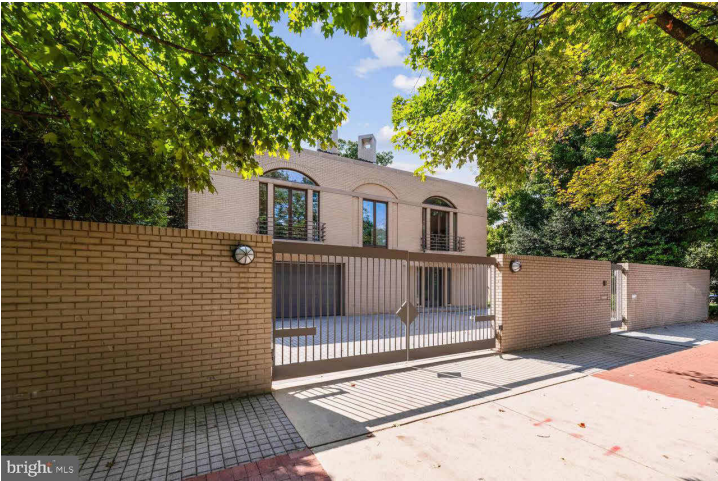


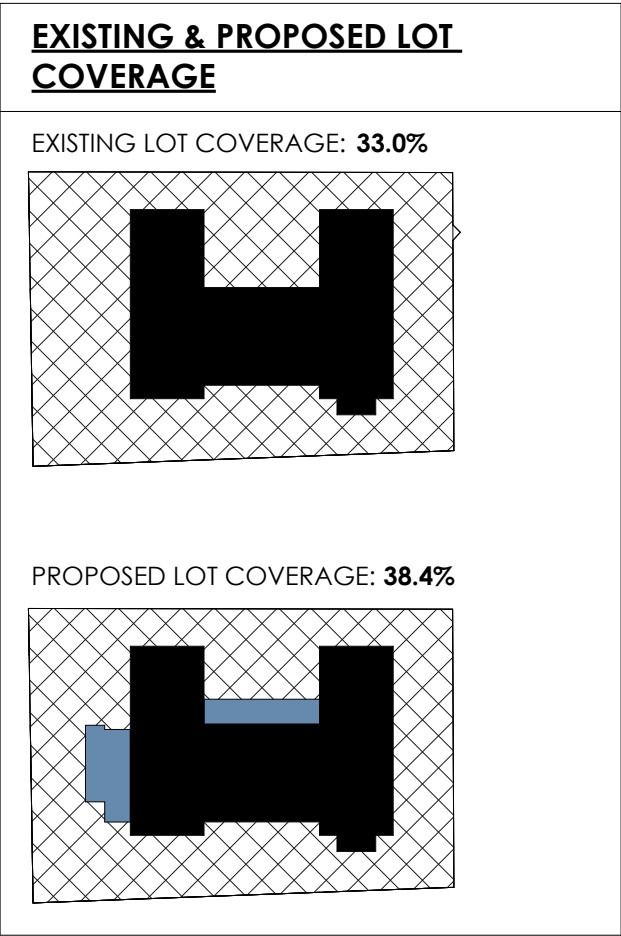
INDEX

000	Cover Sheet
0001	Site Photos
0002	Context Photos
A.000	Existing & Proposed Site Plan
A.002	Existing & Proposed Massing
A.003	Perspective Existing & Proposed
A.100	Demolition Ground Level
A.101	Proposed Ground Level
A.102	Demolition Main Level
A.103	Proposed Main Level
A.104	Demolition Upper Level
A.105	Proposed Upper Level
A.106	Demolition Roof Plan
A.107	Proposed Roof Plan
A.200	Existing & Proposed Street Elevations
A.201	Demolition & Proposed North Elevation
A.201.1	Demolition & Proposed North Elevation - w/o Planting
A.202	Demolition & Proposed West Elevation
A.202-2	Demolition & Proposed West Elevation - Option 2
A.203	Demolition & Proposed South Elevation
A.204	Demolition & Proposed East Elevation
A.300	Demolition & Proposed North-South Section
A.301	Demolition & Proposed East-West Section
A.302	Proposed West-East Section
A.303	Proposed East-West Section II & Under Stairs Entrance

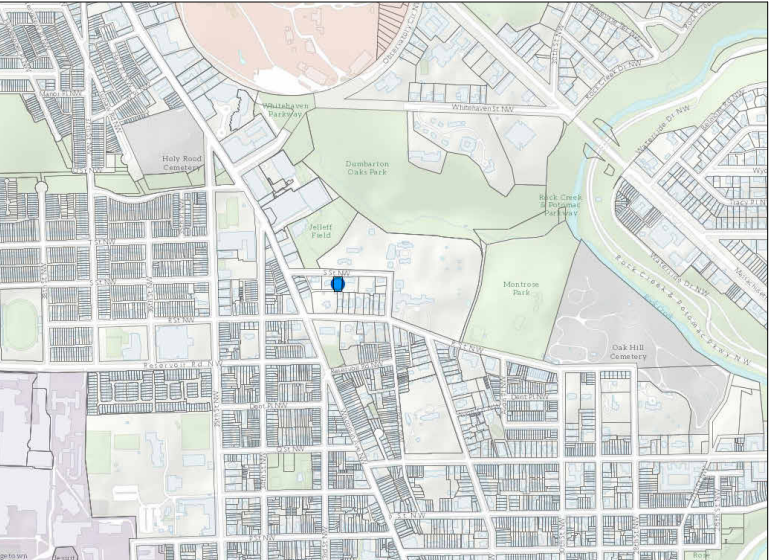
SCOPE OF WORK
1. EXPANSION OF UPPER LEVEL 2. RENOVATE INTERIOR 3. IMPROVE LANDSCAPE/ HARDSCAPE



1 STREET VIEW



2 BLOCK PLAN 3246 S Street NW



3 LOCATION WITHIN GEORGETOWN

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:

3246 S Street LLC

3246 S Street NW, Washington,
DC 20007

SQ.: 2154 LOT: 0050

DRAWINGS TITLE:

Cover Sheet

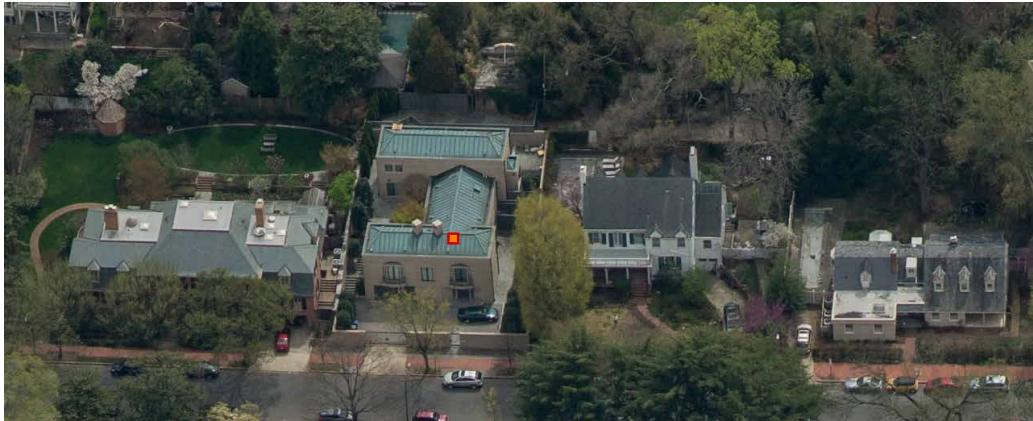
SUBMISSION:

CONCEPT

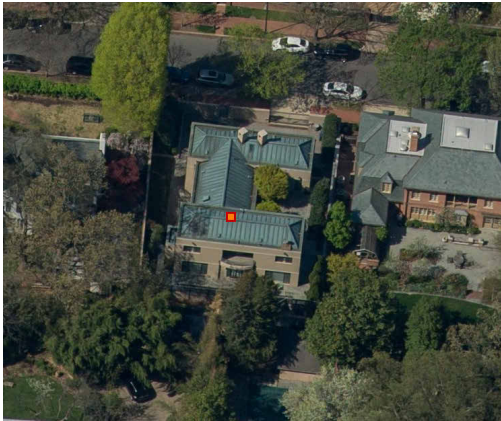
DATE: 10/29/2024

SCALE: 1" = 50'-0"

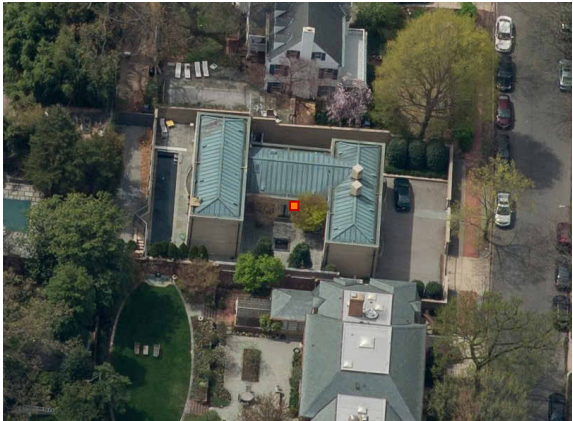
000



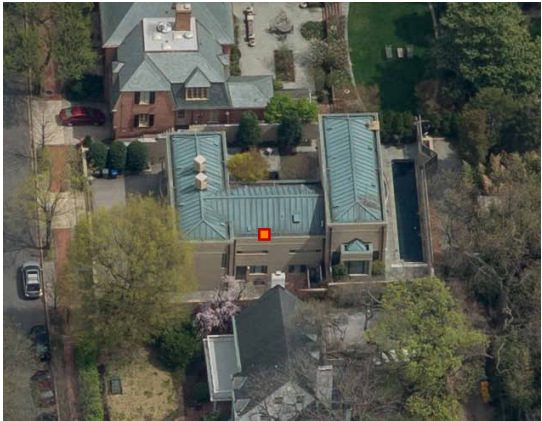
Existing Aerial View (North)



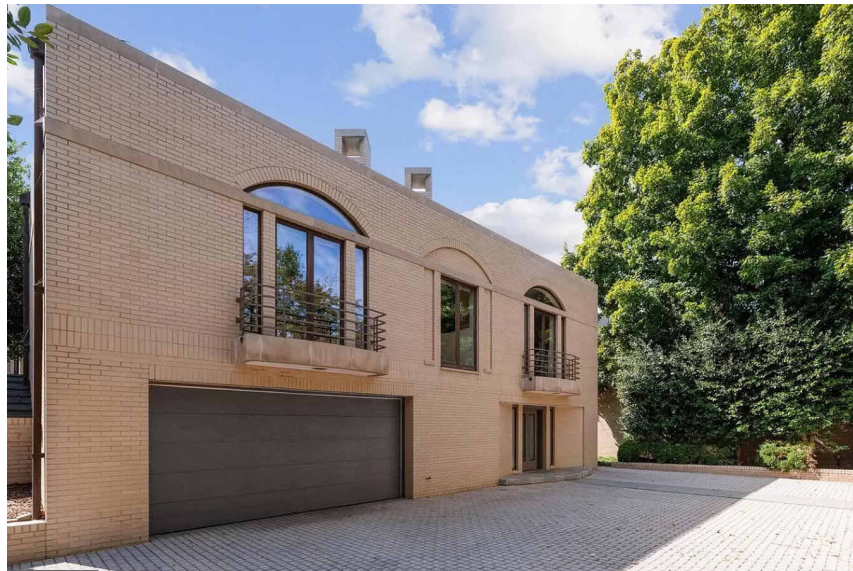
Existing Aerial View (South)



Existing Aerial View (East)



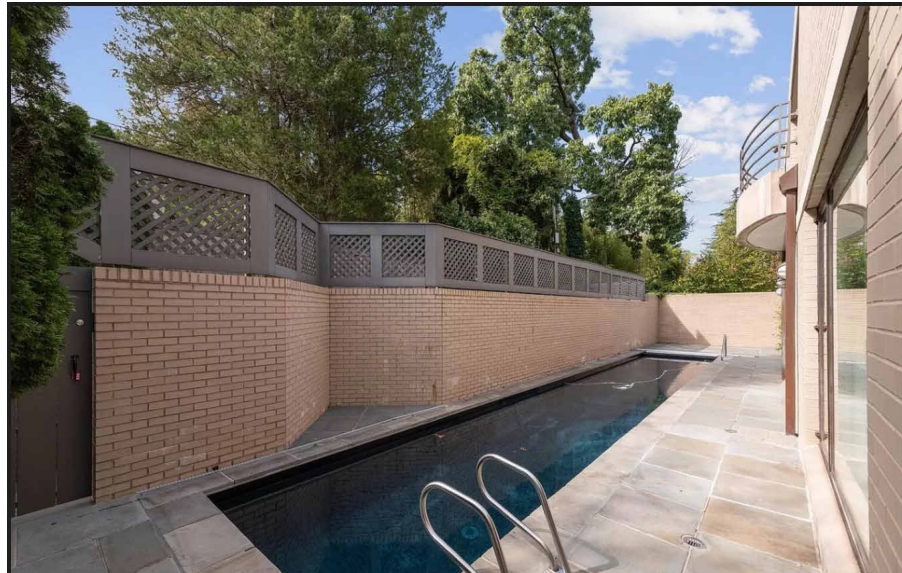
Existing Aerial View (West)



Existing North Elevation



Existing East Elevation in Courtyard



Existing Pool/South Terrace



Existing South Elevation



Existing West 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:

3246 S Street
LLC
3246 S Street NW, Washington,
DC 20007
SQ.: 2154 LOT: 0050

DRAWINGS TITLE:

Site Photos

SUBMISSION:

CONCEPT

DATE: 10/29/2024

SCALE:

