



KLAPPER RESIDENCE

1307 35TH ST NW WASHINGTON DC 20007 USA

PROPOSED EXTERIOR WORK

MARCH 11TH, 2021

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ARCHITECTURAL	
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PROJECT DESCRIPTION

SCOPE OF WORK TO INCLUDE NEW SKYLIGHTS ON BACK SIDE OF HOUSE, REPLACEMENT OF EXISTING PATIO DOOR, ENLARGEMENT OF WINDOW OPENING TO ALLOW FOR NEW PATIO DOOR, REPLACEMENT & ENLARGEMENT OF EXISTING KITCHEN PATIO DOOR TO ALLOW FOR A NEW FIXED WINDOW & REPLACEMENT OF EXISTING ADDITION SLIDING DOORS W/ EITHER A PICTURE WINDOW WITHIN THE EXISTING OPENING OR A GLAZED WINDOW WALL THAT FOLLOWS THE PROFILE OF THE ADDITION. IN BOTH CASES THE NEW ADDITION WINDOW WOULD BE FIXED ABOVE AND OPERABLE BELOW.

EXISTING EXPOSED CONDUITS / WIRES TO BE REMOVED AND FACADE CLEANED. PAINTING AS REQUIRED TO MATCH EXISTING.

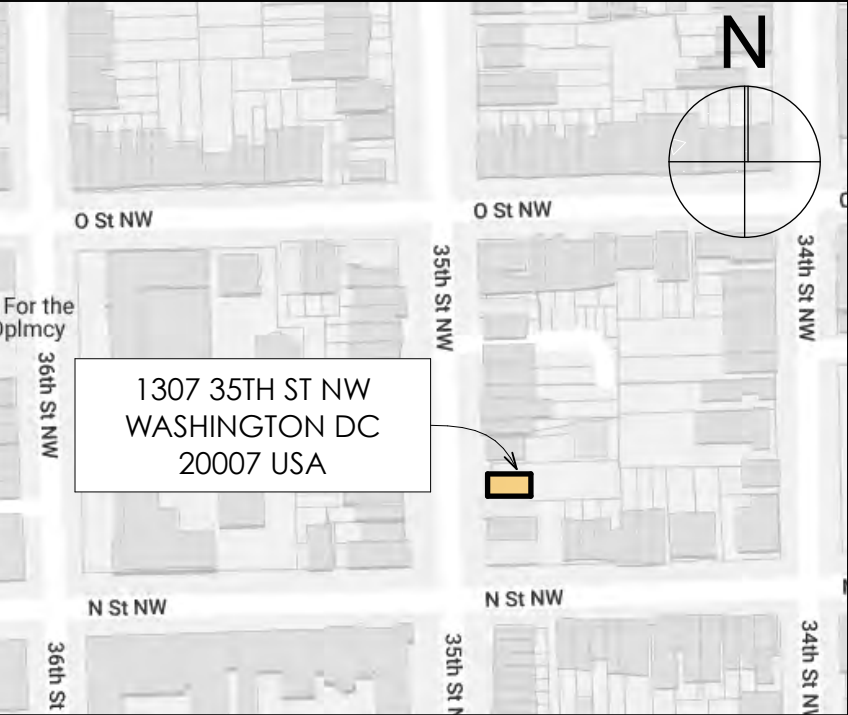
ALL EXISTING EXTERIOR FINISHES TO REMAIN.

ALL WORK IS ON THE BACK SIDE OF THE HOUSE, NOT VISIBLE FROM THE STREET

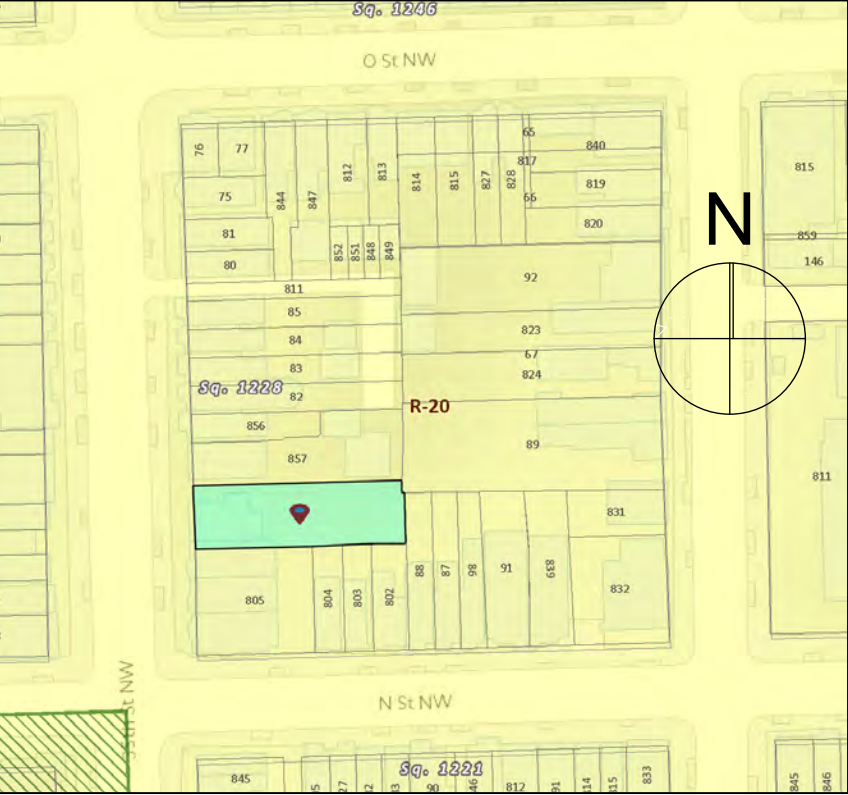
BASE BUILDING INFORMATION

DCBC 2013		
SSL:	1228 0090	
ZONE:	R-20	
WARD:	2	
ANC:	2E	
BUILDING HEIGHT:		
TOTAL STORIES IN BLDG:	3 STORIES (NO CHANGE)	§504.2 & §506.3
TYPE OF CONSTRUCTION:	III	
BASE BUILDING OCCUPANCY:	R RESIDENTIAL	§601
TENANT FIT OUT OCCUPANCY:	N/A	§311.3 §302
AUTOMATIC SPRINKLER SYSTEM:	N/A	§304
FIRE ALAM SYSTEM:	N/A	NFPA 13
ACCESSIBILITY:	N/A	2010 ADA

