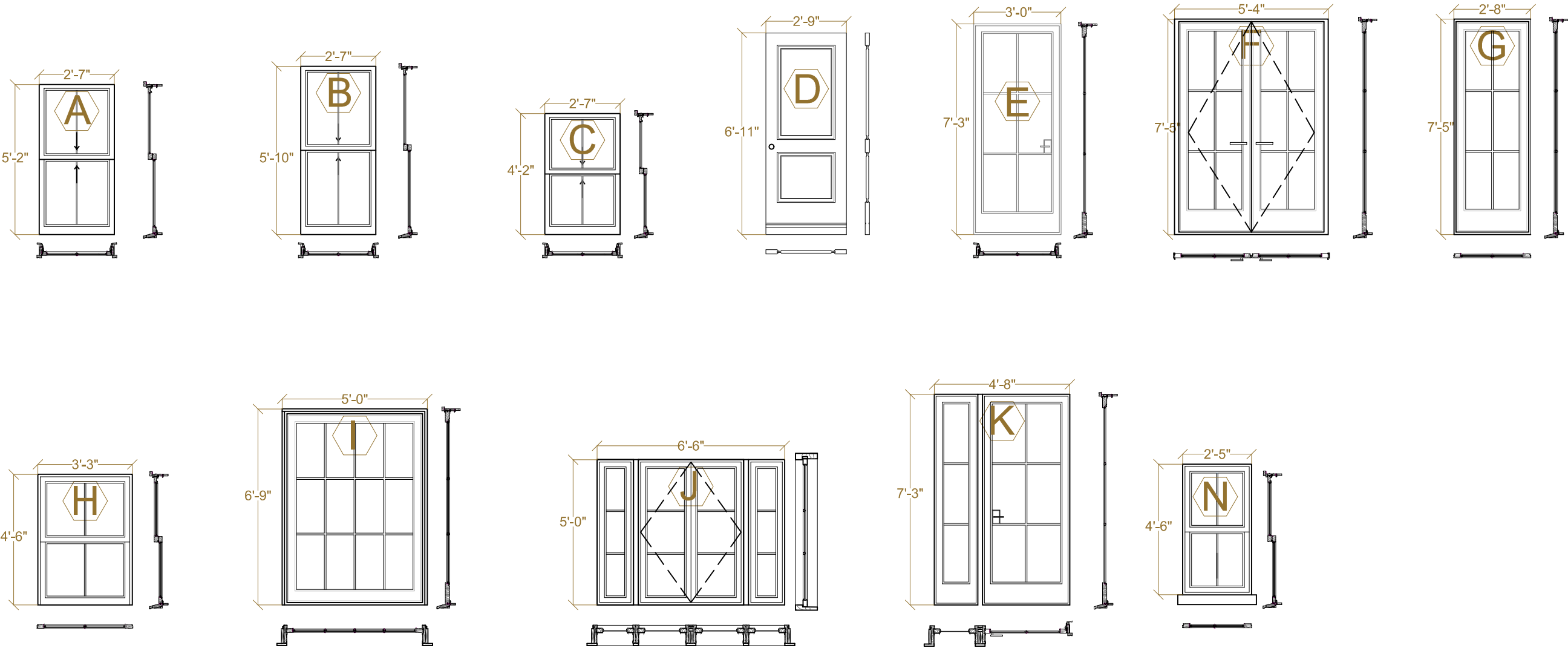
DATE: JANUARY 24, 2020

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

A501

WINDOW/ DOOR	QUANTITY	WINDOW / DOOR MANUFACTURER	WINDOW / DOOR TYPE	(R.O.) ALL DIMENSIONS TO BE VERIFIED IN FIELD		FINISH		FIRE RATED GLASS	GLAZING	U-VALUE	SHGC	EMERGENCY ESCAPE
				WIDTH	HEIGHT	EXT	INT					
A	8		WOOD, MULTI-LIGHT, DOUBLE HUNG WINDOW	2'-7"	5'-2"	PAINTED	PRIMED		SINGLE	0.30	0.40	
B	4		WOOD, MULTI-LIGHT, DOUBLE HUNG WINDOW	2'-7"	5'-10"	PAINTED	PRIMED	TEMPERED	SINGLE	0.30	0.40	
C	2		WOOD, MULTI-LIGHT, DOUBLE HUNG WINDOW	2'-7"	4'-2"	PAINTED	PRIMED	TEMPERED	SINGLE	0.30	0.40	
D	1		WOOD, MULTI-LIGHT, SWING DOOR	2'-9"	6'-11"	PAINTED	PRIMED	TEMPERED		0.30	0.40	
E	1		WOOD, MULTI-LIGHT, SWING DOOR	3'-0"	7'-3"	PAINTED	PRIMED	TEMPERED	SINGLE	0.30	0.40	14,626 SQ. FT. OPENING EGRESS IN BEDROOMS
F	2		WOOD, MULTI-LIGHT FRENCH DOORS	5'-4"	7'-5"	PAINTED	PRIMED	TEMPERED	DOUBLE	0.30	0.40	
G	6		WOOD, MULTI-LIGHT FIXED WINDOW	2'-8"	7'-5"	PAINTED	PRIMED		DOUBLE	0.30	0.40	
H	7		WOOD, MULTI-LIGHT, SINGLE HUNG WINDOW	3'-3"	4'-6"	PAINTED	PRIMED		DOUBLE	0.30	0.40	32.5 SQ. FT. OPENING YES
I	2		WOOD, MULTI-LIGHT FIXED WINDOW	5'-0"	6'-9"	PAINTED	PRIMED		DOUBLE	0.30	0.40	
J	2		WOOD, MULTI-LIGHT, (2) OPERABLE CASEMENT WINDOW; (2) FIXED CASEMENT WINDOWS	6'-6"	5'-0"	PAINTED	PRIMED		SINGLE	0.30	0.40	
K	1		WOOD ,MULTI-LIGHT, SWING DOOR & FIXED SIDE LITE	4'-8"	7'-3"	PAINTED	PRIMED		SINGLE	0.30	0.40	
K	3		WOOD, MULTI-LIGHT, SINGLE HUNG WINDOW	2'-5"	4'-6"	PAINTED	PRIMED		SINGLE	0.30	0.40	

NOTE: ALL GLAZING TO BE LOW-E 270 ARGON



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