0001

Flanking S Street Houses



3240 S Street



3246 S Street



3252 S Street

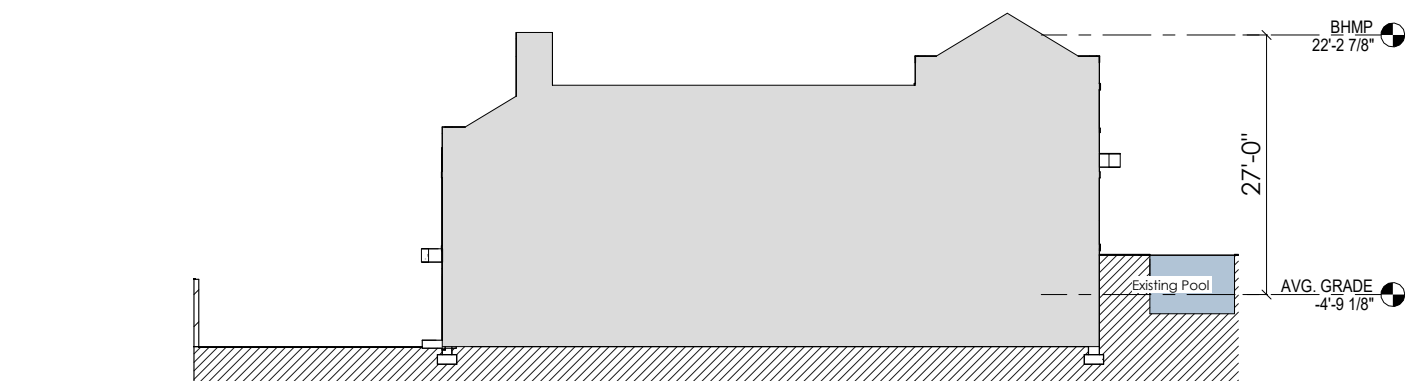
Opposite Structure



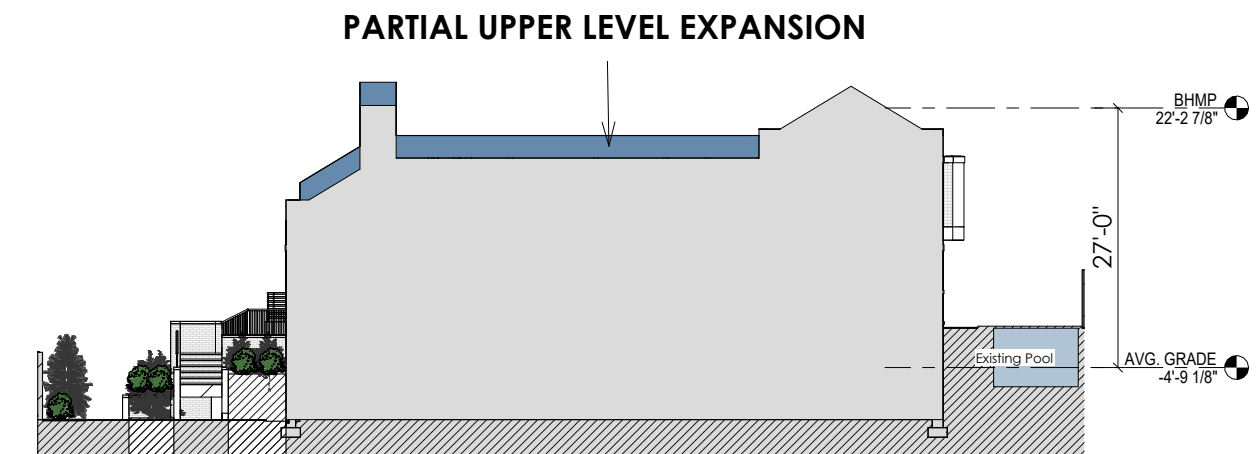
(3245 S Street) Fellows Building, Dumbarton Oaks



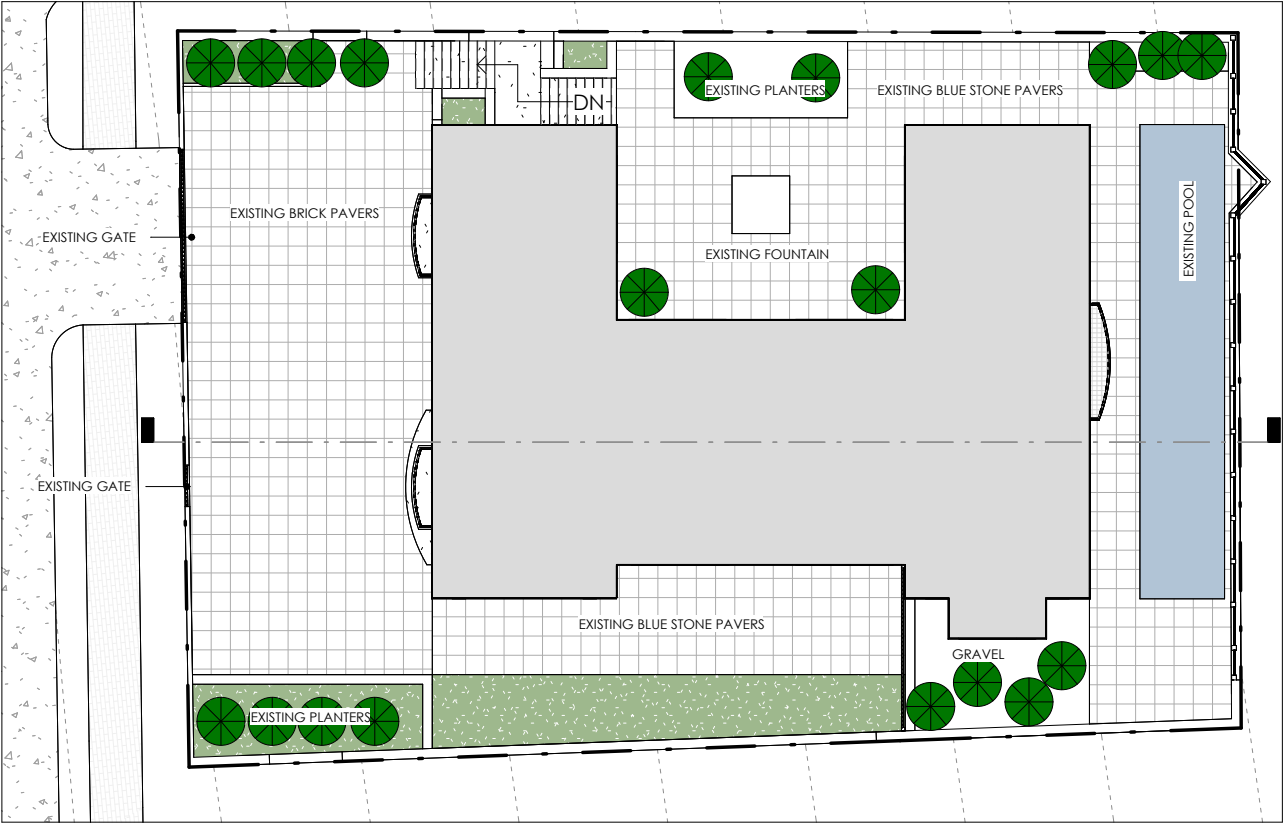
CHRISTIAN ZAPATKA ARCHITECT, PLLC 3235 P STREET NW WASHINGTON DC 20007: 202 333 2735 © DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.	
PROJECT:	
3246 S Street LLC 3246 S Street NW, Washington, DC 20007 SQ.: 2154 LOT: 0050	
DRAWINGS TITLE:	
Context Photos	
SUBMISSION:	
CONCEPT	
DATE:	10/29/2024
SCALE:	
0002	



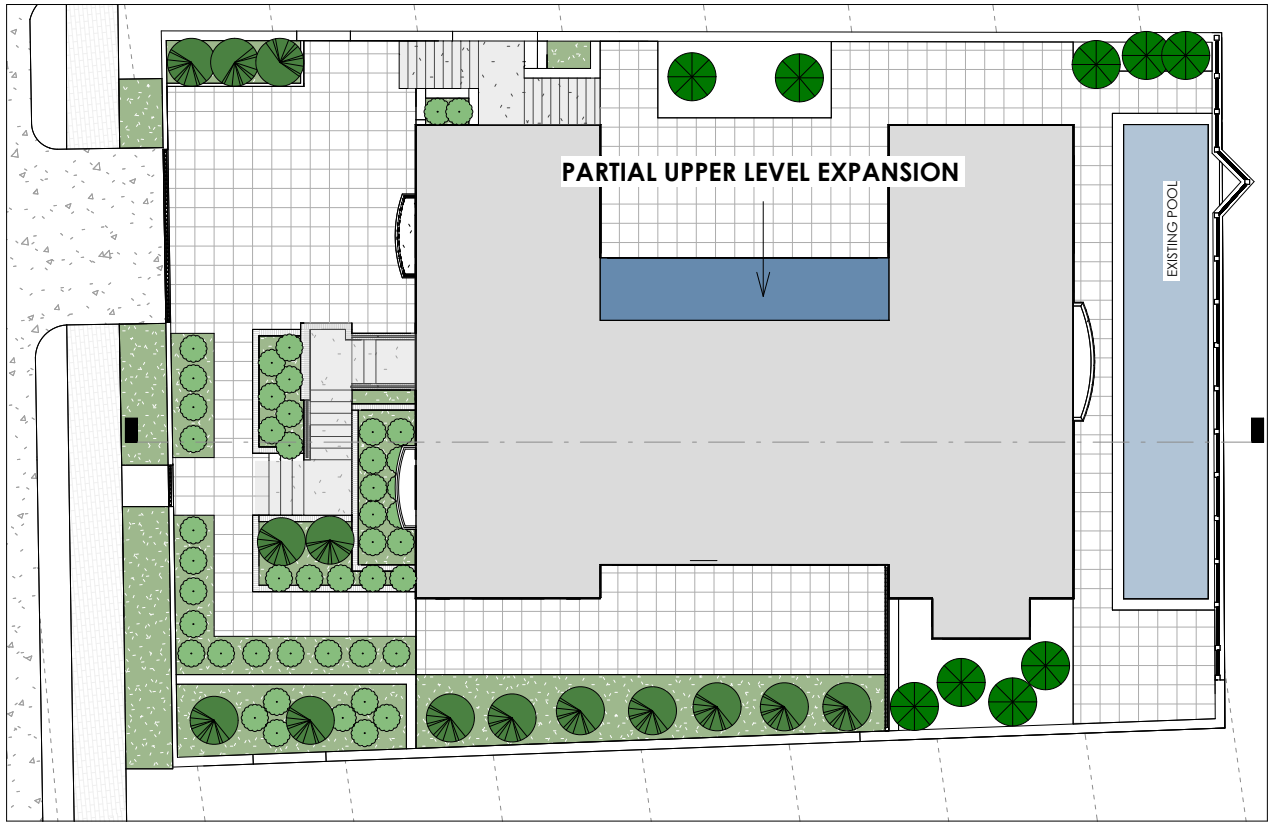
1 EXISTING NORTH-SOUTH SITE SECTION



2 PROPOSED NORTH-SOUTH SITE SECTION



3 EXISTING SITE PLAN



4 PROPOSED SITE 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:

3246 S Street
LLC
3246 S Street NW, Washington,
DC 20007
SQ.: 2154 LOT: 0050

DRAWINGS TITLE:

Existing &
Proposed Site
Plan

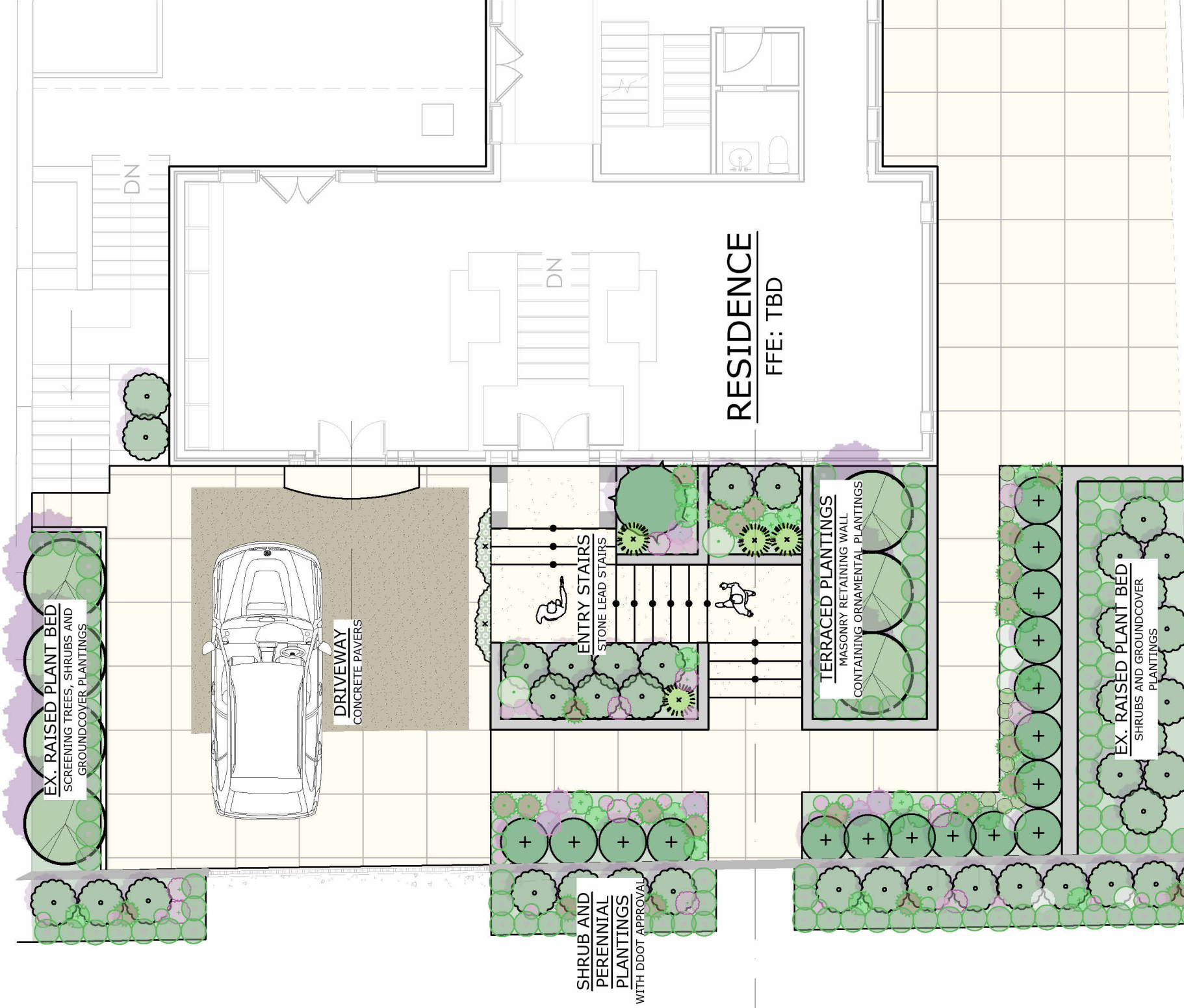
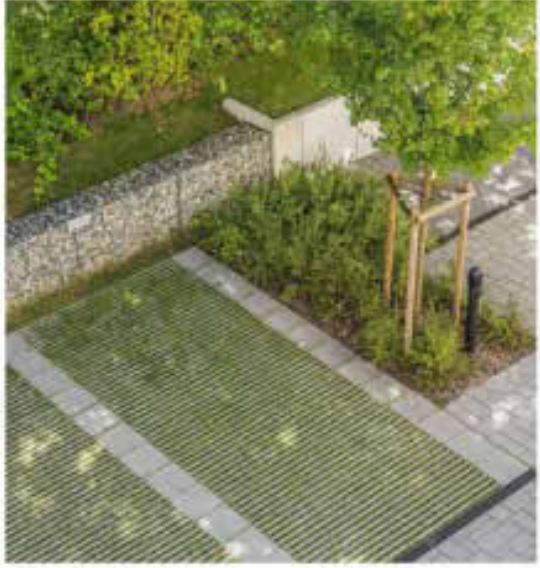
SUBMISSION:

CONCEPT

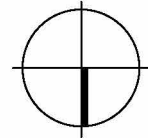
DATE: 10/29/2024

SCALE: 1" = 20'-0"

A.000



S STREET, NW



3246 S STREET, NW
WASHINGTON, DC
SCHEMATIC DESIGN

RICHARDSON & ASSOCIATES
LANDSCAPE ARCHITECTURE
WASHINGTON, DC
202 670-4405 / OFFICE@RICHARDSONLA.COM

DATE
OCTOBER 2024
SCALE
1/8" = 1'-0"
REVISIONS

NOTE: THIS PLAN IS CONCEPTUAL AND SHOULD NOT BE USED FOR CONSTRUCTION



1 EXISTING MASSING



3 PROPOSED MASSING

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:

3246 S Street
LLC

3246 S Street NW, Washington,
DC 20007

SQ.: 2154 LOT: 0050

DRAWINGS TITLE:

Existing &
Proposed
Massing

SUBMISSION:

CONCEPT

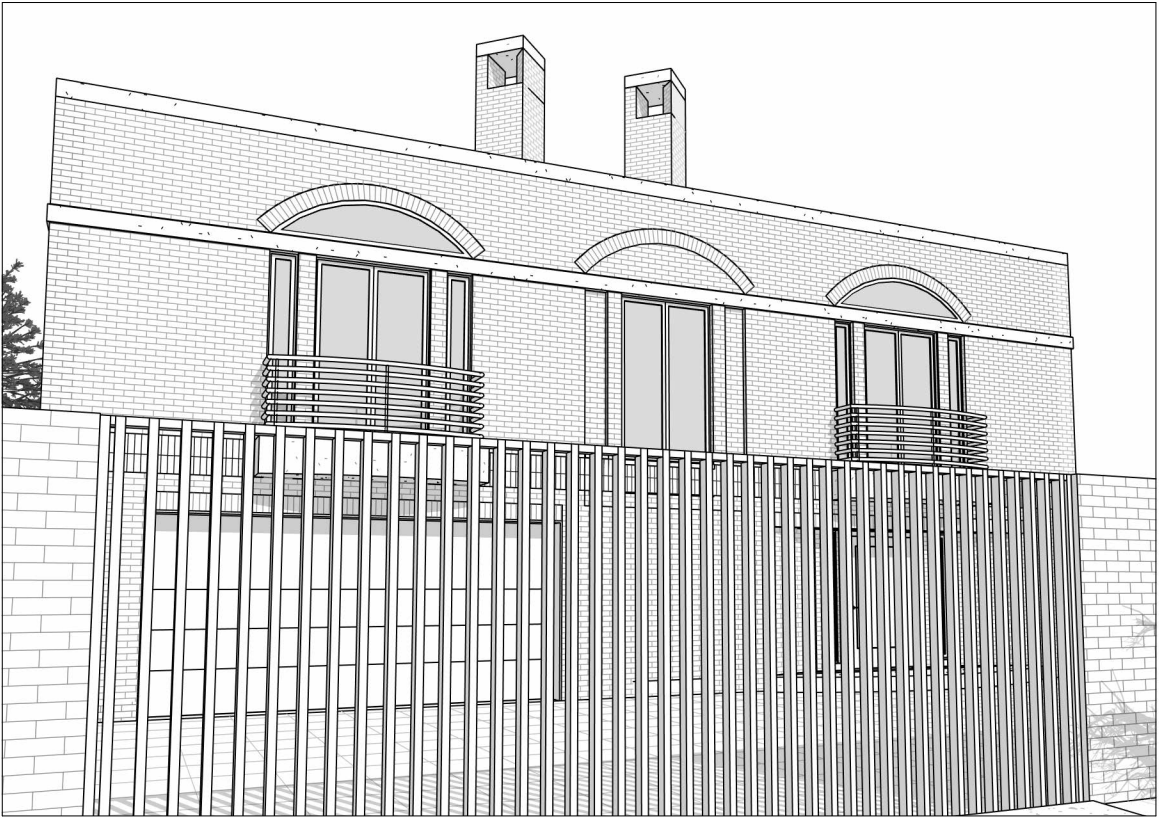
DATE: 10/29/2024

SCALE:

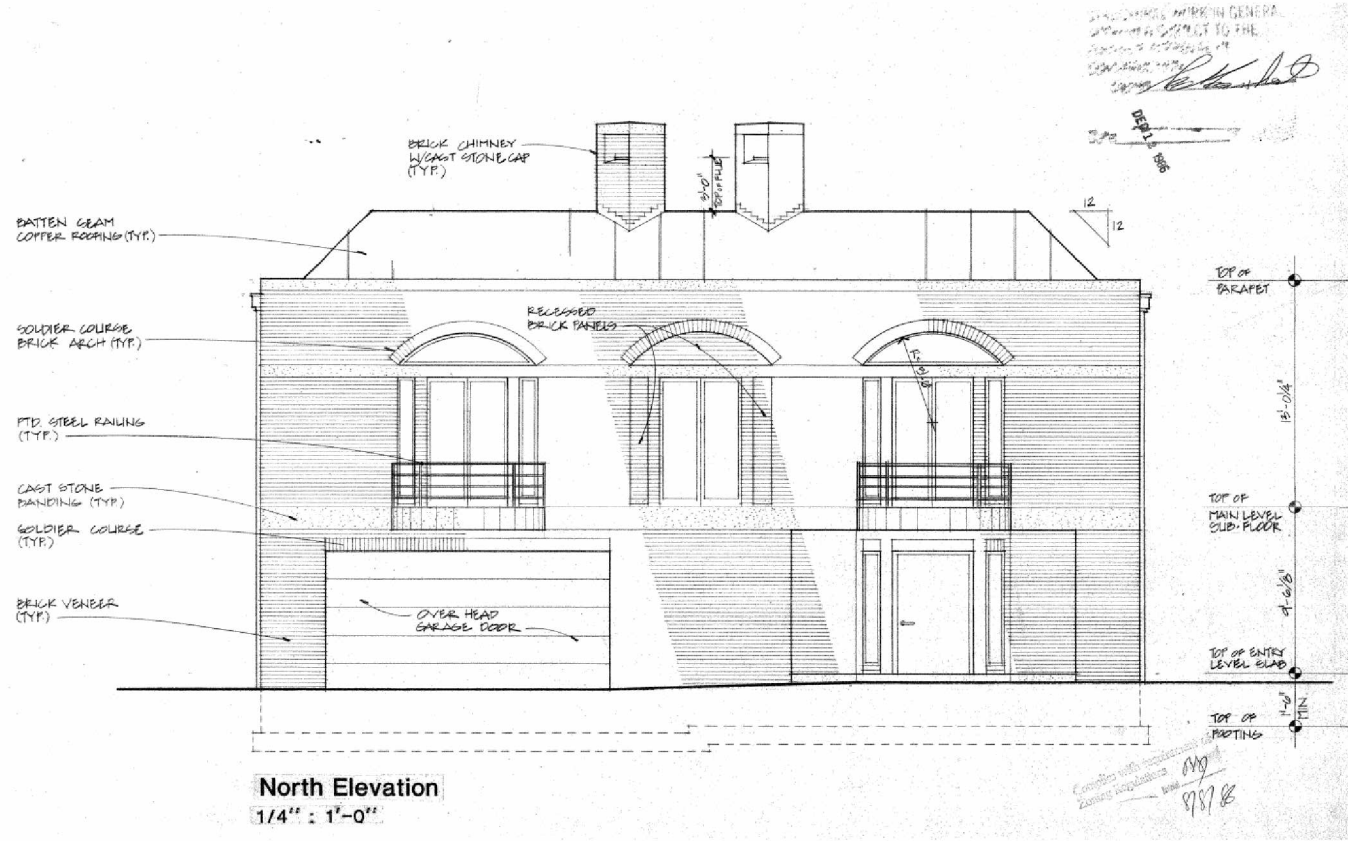
A.002



Existing North Elevation



3D Perspective Matching **Existing** North Elevation

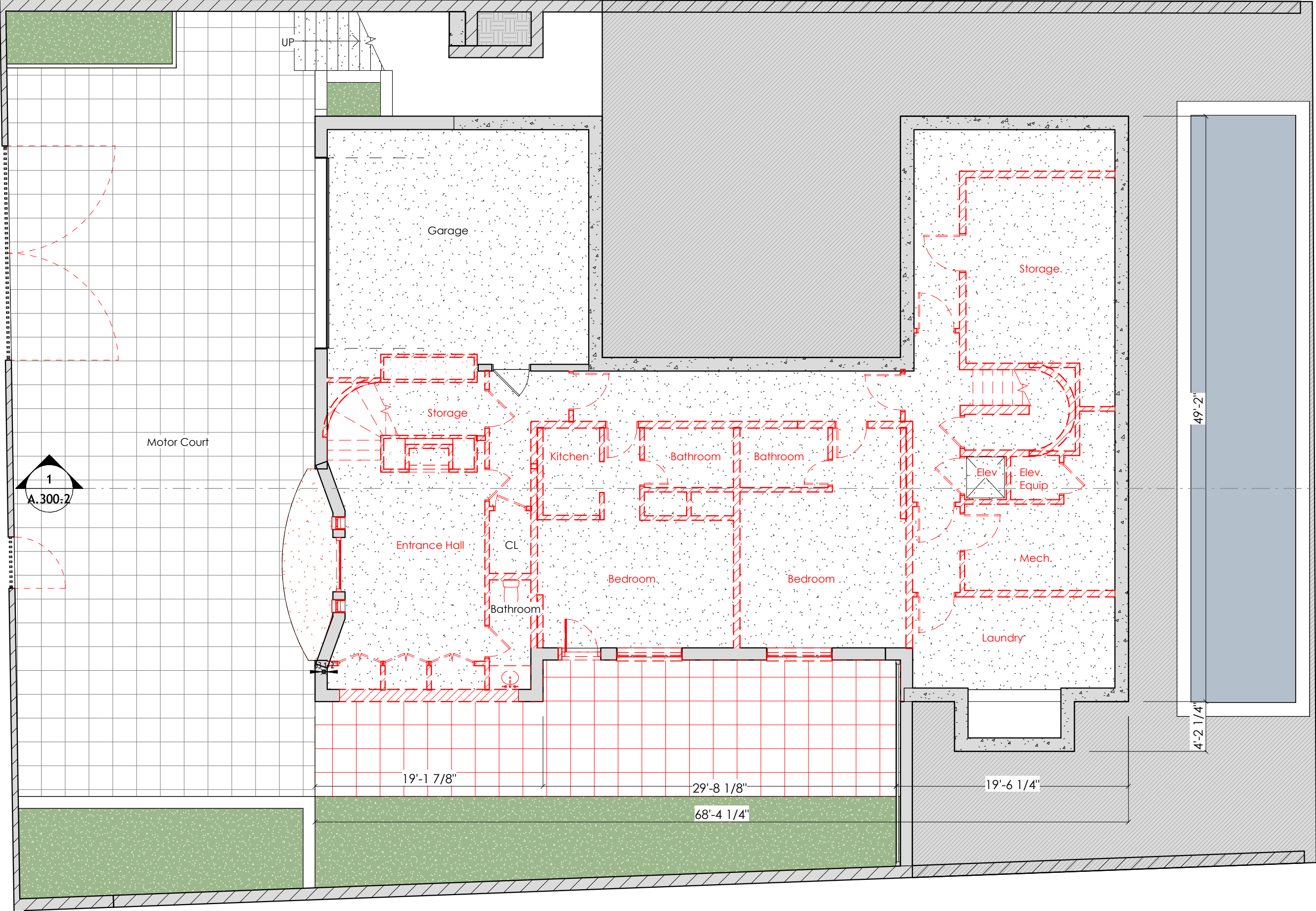


Original Drawing Of North Elevation



3D Perspective Matching **Proposed** North 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:	
3246 S Street LLC 3246 S Street NW, Washington, DC 20007 SQ.: 2154 LOT: 0050	
DRAWINGS TITLE:	
Perspective Existing & Proposed	
SUBMISSION:	
CONCEPT	
DATE: 10/29/2024	
SCALE:	
A.003	



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

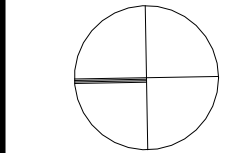
© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING
CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

**3246 S Street
LLC**

3246 S Street NW, Washington,
DC 20007

SQ.: 2154 LOT: 0050



DRAWINGS TITLE:

**Demolition
Ground Level**

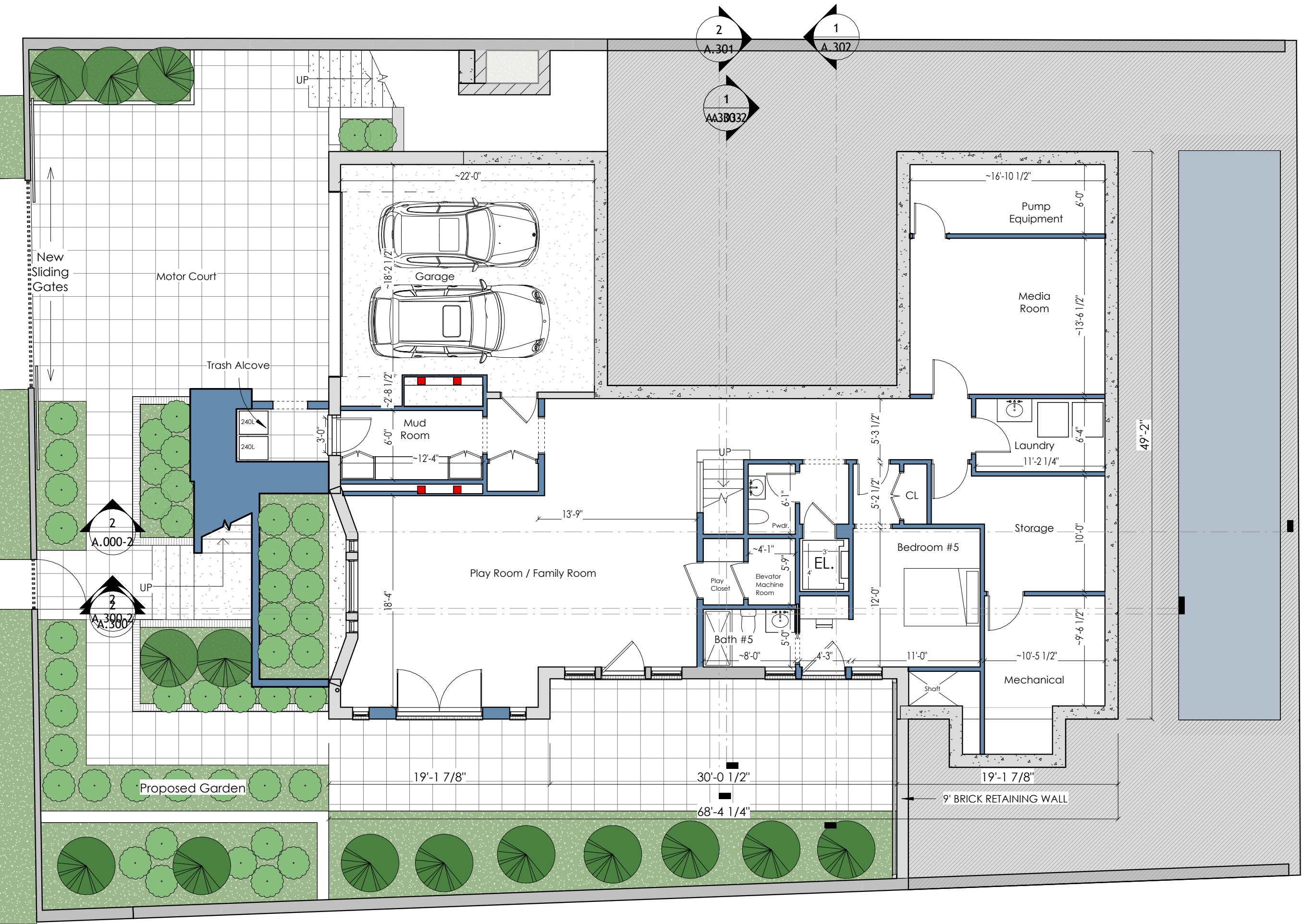
SUBMISSION:

CONCEPT

DATE: 10/29/2024

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

A.100



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:

3246 S Street
LLC
3246 S Street NW, Washington,
DC 20007
SQ.: 2154 LOT: 0050

DRAWINGS TITLE:

Proposed
Ground Level

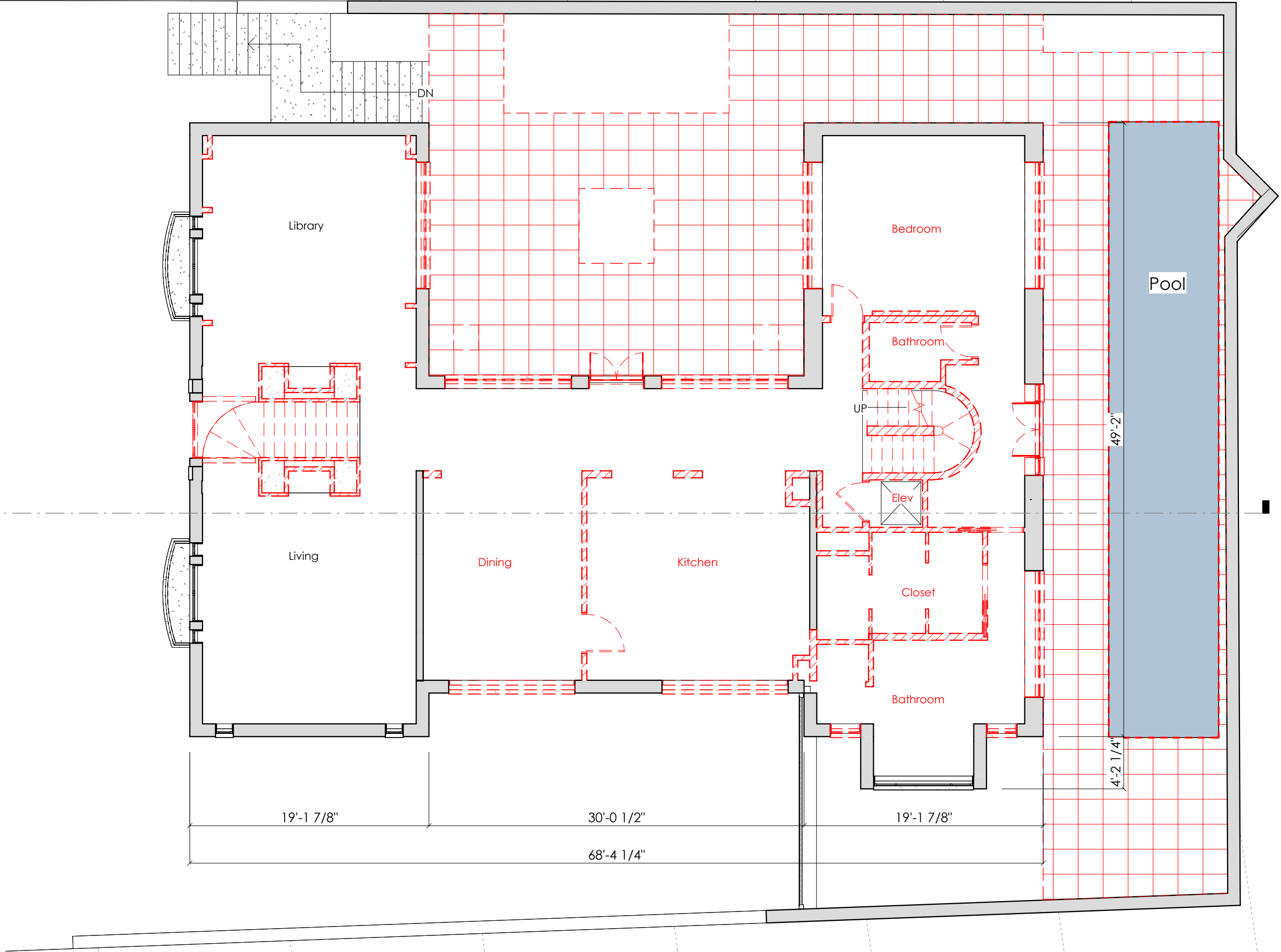
SUBMISSION:

CONCEPT

DATE: 10/29/2024

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

A.101



CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007:

202 333 2735

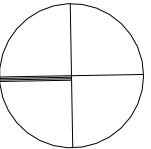
© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING
CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

3246 S Street
LLC

3246 S Street NW, Washington,
DC 20007

SQ.: 2154 LOT: 0050



DRAWINGS TITLE:

Demolition Main
Level

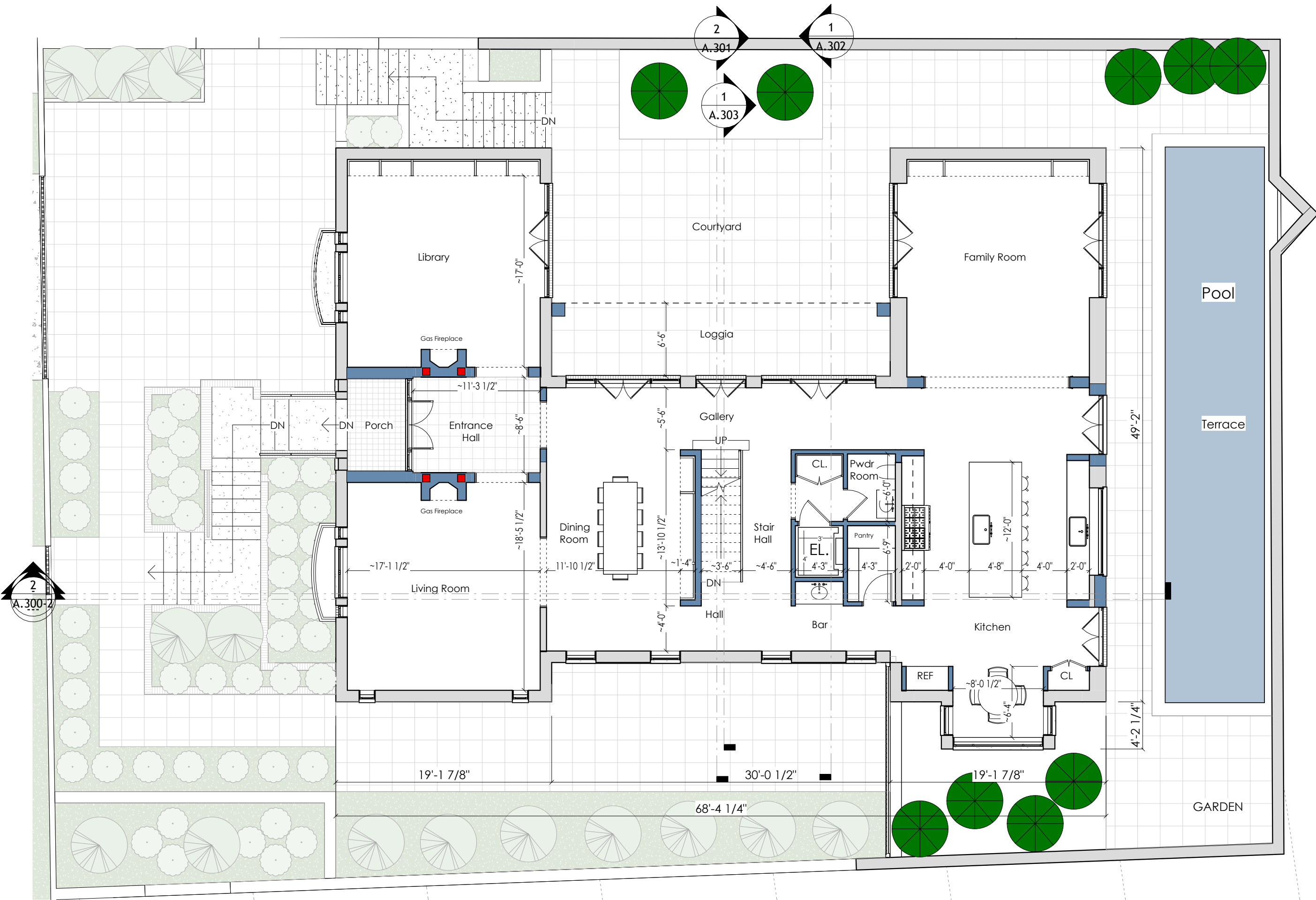
SUBMISSION:

CONCEPT

DATE: 10/29/2024

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

A.102

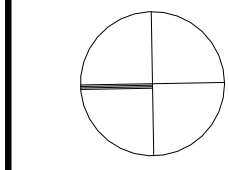


CHRISTIAN ZAPATKA ARCHITECT, PLLC
3235 P STREET NW WASHINGTON DC 20007:
202 333 2735

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

PROJECT:

3246 S Street
LLC
3246 S Street NW, Washington,
DC 20007
SQ.: 2154 LOT: 0050



DRAWINGS TITLE:

Proposed Main
Level

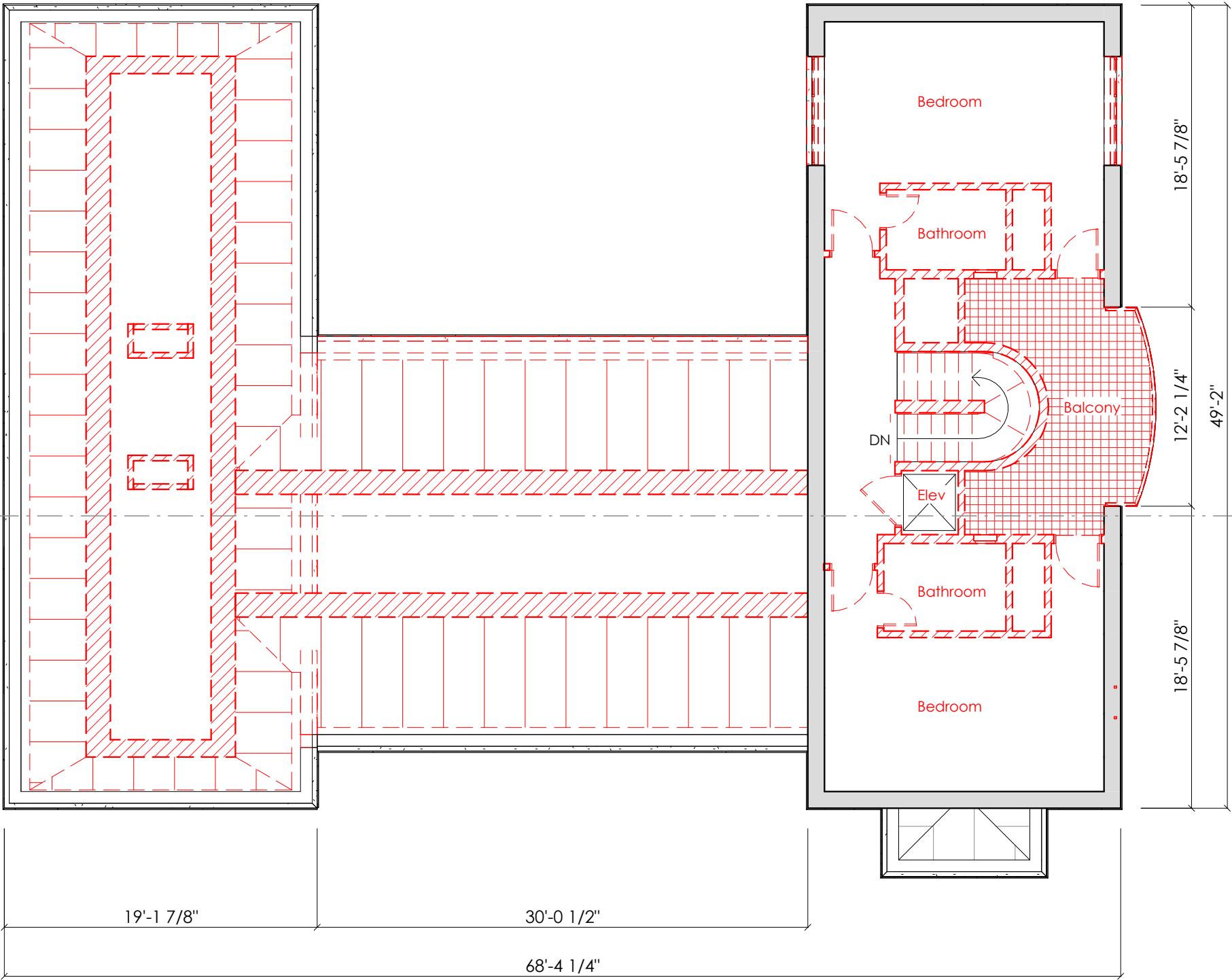
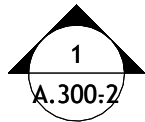
SUBMISSION:

CONCEPT

DATE: 10/29/2024

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

A.103



CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007:

202 333 2735

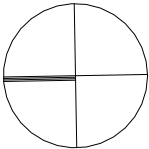
© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING
CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

3246 S Street
LLC

3246 S Street NW, Washington,
DC 20007

SQ.: 2154 LOT: 0050



DRAWINGS TITLE:

Demolition
Upper Level

SUBMISSION:

CONCEPT

DATE: 10/29/2024

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

A.104



CHRISTIAN ZAPATKA ARCHITECT, PLLC

3235 P STREET NW WASHINGTON DC 20007:

202 333 2735

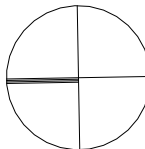
© DRAWING PROTECTED BY COPYRIGHT. THIS DRAWING
CANNOT BE DISTRIBUTED OR REPRODUCED WITHOUT WRITTEN
PERMISSION FROM CHRISTIAN ZAPATKA ARCHITECT, PLLC.