SITE MAP



ZONING MAP



PROJECT OWNER: BRAD & ANNA KLAPPER

ARCHITECT: OLVIA C. DEMETRIOU, FAIA
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OLVIAD@HD-AD.COM

HapstakDemetriou+
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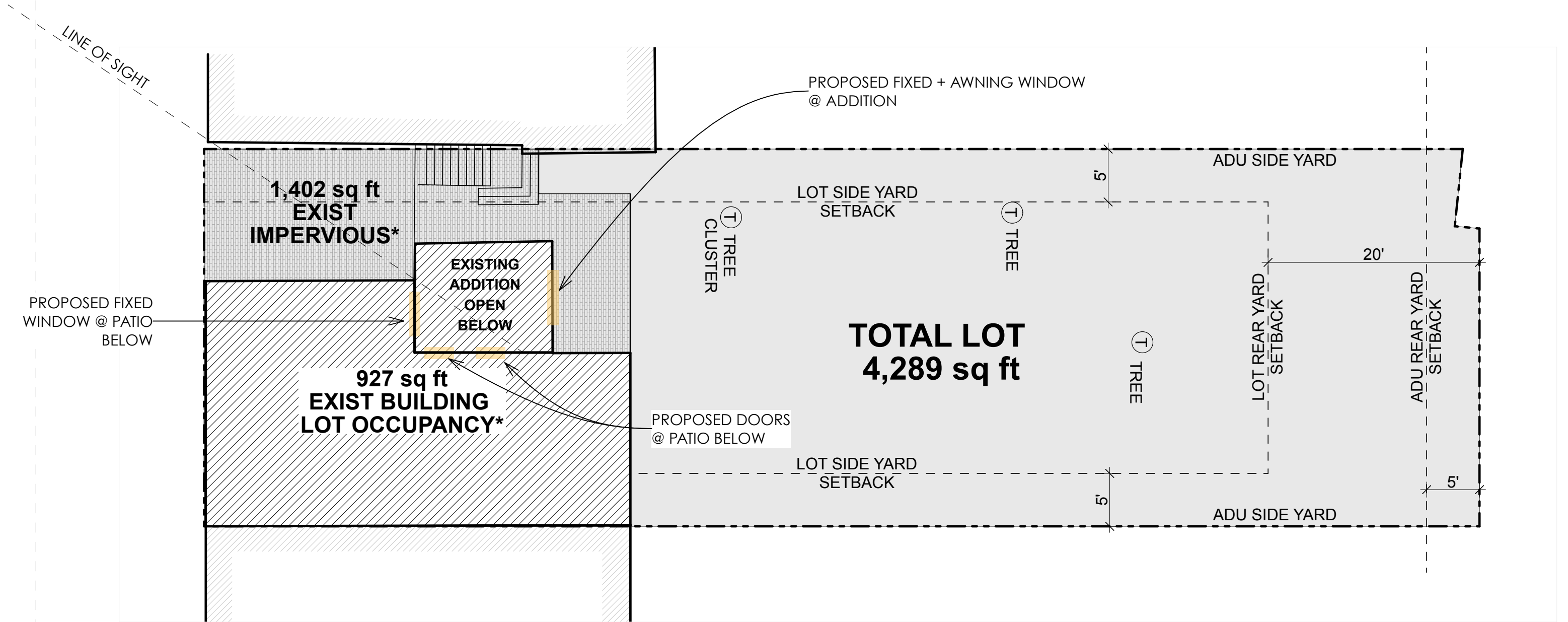
OGB CONCEPT REVIEW / L'ENFANT

PROJECT INFO
KLAPPER RESIDENCE

1307 35TH ST NW WASHINGTON DC 20007 USA

EXT.1

Project ID: 20011
Printed 3/11/21



1 SITE PLAN
Scale: 3/32" = 1'-0"





1

FRONT EXTERIOR VIEW



2

FRONT EXTERIOR VIEW



3

FRONT EXTERIOR VIEW



5

GOOGLE STREET VIEW LOOKING SOUTH



4

GOOGLE STREET VIEW LOOKING EAST

HapstakDemetriou+

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OGB CONCEPT REVIEW / L'ENFANT

EXISTING SITE PHOTOS - FRONT OF HOUSE

KLAPPER RESIDENCE

1307 35TH ST NW WASHINGTON DC 20007 USA

EXT.3

Project ID: 20011
Printed 3/11/21

© HapstakDemetriou+, pllc



1

REAR OF HOUSE
LOOKING WEST TOWARDS HOUSE



2

REAR OF HOUSE
EXISTING ADDITION



3

REAR OF HOUSE
ENTRY DOORS BELOW EXISTING ADDITION



6

REAR OF HOUSE
ENTRY DOORS BELOW EXISTING ADDITION



5

REAR OF HOUSE
EXISTING STAIR FROM PARKING AREA
TO REAR YARD



4

REAR OF HOUSE
STORAGE AREA BELOW EXISTING PARKING AREA



1

REAR YARD
LOOKING WEST TOWARDS HOUSE



2

REAR YARD
LOOKING EAST



3

REAR YARD
LOOKING EAST TOWARDS REAR LOT LINE



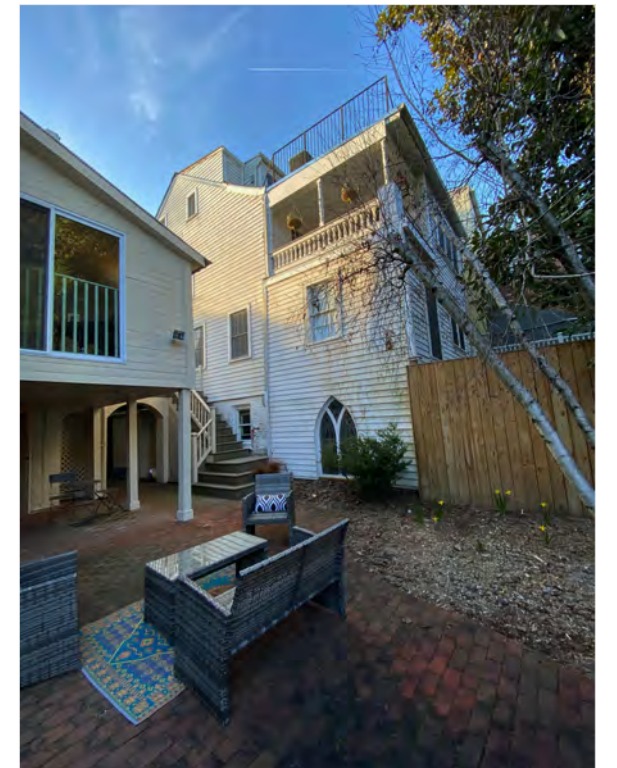
6

REAR YARD
LOOKING AT ADJ NEIGHBOR DECK



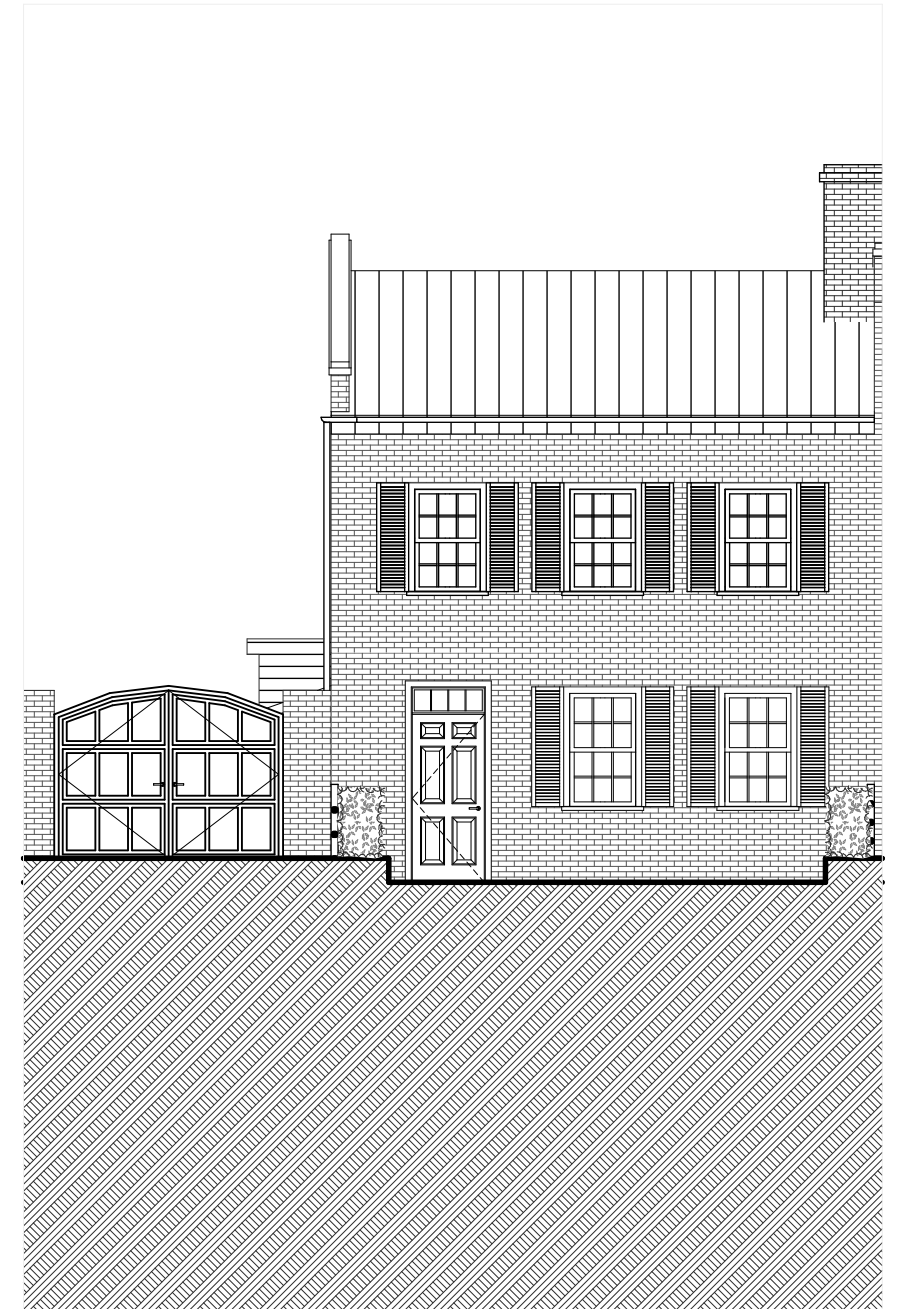
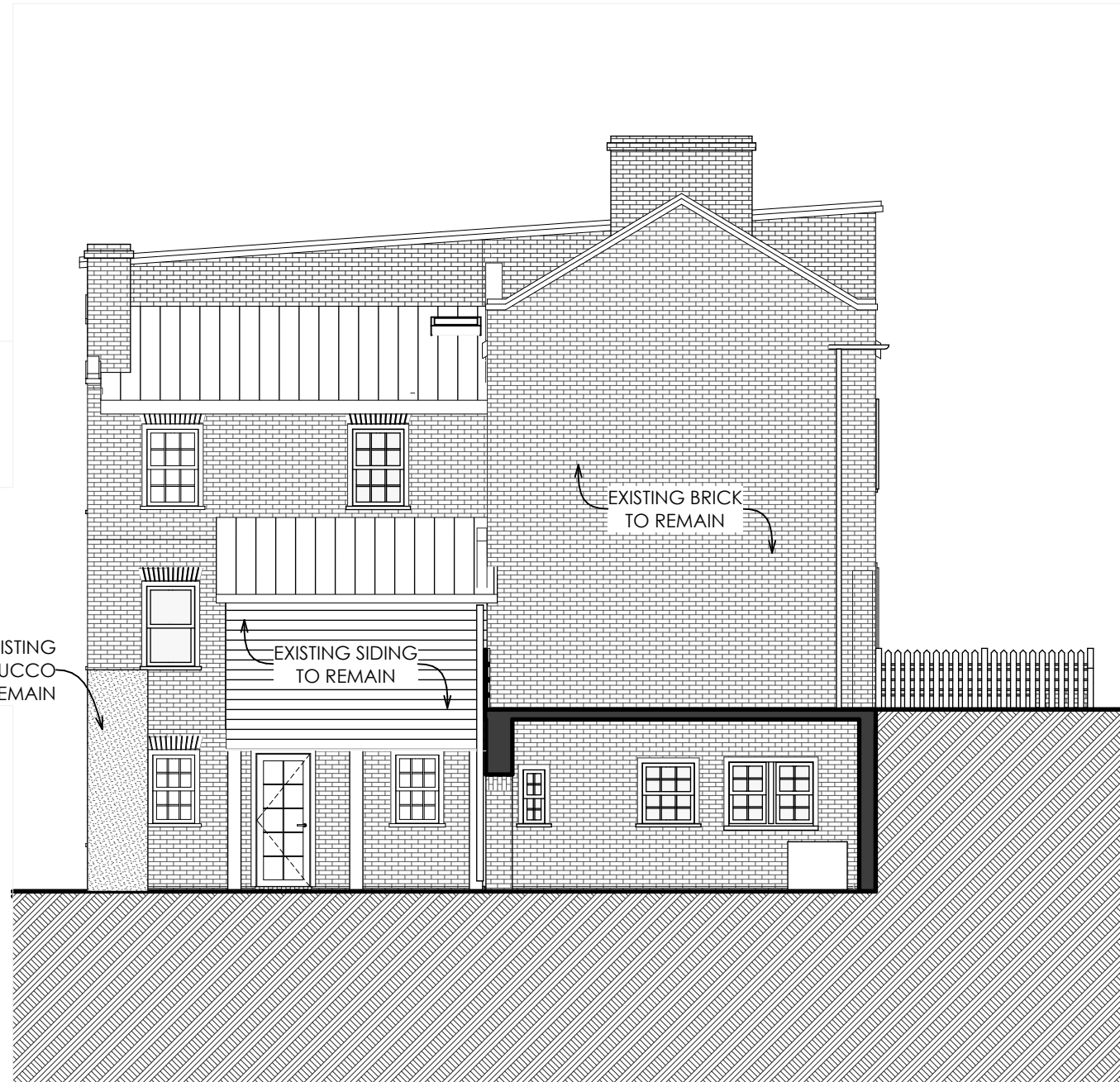
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REAR YARD
LOOKING WEST AT BACK OF HOUSE