PROJECT:

3246 S Street
LLC

3246 S Street NW, Washington,
DC 20007

SQ.: 2154 LOT: 0050



DRAWINGS TITLE:

Proposed Upper
Level

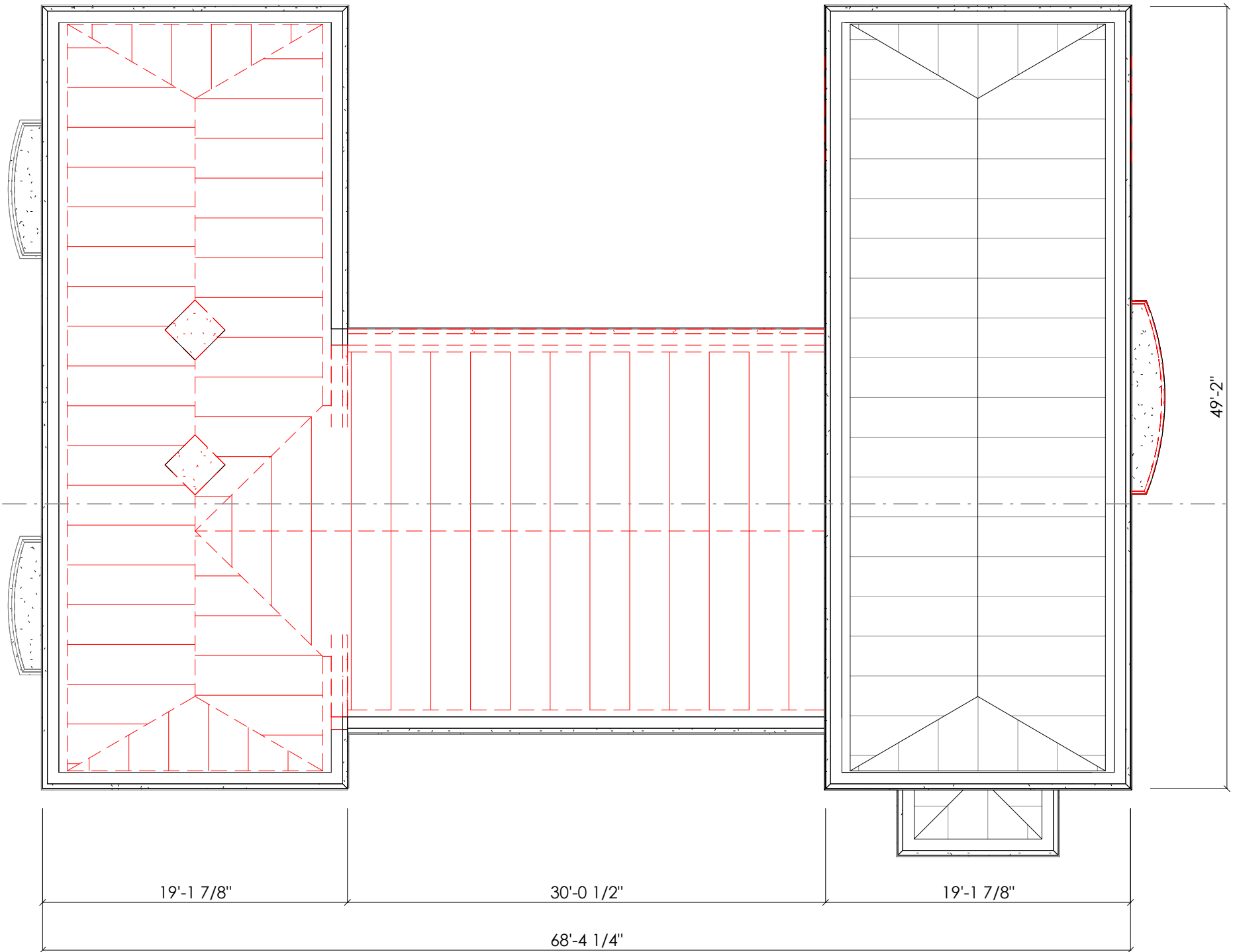
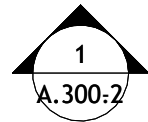
SUBMISSION:

CONCEPT

DATE: 10/29/2024

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

A.105

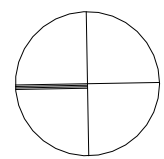


CHRISTIAN ZAPATKA ARCHITECT, PLLC
3235 P STREET NW WASHINGTON DC 20007:
202 333 2735

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

PROJECT:

3246 S Street
LLC
3246 S Street NW, Washington,
DC 20007
SQ.: 2154 LOT: 0050



DRAWINGS TITLE:

Demolition Roof
Plan

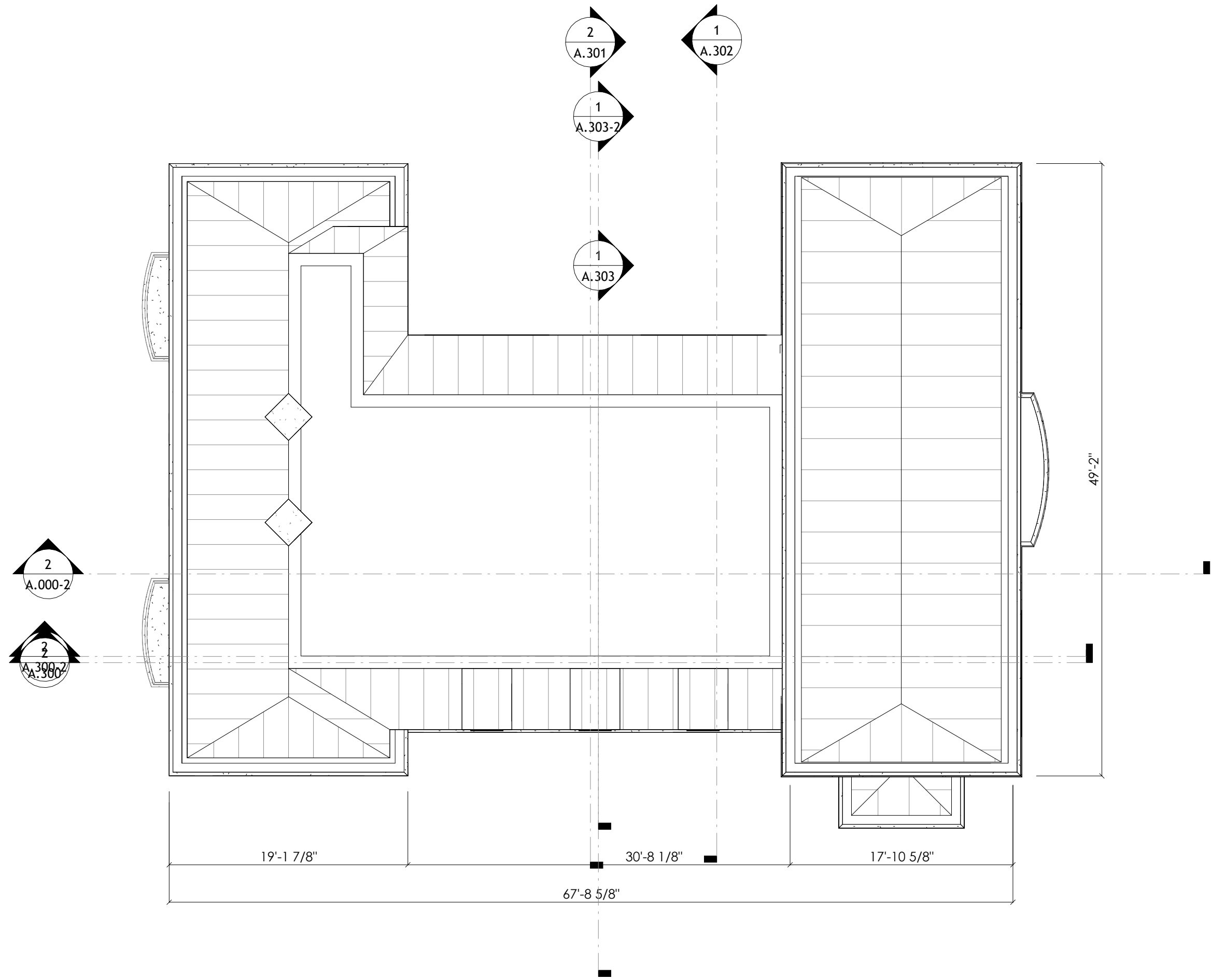
SUBMISSION:

CONCEPT

DATE: 10/29/2024

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

A.106



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:

3246 S Street
LLC
3246 S Street NW, Washington,
DC 20007
SQ.: 2154 LOT: 0050

DRAWINGS TITLE:

Proposed Roof
Plan

SUBMISSION:

CONCEPT

DATE: 10/29/2024

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

A.107



1 EXISTING EAST-WEST STREET ELEVATION (SOUTH SIDE)



2 PROPOSED EAST-WEST STREET ELEVATION (SOUTH SIDE) - OPTION 2



3 EXISTING WEST-EAST STREET ELEVATION (NORTH SIDE)

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:

3246 S Street
LLC

3246 S Street NW, Washington,
DC 20007

SQ.: 2154 LOT: 0050

DRAWINGS TITLE:

Existing &
Proposed Street
Elevations

SUBMISSION:

CONCEPT

DATE: 10/29/2024

SCALE: 3/64" = 1'-0"

A.200



1 DEMOLITION NORTH ELEVATION



2 PROPOSED NORTH 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:

3246 S Street
LLC

3246 S Street NW, Washington,
DC 20007

SQ.: 2154 LOT: 0050

DRAWINGS TITLE:

Demolition &
Proposed North
Elevation

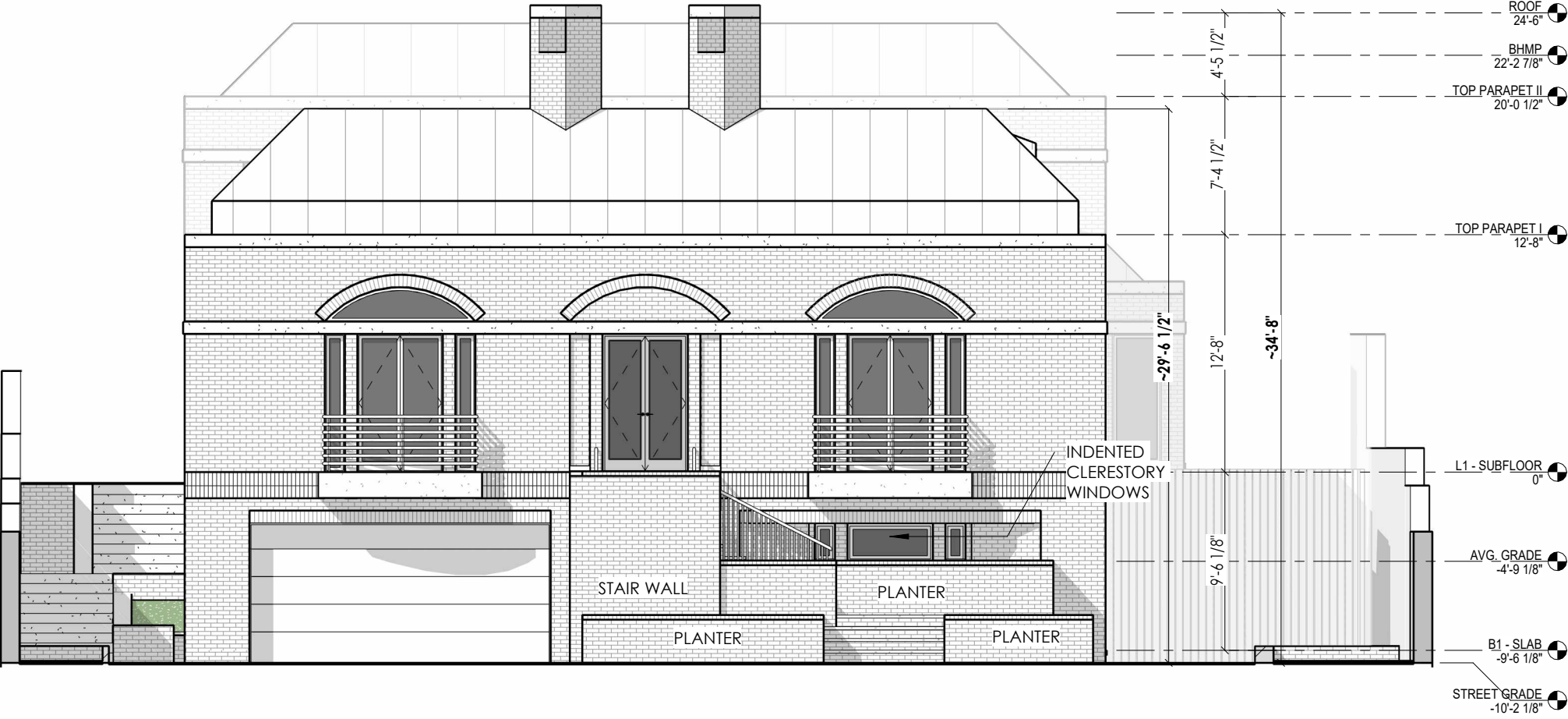
SUBMISSION:

CONCEPT

DATE: 10/29/2024

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

A.201



1 PROPOSED NORTH ELEVATION - W/O PLANTING

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:

3246 S Street
LLC

3246 S Street NW, Washington,
DC 20007

SQ.: 2154 LOT: 0050

DRAWINGS TITLE:

Demolition &
Proposed North
Elevation - w/o
Planting

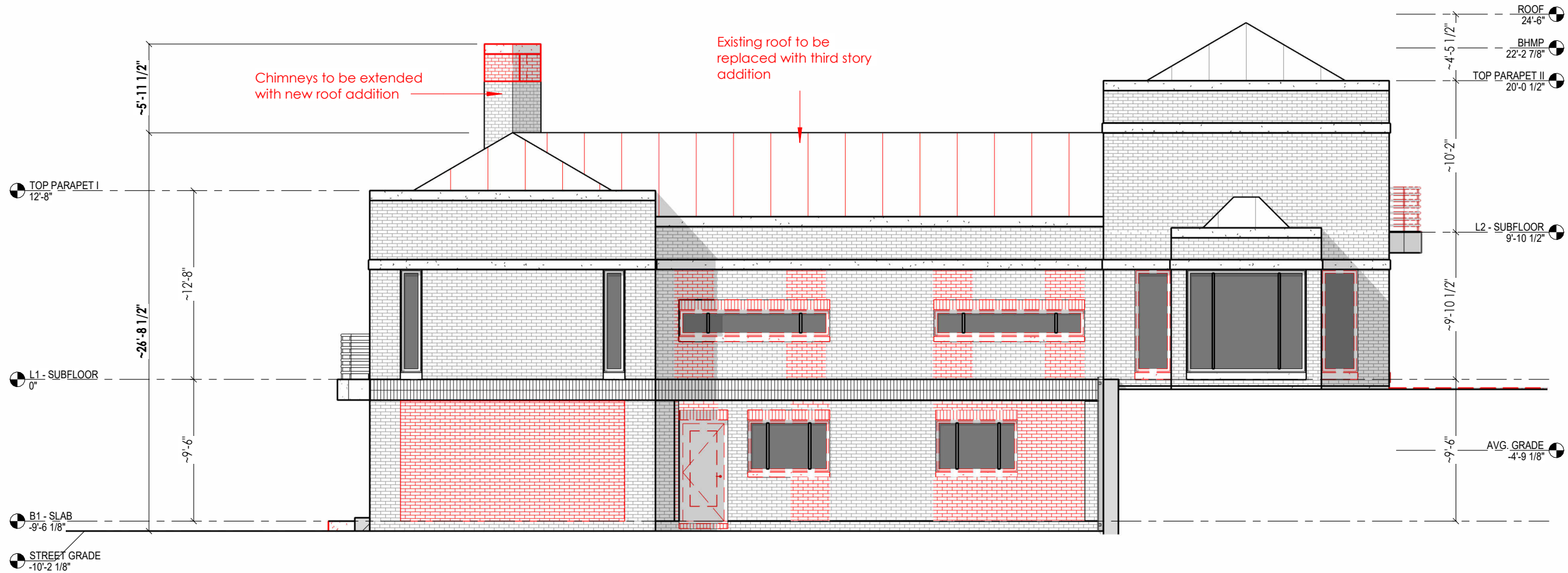
SUBMISSION:

CONCEPT

DATE: 10/29/2024

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

A.201.1



1 DEMOLITION WEST ELEVATION



2 PROPOSED WEST 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:

3246 S Street
LLC

3246 S Street NW, Washington,
DC 20007

SQ.: 2154 LOT: 0050

DRAWINGS TITLE:

Demolition &
Proposed West
Elevation

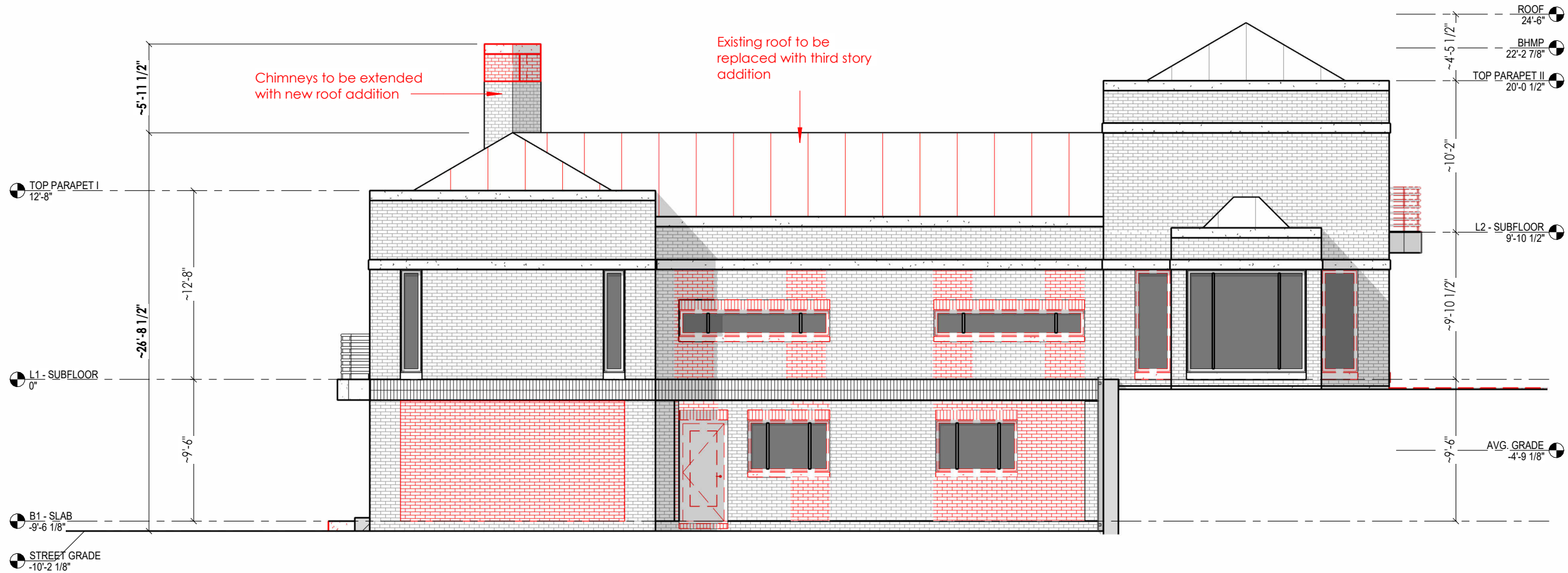
SUBMISSION:

CONCEPT

DATE: 10/29/2024

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

A.202



1 DEMOLITION WEST ELEVATION



2 PROPOSED WEST ELEVATION - OPTION 2

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:

3246 S Street
LLC

3246 S Street NW, Washington,
DC 20007

SQ.: 2154 LOT: 0050

DRAWINGS TITLE:

Demolition &
Proposed West
Elevation -
Option 2

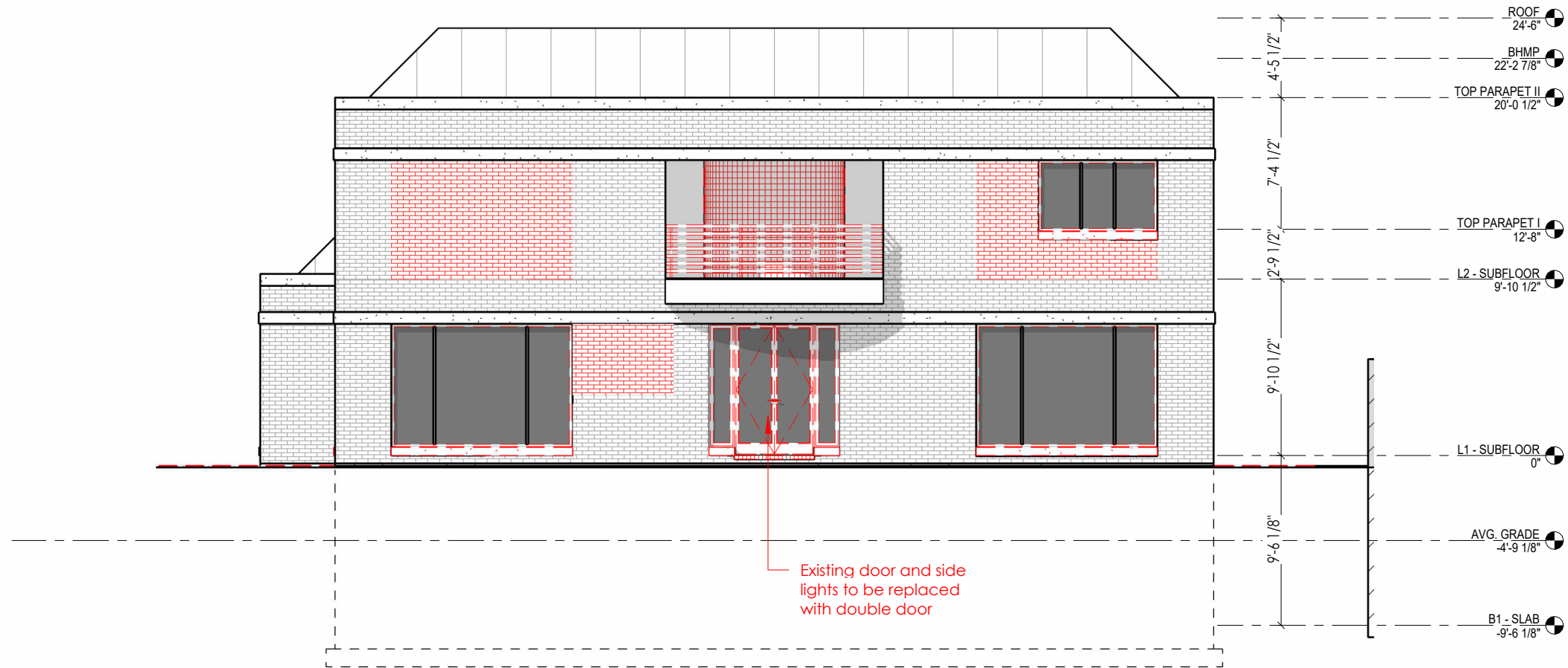
SUBMISSION:

CONCEPT

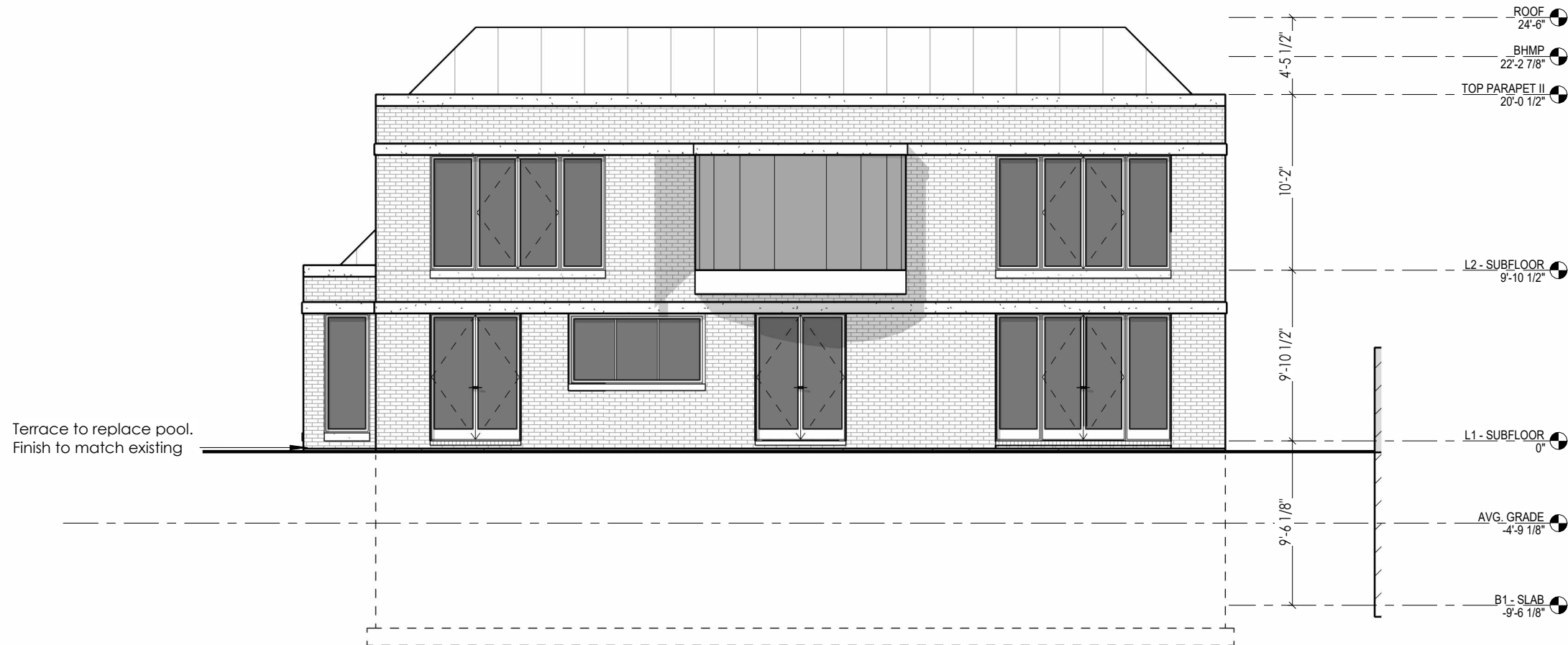
DATE: 10/29/2024

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

A.202-2



1 DEMOLITION SOUTH ELEVATION



2 PROPOSED 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:

3246 S Street
LLC

3246 S Street NW, Washington,
DC 20007

SQ.: 2154 LOT: 0050

DRAWINGS TITLE:

Demolition &
Proposed South
Elevation

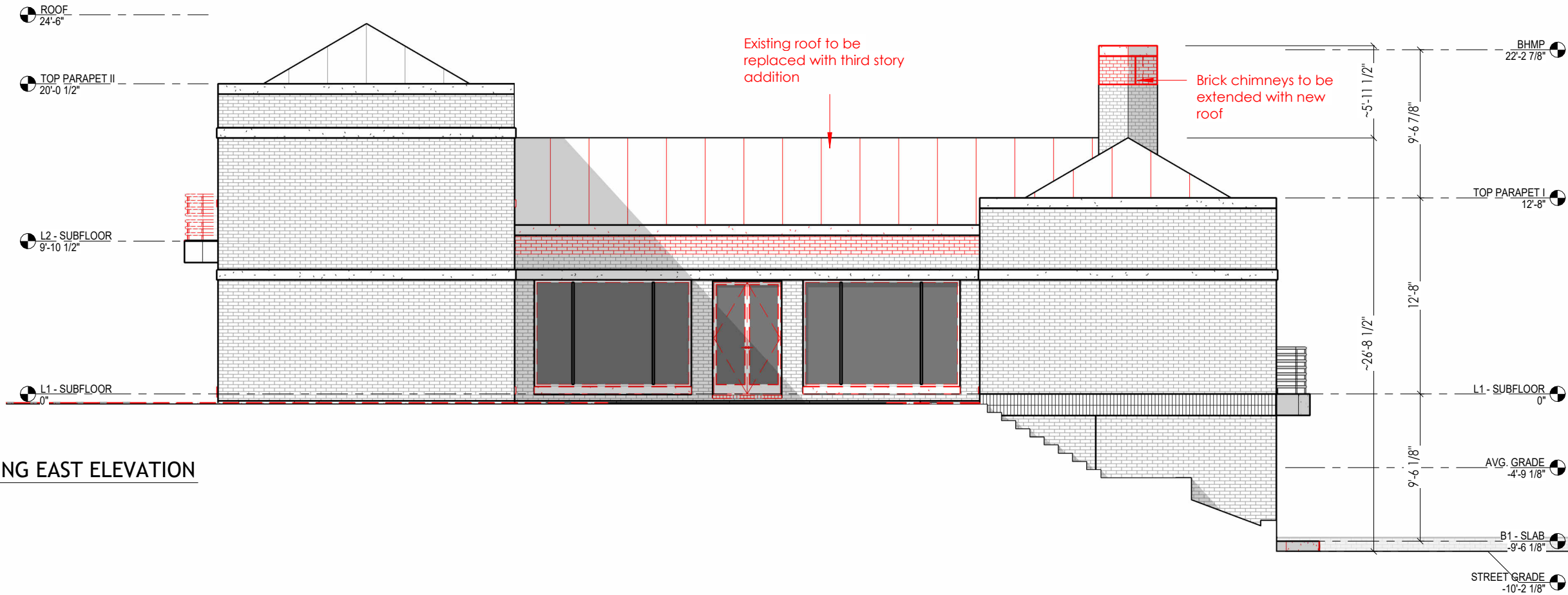
SUBMISSION:

CONCEPT

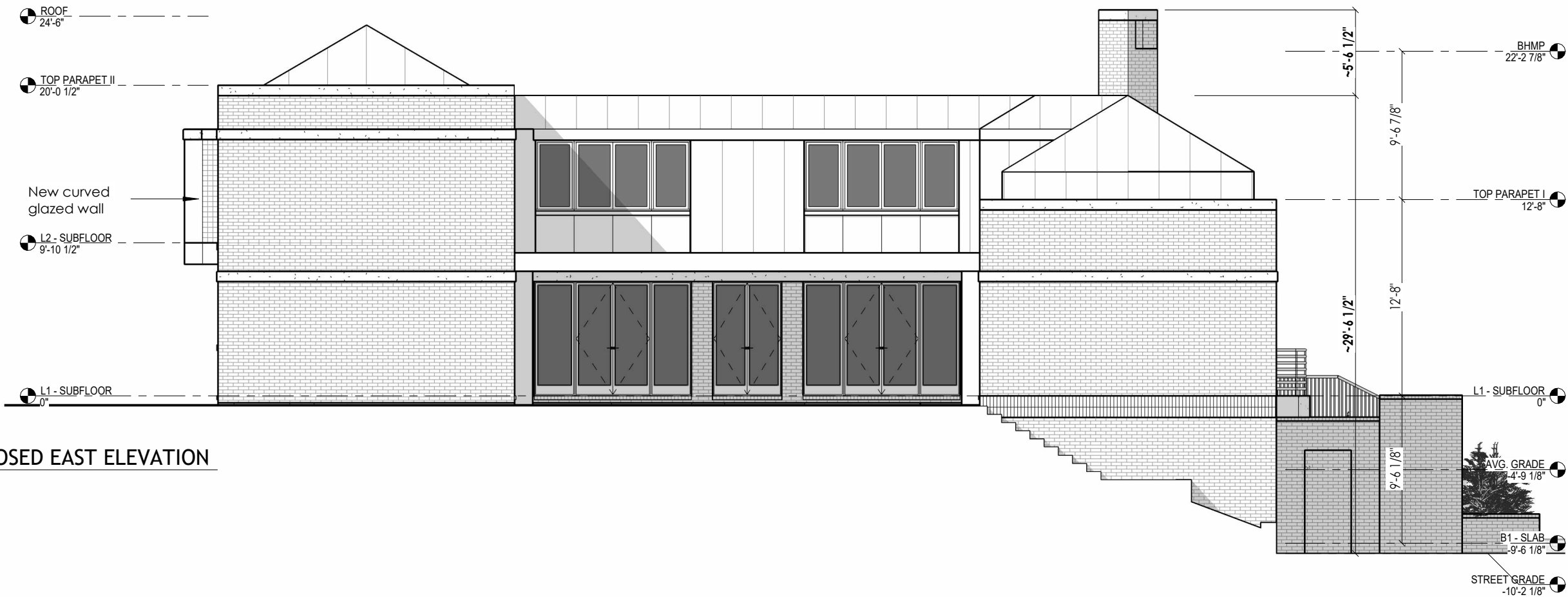
DATE: 10/29/2024

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

A.203



1 EXISTING EAST ELEVATION



2 PROPOSED EAST 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:

3246 S Street
LLC

3246 S Street NW, Washington,
DC 20007

SQ.: 2154 LOT: 0050

DRAWINGS TITLE:

Demolition &
Proposed East
Elevation

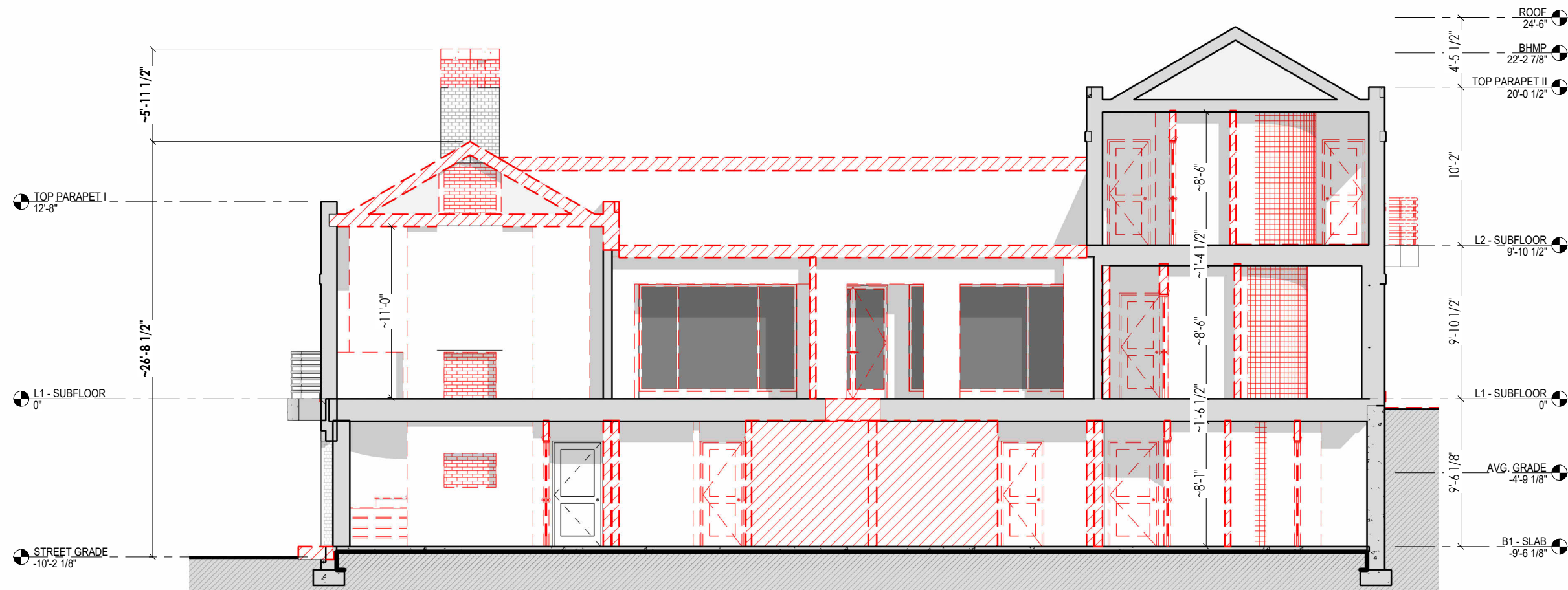
SUBMISSION:

CONCEPT

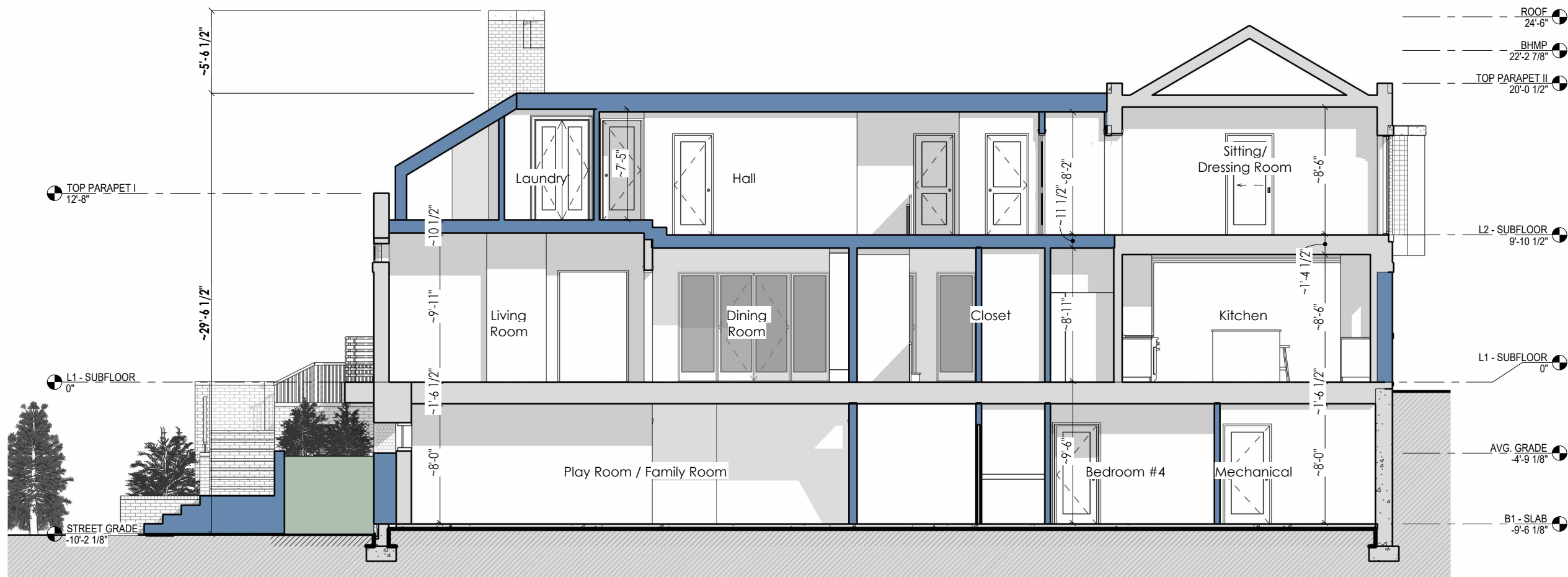
DATE: 10/29/2024

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

A.204



1 DEMOLITION NORTH-SOUTH SECTION



2 PROPOSED NORTH-SOUTH SECTION

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:

3246 S Street
LLC

3246 S Street NW, Washington,
DC 20007

SQ.: 2154 LOT: 0050

DRAWINGS TITLE:

Demolition &
Proposed
North-South
Section

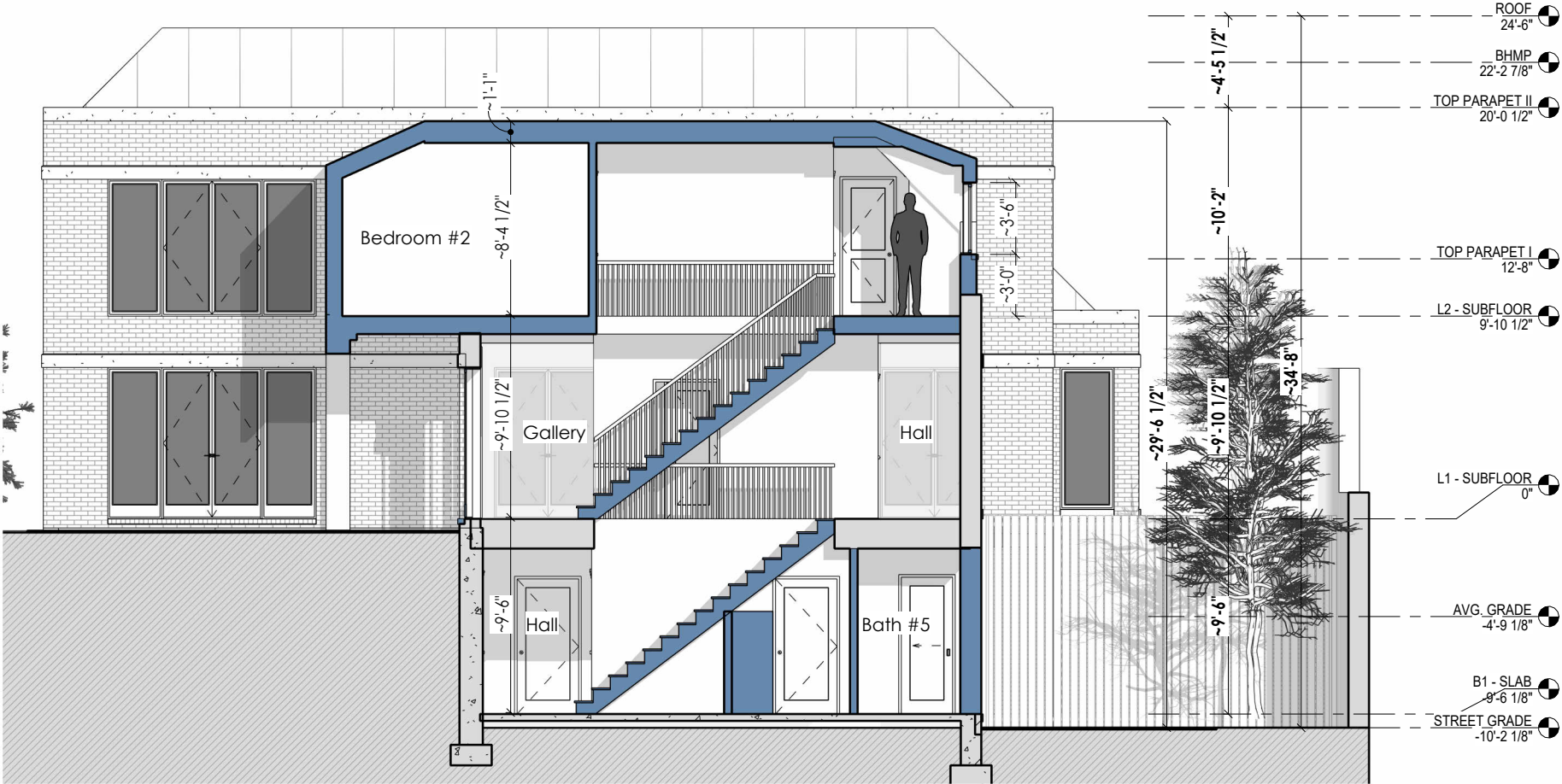
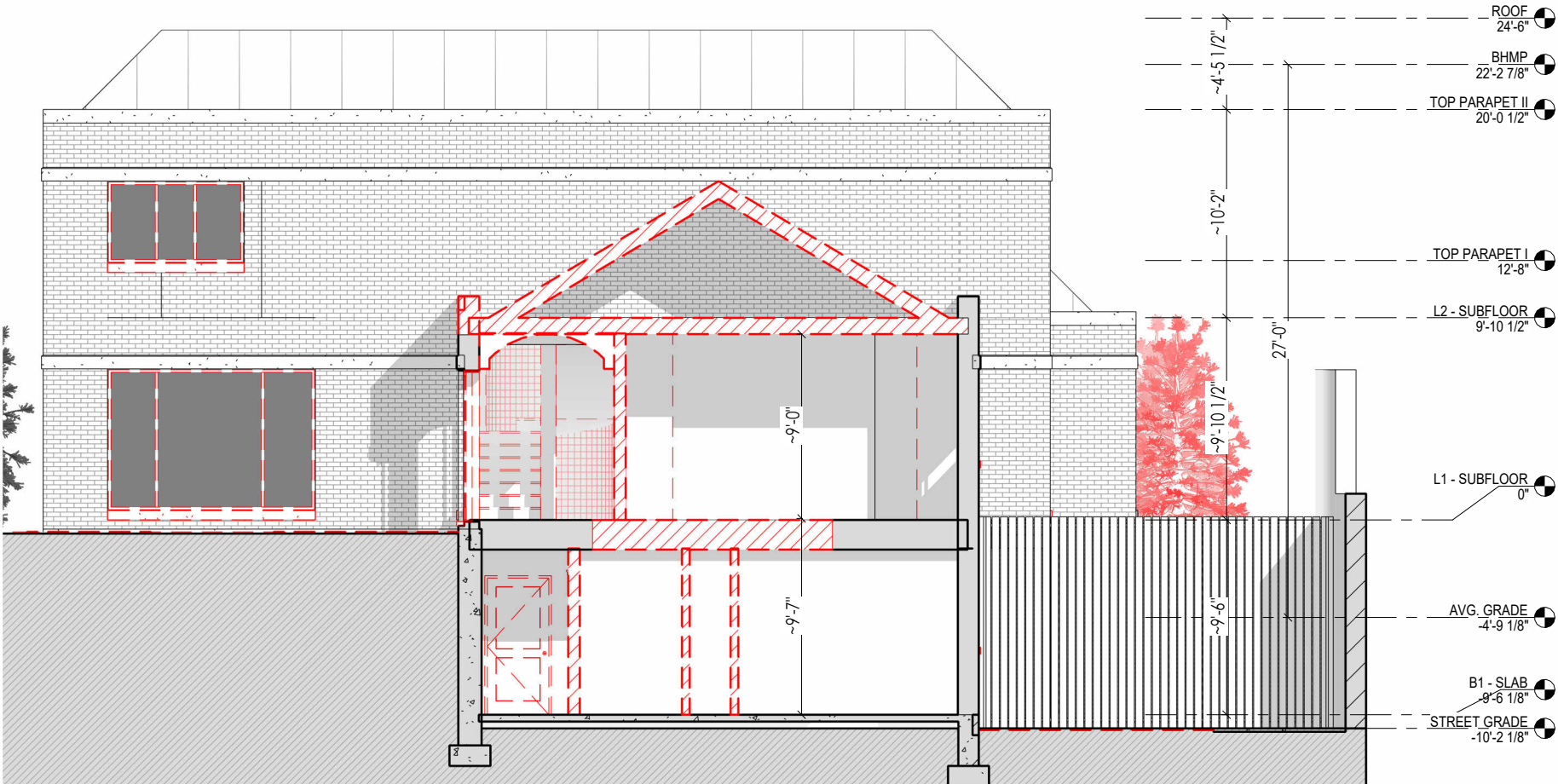
SUBMISSION:

CONCEPT

DATE: 10/29/2024

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

A.300



1 DEMOLITION EAST-WEST SECTION

2 PROPOSED EAST-WEST SECTION

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:

3246 S Street
LLC
3246 S Street NW, Washington,
DC 20007
SQ.: 2154 LOT: 0050

DRAWINGS TITLE:

Demolition &
Proposed
East-West
Section

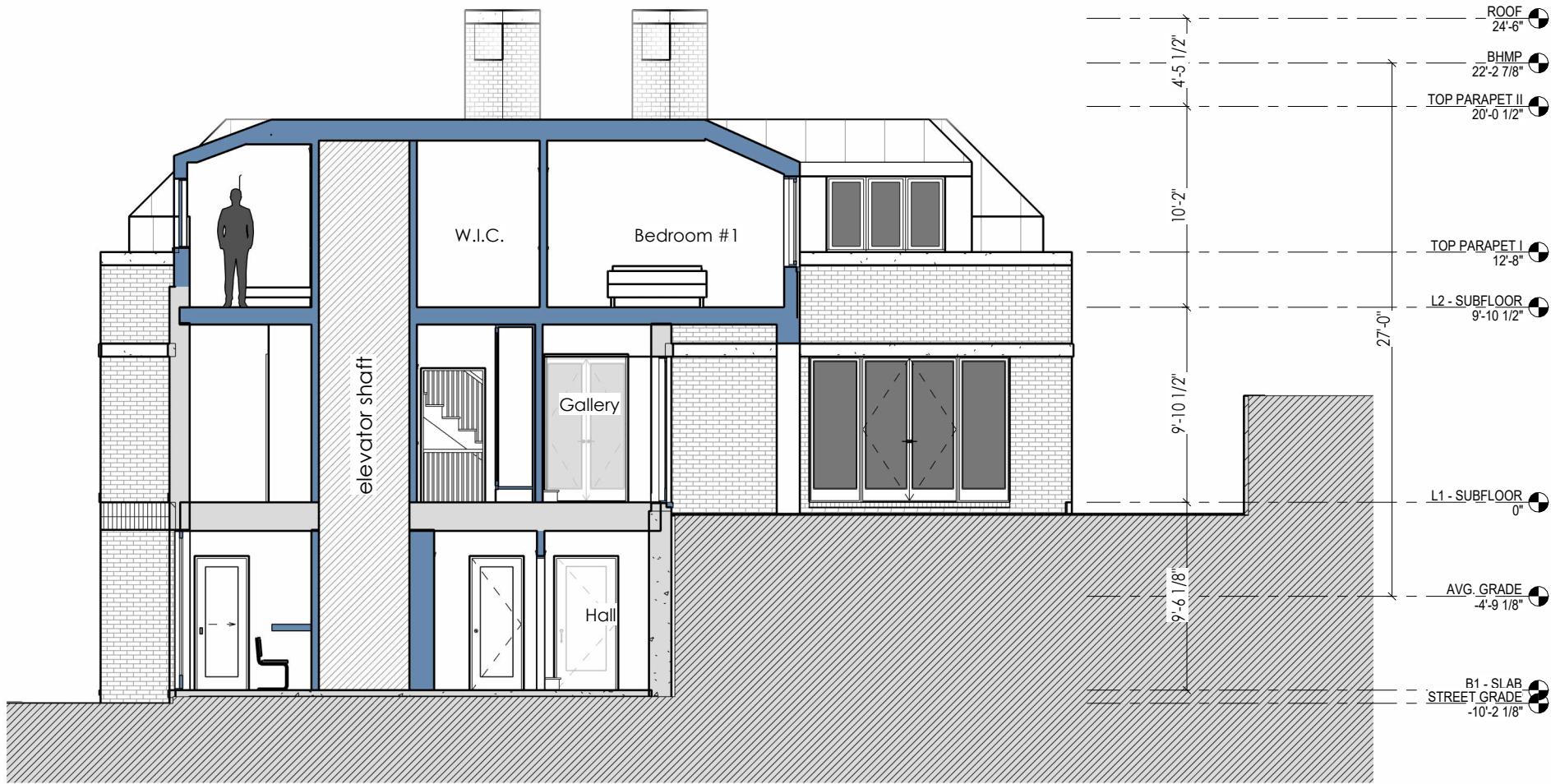
SUBMISSION:

CONCEPT

DATE: 10/29/2024

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

A.301



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:

3246 S Street
LLC

3246 S Street NW, Washington,
DC 20007

SQ.: 2154 LOT: 0050

DRAWINGS TITLE:

Proposed
West-East
Section

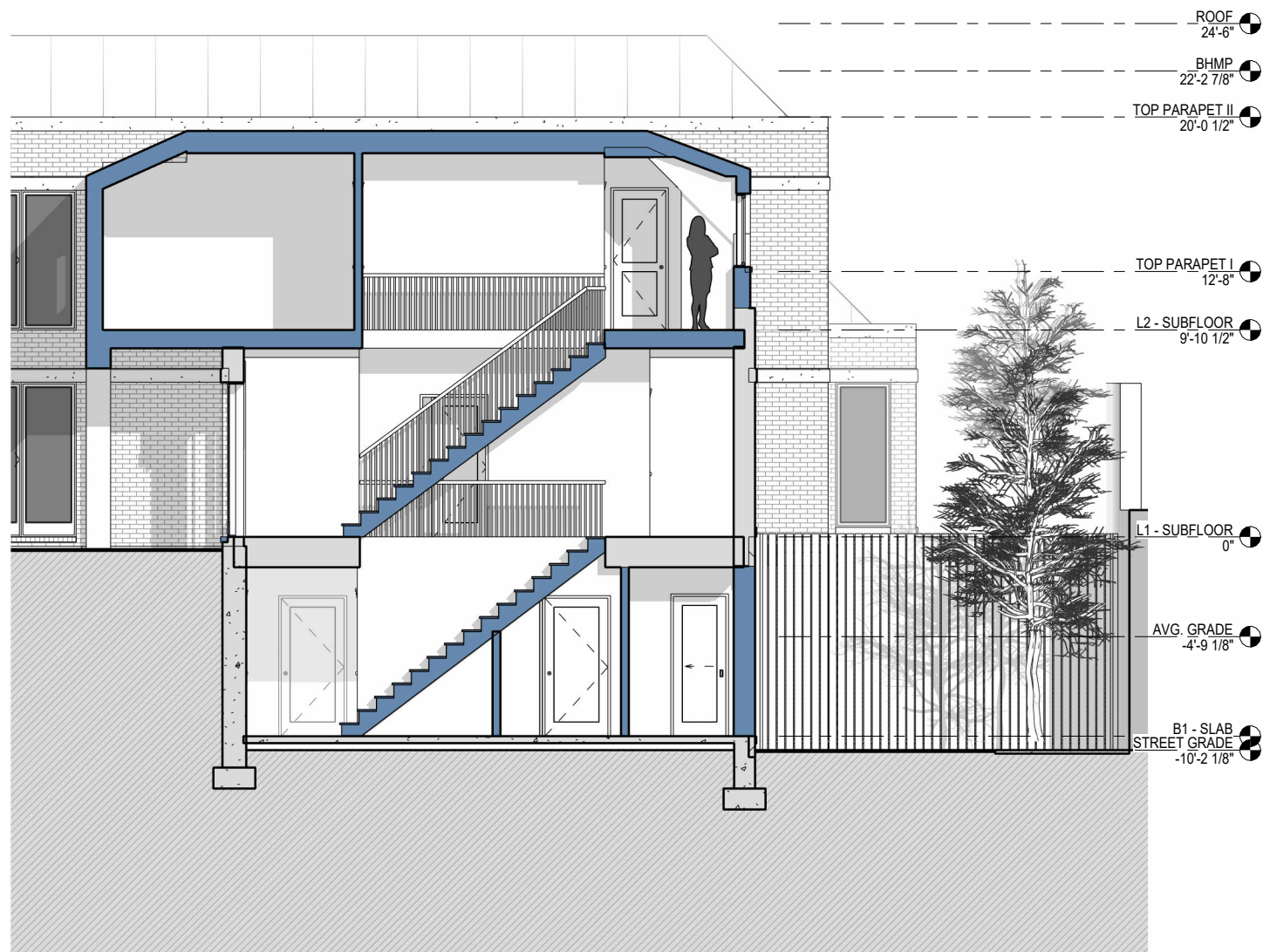
SUBMISSION:

CONCEPT

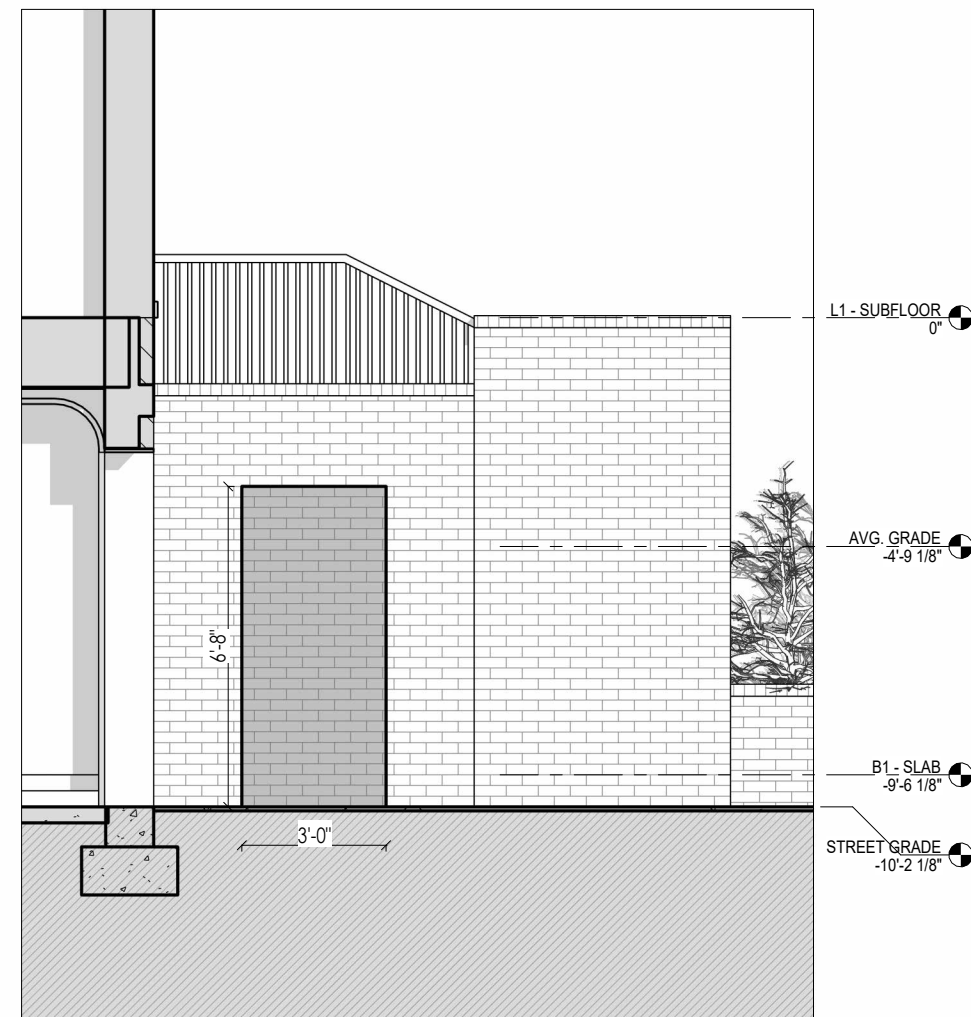
DATE: 10/29/2024

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

A.302



1 Section West-East II



2 Section Stair Entry

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:

3246 S Street
LLC

3246 S Street NW, Washington,
DC 20007

SQ.: 2154 LOT: 0050

DRAWINGS TITLE:

Proposed
East-West
Section II &
Under Stairs
Entrance

SUBMISSION:

CONCEPT

DATE: 10/29/2024

SCALE: As indicated

A.303