4

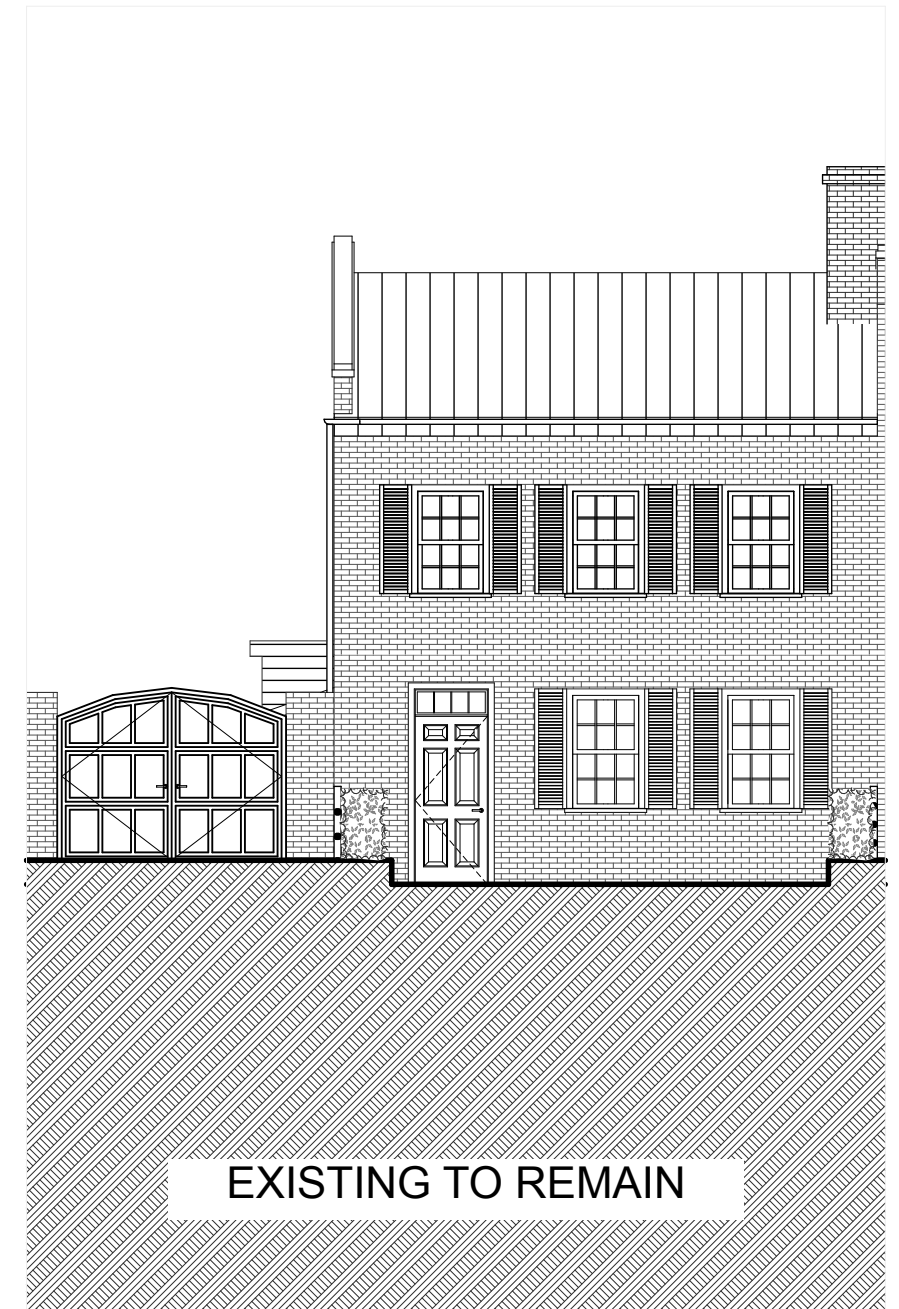
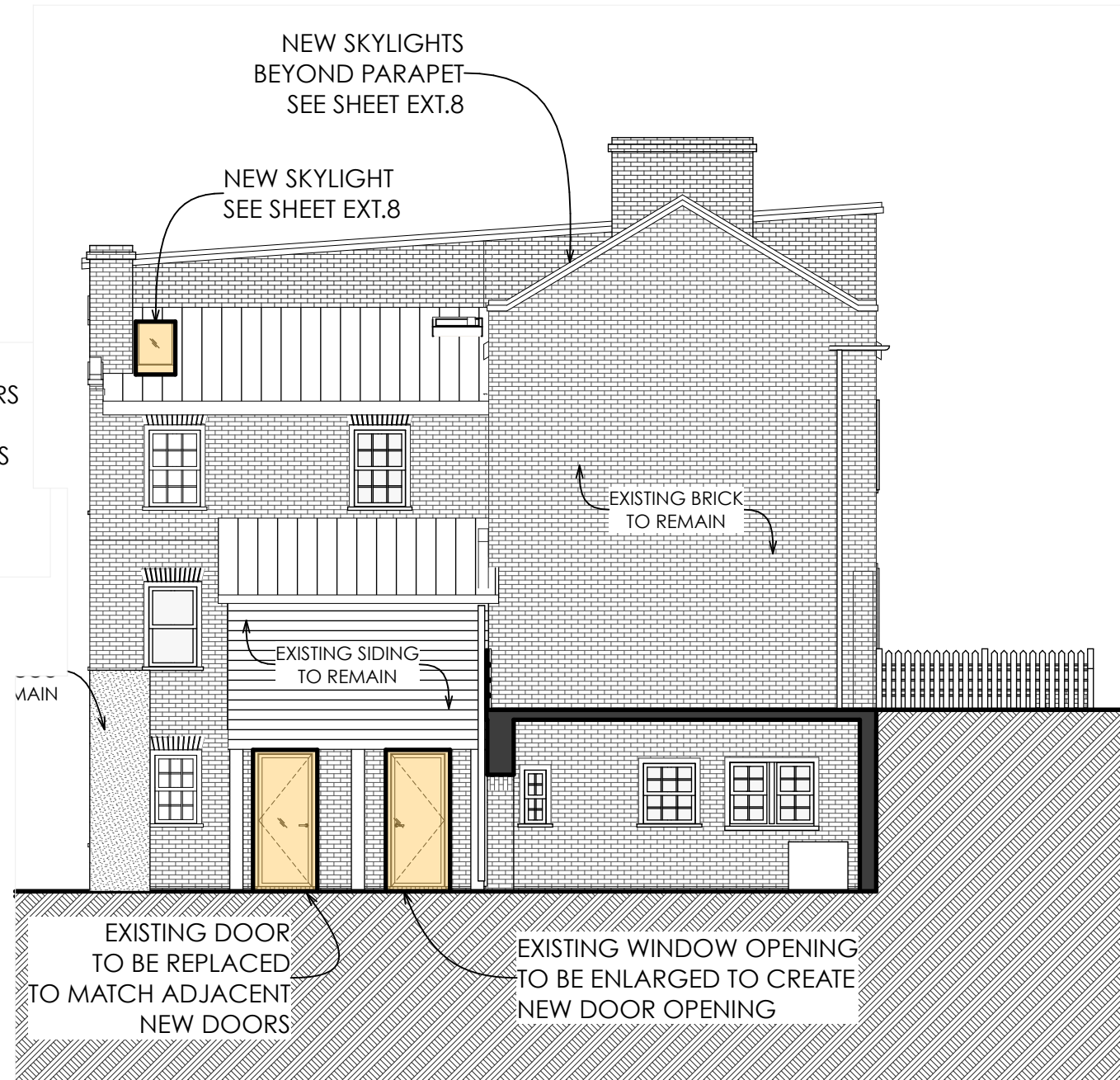
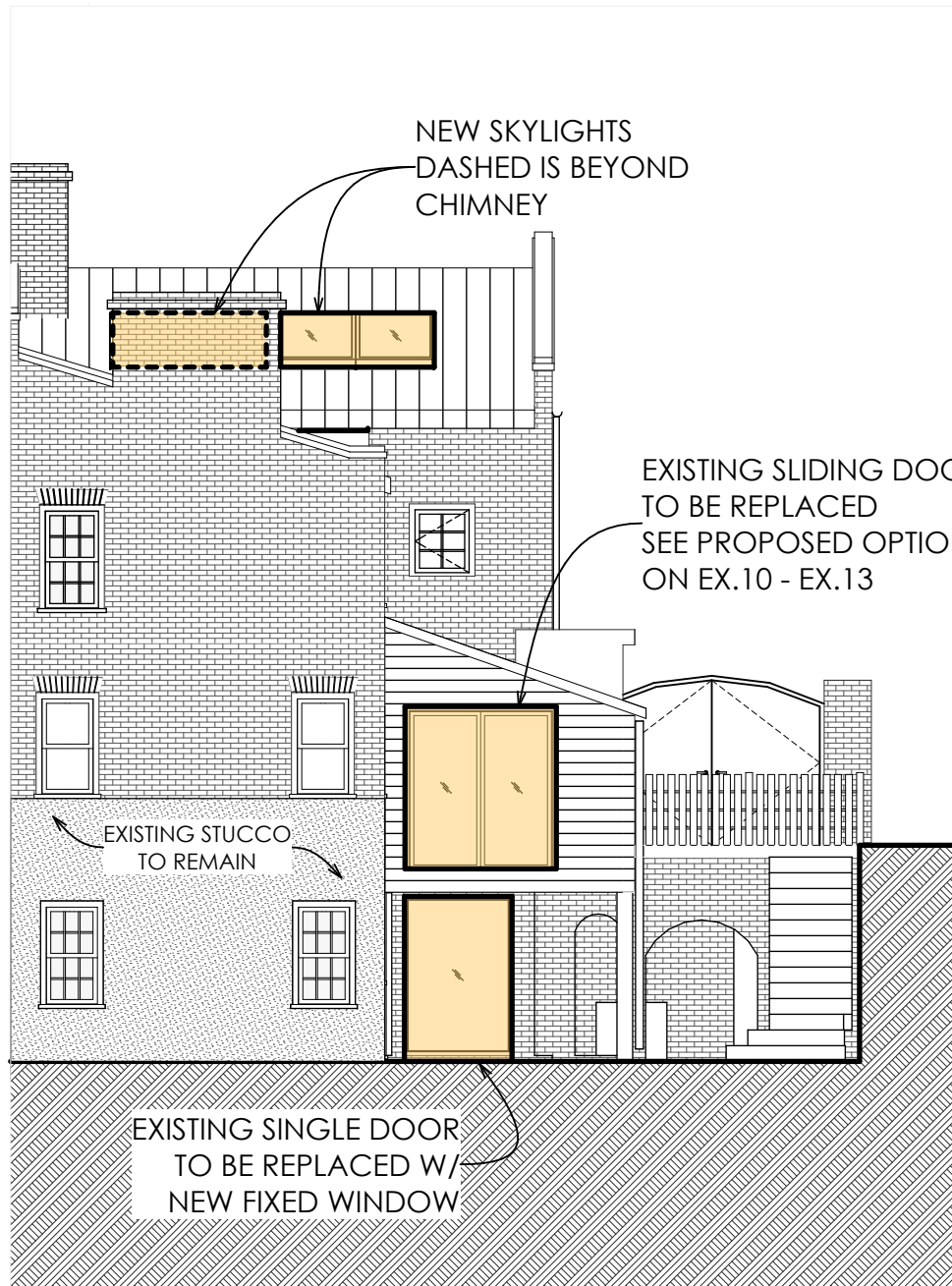
REAR YARD
LOOKING AT ADJ NEIGHBOR



3 EXISTING EAST (REAR) ELEVATION
Scale: 1/8" = 1'-0"

2 EXISTING NORTH (SIDE) ELEVATION
Scale: 1/8" = 1'-0"

1 EXISTING WEST (FRONT) ELEVATION
Scale: 1/8" = 1'-0"



3 PROPOSED EAST (REAR) ELEVATION
Scale: 1/8" = 1'-0"

2 PROPOSED NORTH (SIDE) ELEVATION
Scale: 1/8" = 1'-0"

1 PROPOSED WEST (FRONT) ELEVATION
Scale: 1/8" = 1'-0"



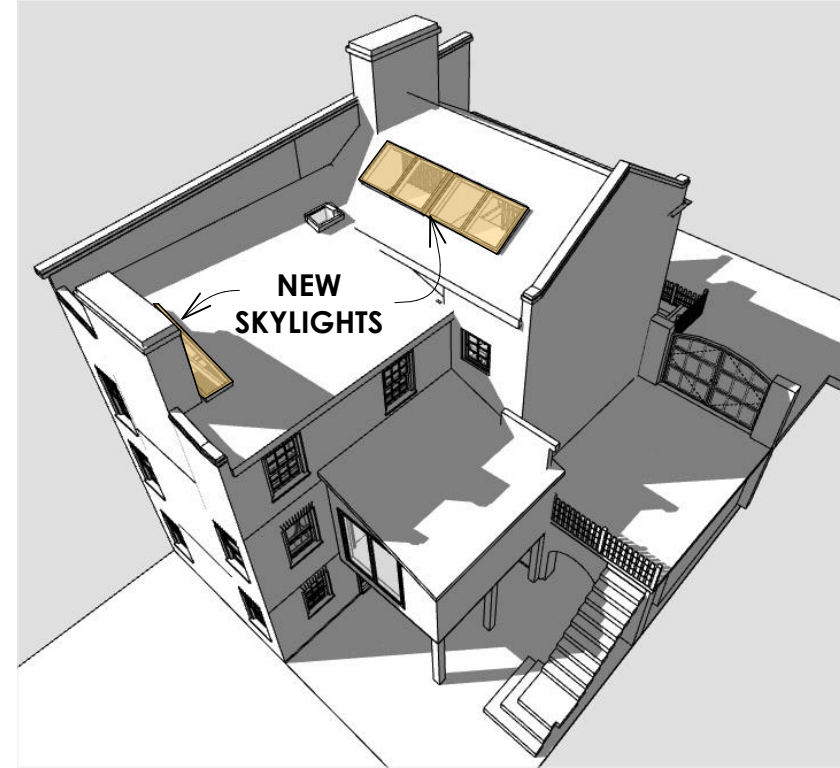
2

GOOGLE STREET VIEW LOOKING EAST



3

GOOGLE STREET VIEW LOOKING SOUTH



4

REAR OF HOUSE - PROPOSED SKYLIGHTS



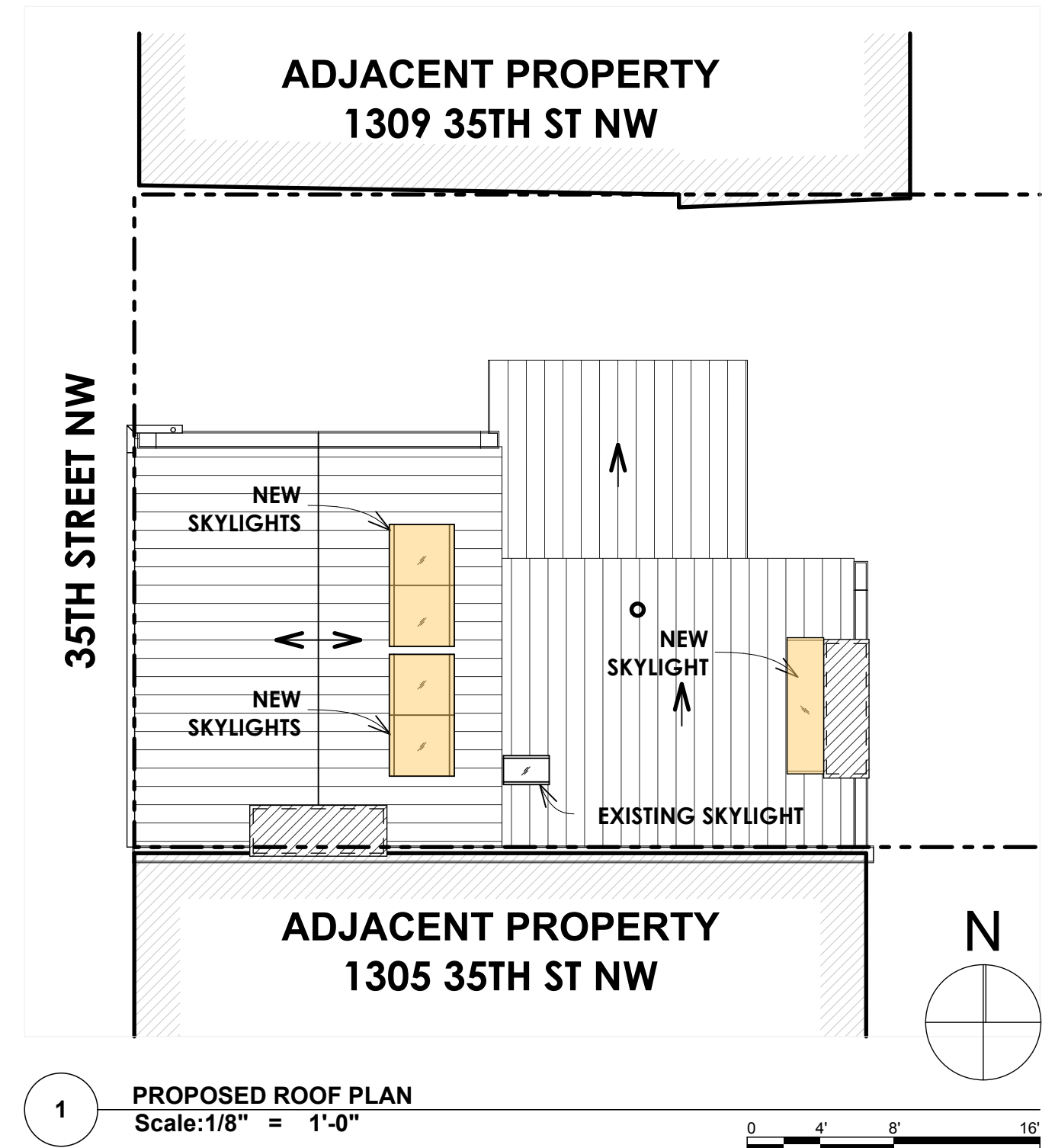
PROPOSED SKYLIGHT SPEC

VELUX FIXED CURB MOUNT SKYLIGHT WITH
INTEGRATED SOLAR SHADE

SKYLIGHTS

PROPOSED SCOPE OF WORK

NEW SKYLIGHTS IN EXISTING STANDING SEAM METAL
ROOF. SKYLIGHTS TO BE LOCATED ON EAST SLOPE
OF THE EXISTING GABLE ROOF, AND ARE NOT VISIBLE
FROM THE PUBLIC WAY.





REAR PATIO DOORS & WINDOWS

PROPOSED SCOPE OF WORK

EXISTING DINING ROOM PATIO DOOR TO BE REPLACED.

EXISTING WINDOW OPENING IN DINING ROOM TO BE ENLARGED TO CREATE NEW DOOR OPENING.

EXISTING KITCHEN DOOR OPENING TO BE ENLARGED, REPLACE EXISTING SINGLE DOOR WITH NEW FIXED WINDOW.

FINISH TO EITHER BE PAINT TO MATCH EXISTING BRICK OR PELLA IRON ORE EXTERIOR FINISH

ALL OF THE PROPOSED DOORS AND/OR WINDOWS ARE ON THE BACK OF THE HOUSE, NOT VISIBLE FROM THE PUBLIC WAY.

3

**EXT DOOR OPT 1 - TRANSITIONAL LIGHT
PAINTED TO MATCH EXISTING BRICK**

4

**EXT DOOR OPT 2 - MODERN FULL LIGHT
EXTERIOR FINISH IRON ORE**

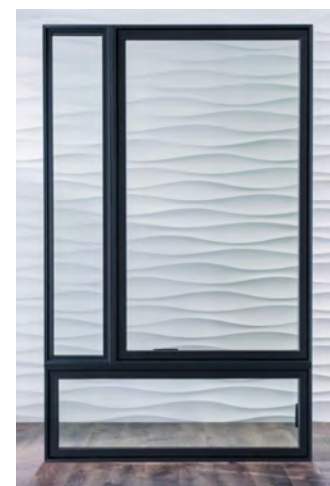


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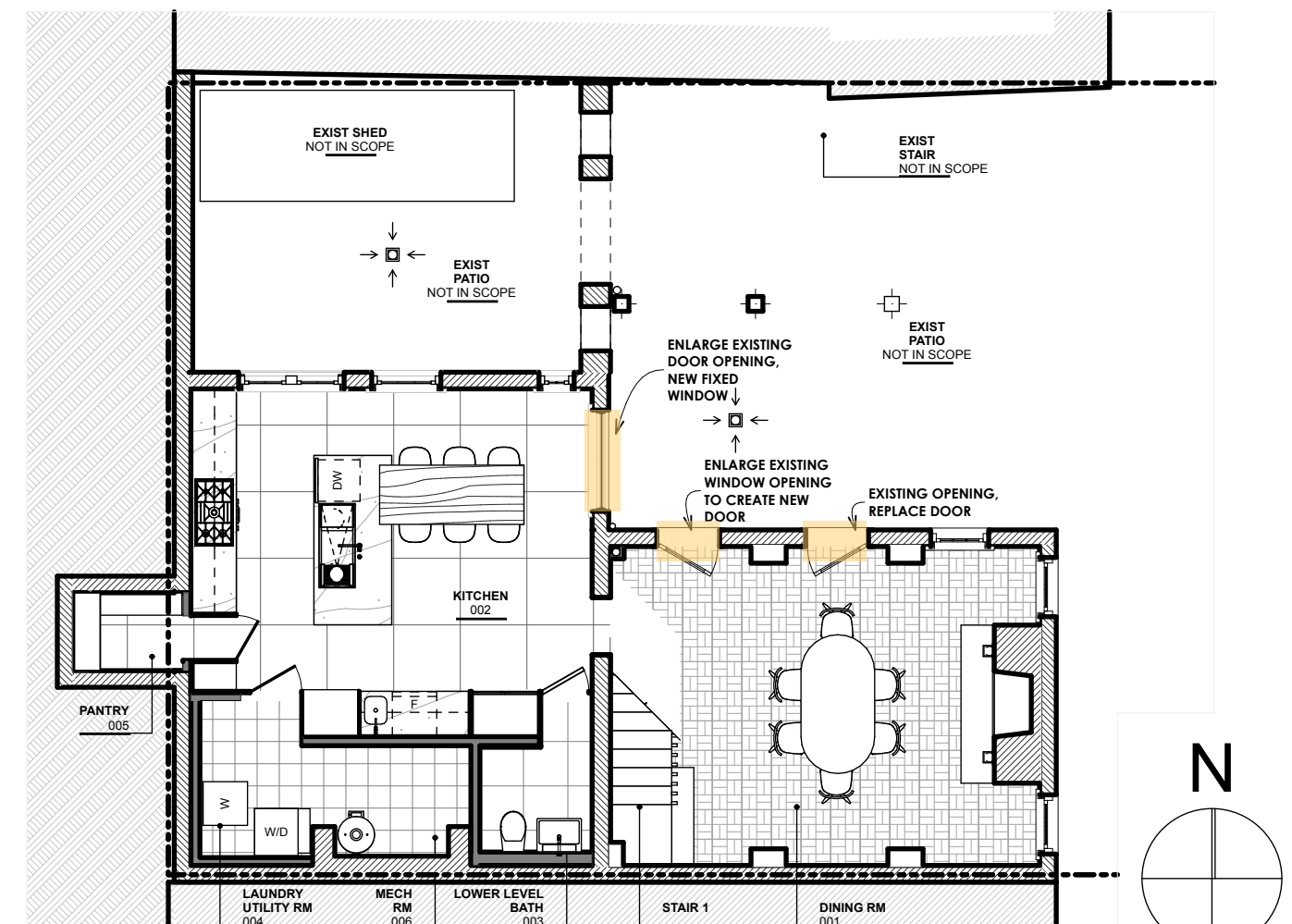
EXISTING



**PELLA ARCHITECT SERIES
PATIO DOORS
THERMAL LOW-E GLAZING**



**PELLA ARCHITECT SERIES
CONTEMPORARY WOOD
FIXED WINDOW**

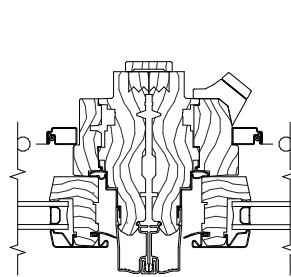


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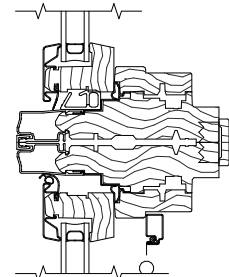
LOWER LEVEL PLAN



**PELLA ARCHITECT SERIES
CONTEMPORARY WOOD FIXED + AWNING WINDOW
THERMAL LOW-E GLAZING
PAINTED TO MATCH EXISTING ADDITION**



VERTICAL JOINING MULLION
VENT / VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT

**NEW EXTERIOR WINDOW @ ADDITION
OPTION 1 - PICTURE WINDOW TONAL**
PROPOSED SCOPE OF WORK

EXISTING SLIDING DOOR AT EXISTING ADDITION TO BE REPLACED WITH NEW PICTURE WINDOW W/ OPERABLE WINDOWS BELOW.

WINDOW TRIM & PAINT TO MATCH EXISTING.

EXISTING EXPOSED CONDUITS / WIRING TO BE REMOVED & FACADE CLEANED. PAINT AS REQUIRED TO MATCH EXISTING.

ALL OF THE PROPOSED DOORS AND/OR WINDOWS ARE ON THE BACK OF THE HOUSE, NOT VISIBLE FROM THE PUBLIC WAY.



3 EXISTING DOOR @ ADDITION



2 PROPOSED PICTURE WINDOW @ ADDITION

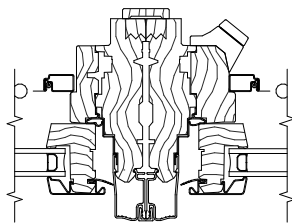




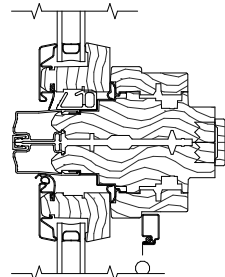
**PELLA ARCHITECT SERIES
CONTEMPORARY WOOD FIXED + AWNING WINDOW
THERMAL LOW-E GLAZING
EXTERIOR FINISH IRON ORE**



**EXTERIOR FINISH
IRON ORE**



VERTICAL JOINING MULLION
VENT / VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT

NEW EXTERIOR WINDOW @ ADDITION OPTION 1 - PICTURE WINDOW DARK

PROPOSED SCOPE OF WORK

EXISTING SLIDING DOOR AT EXISTING ADDITION TO BE REPLACED WITH NEW PICTURE WINDOW W/ OPERABLE WINDOWS BELOW.

EXTERIOR FINISH TO BE IRON ORE

EXISTING EXPOSED CONDUITS / WIRING TO BE REMOVED & FACADE CLEANED. PAINT AS REQUIRED TO MATCH EXISTING.

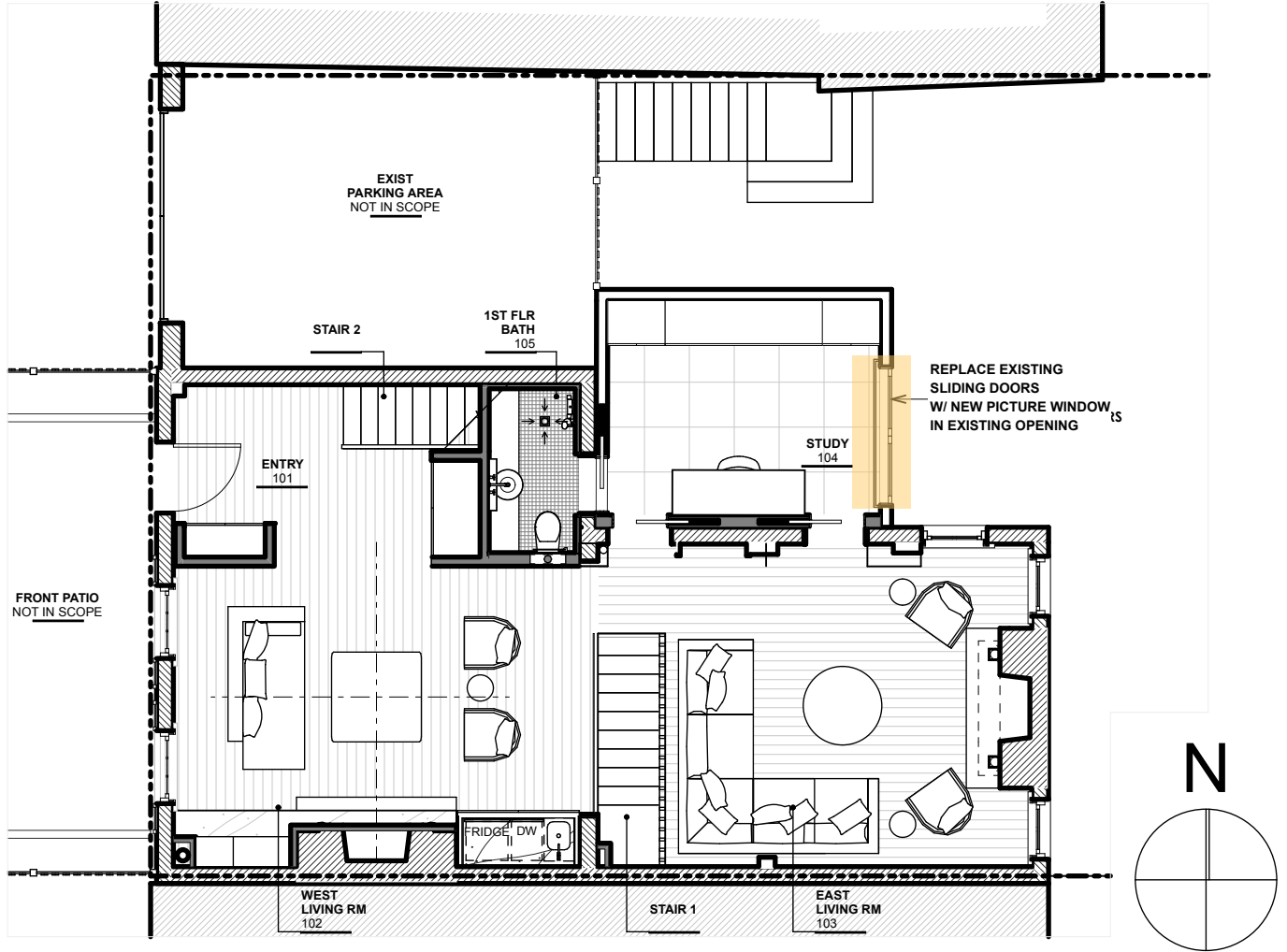
ALL OF THE PROPOSED DOORS AND/OR WINDOWS ARE ON THE BACK OF THE HOUSE, NOT VISIBLE FROM THE PUBLIC WAY.



3 EXISTING DOOR @ ADDITION



2 PROPOSED PICTURE WINDOW @ ADDITION



1 GROUND LEVEL PLAN

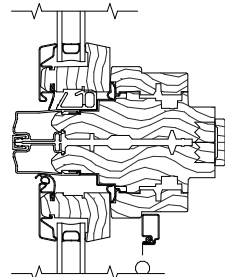
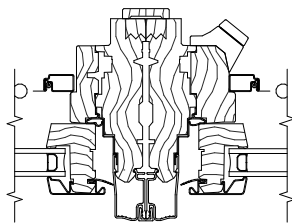
0 4' 8' 16'



PELLA ARCHITECT SERIES
CONTEMPORARY WOOD FIXED + AWNING WINDOW
THERMAL LOW-E GLAZING
PAINTED TO MATCH EXISTING ADDITION



ORIGINAL ADDITION BEFORE
IT WAS CLOSED OFF



VERTICAL JOINING MULLION
VENT / VENT

HORIZONTAL JOINING MULLION
TRANSOM / VENT

NEW EXTERIOR WINDOW @ ADDITION OPTION 3 - WINDOW WALL TONAL

PROPOSED SCOPE OF WORK

EXISTING SLIDING DOOR AT EXISTING ADDITION TO BE REPLACED
WITH NEW GLAZING TO FOLLOW PROFILE OF EXISTING ADDITION.
FIXED WINDOWS ABOVE, OPERABLE BELOW.

WINDOW TRIM & PAINT TO MATCH EXISTING.

ALL OF THE PROPOSED DOORS AND/OR WINDOWS ARE ON THE
BACK OF THE HOUSE, NOT VISIBLE FROM THE PUBLIC WAY.



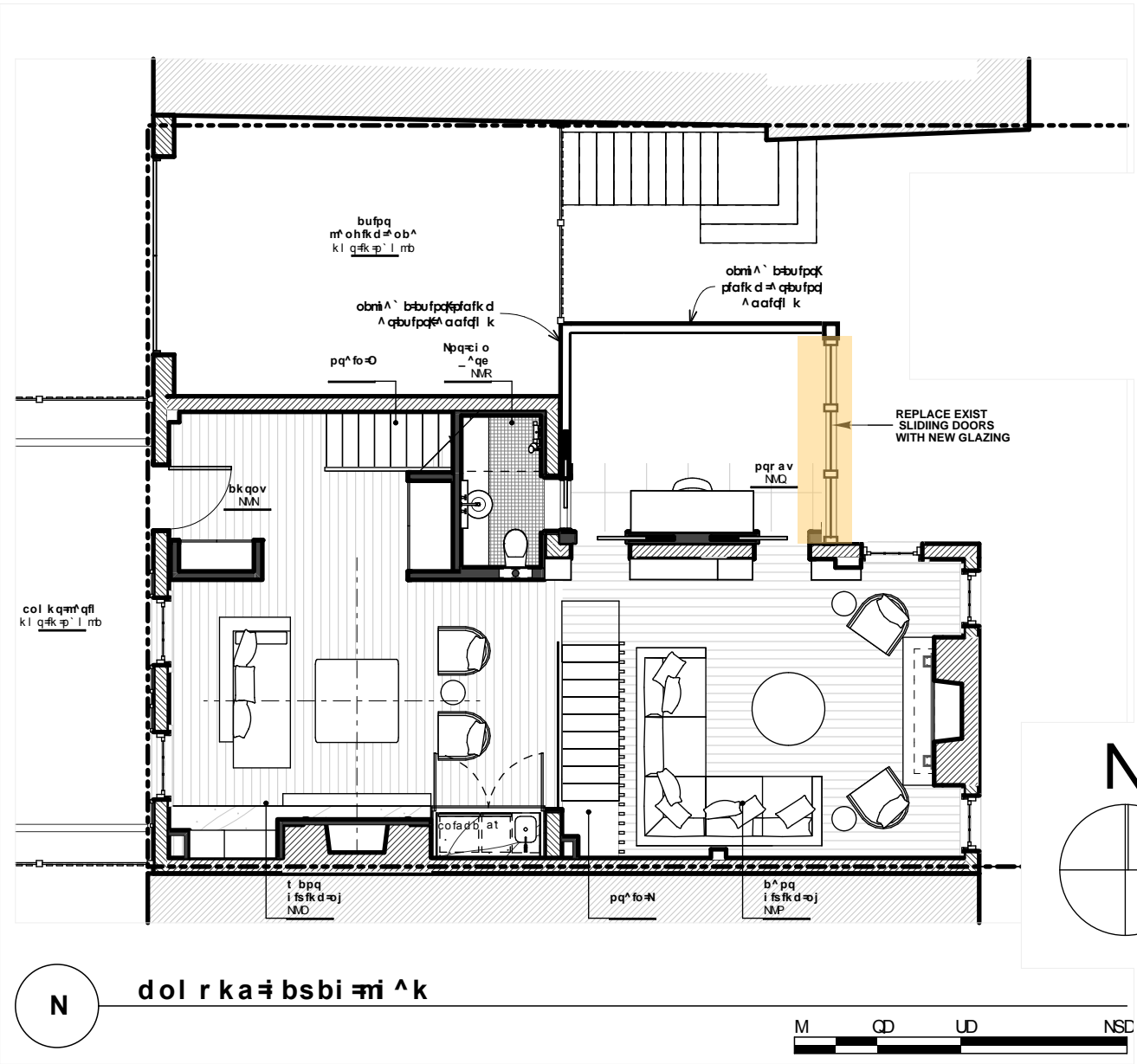
3

EXISTING DOOR @ ADDITION



2

PROPOSED WINDOW WALL @ ADDITION





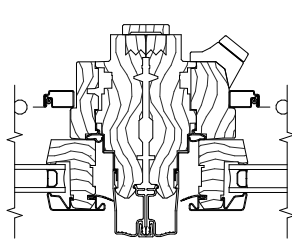
**PELLA ARCHITECT SERIES
CONTEMPORARY WOOD FIXED + AWNING WINDOW
THERMAL LOW-E GLAZING
PAINTED TO MATCH EXISTING ADDITION**



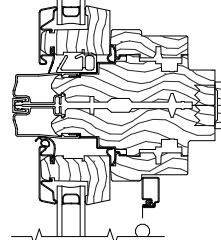
**ORIGINAL ADDITION BEFORE
IT WAS CLOSED OFF**



**EXTERIOR FINISH
IRON ORE**



VERTICAL JOINING MULLION
VENT / VENT



HORIZONTAL JOINING MULLION
TRANSOM / VENT

NEW EXTERIOR WINDOW @ ADDITION OPTION 4 - WINDOW WALL DARK

PROPOSED SCOPE OF WORK

EXISTING SLIDING DOOR AT EXISTING ADDITION TO BE REPLACED WITH NEW GLAZING TO FOLLOW PROFILE OF EXISTING ADDITION. FIXED WINDOWS ABOVE, OPERABLE BELOW.

EXTERIOR FINISH TO BE IRON ORE

ALL OF THE PROPOSED DOORS AND/OR WINDOWS ARE ON THE BACK OF THE HOUSE, NOT VISIBLE FROM THE PUBLIC WAY.



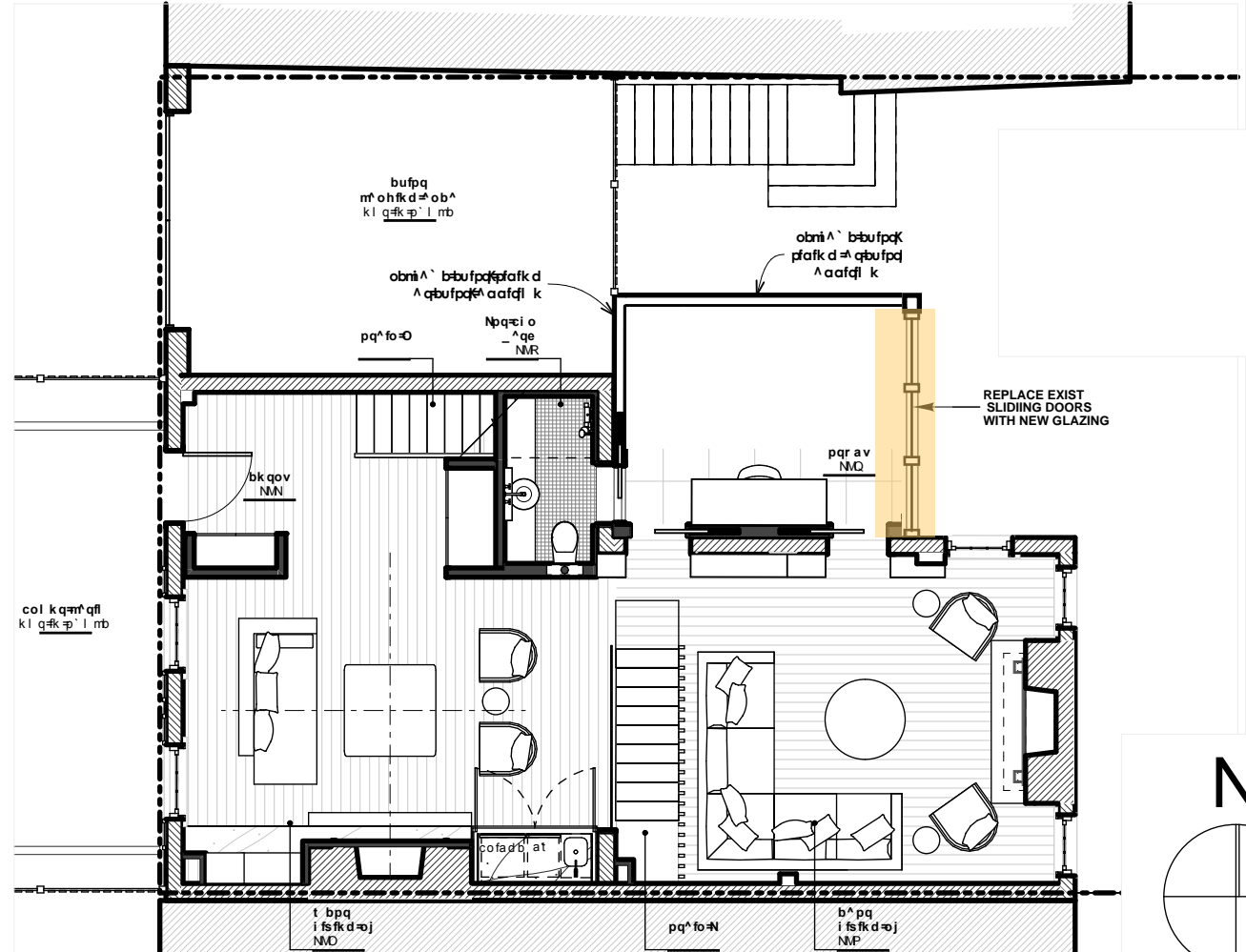
3

EXISTING DOOR @ ADDITION



2

PROPOSED WINDOW WALL @ ADDITION



N

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M CD UD NSC