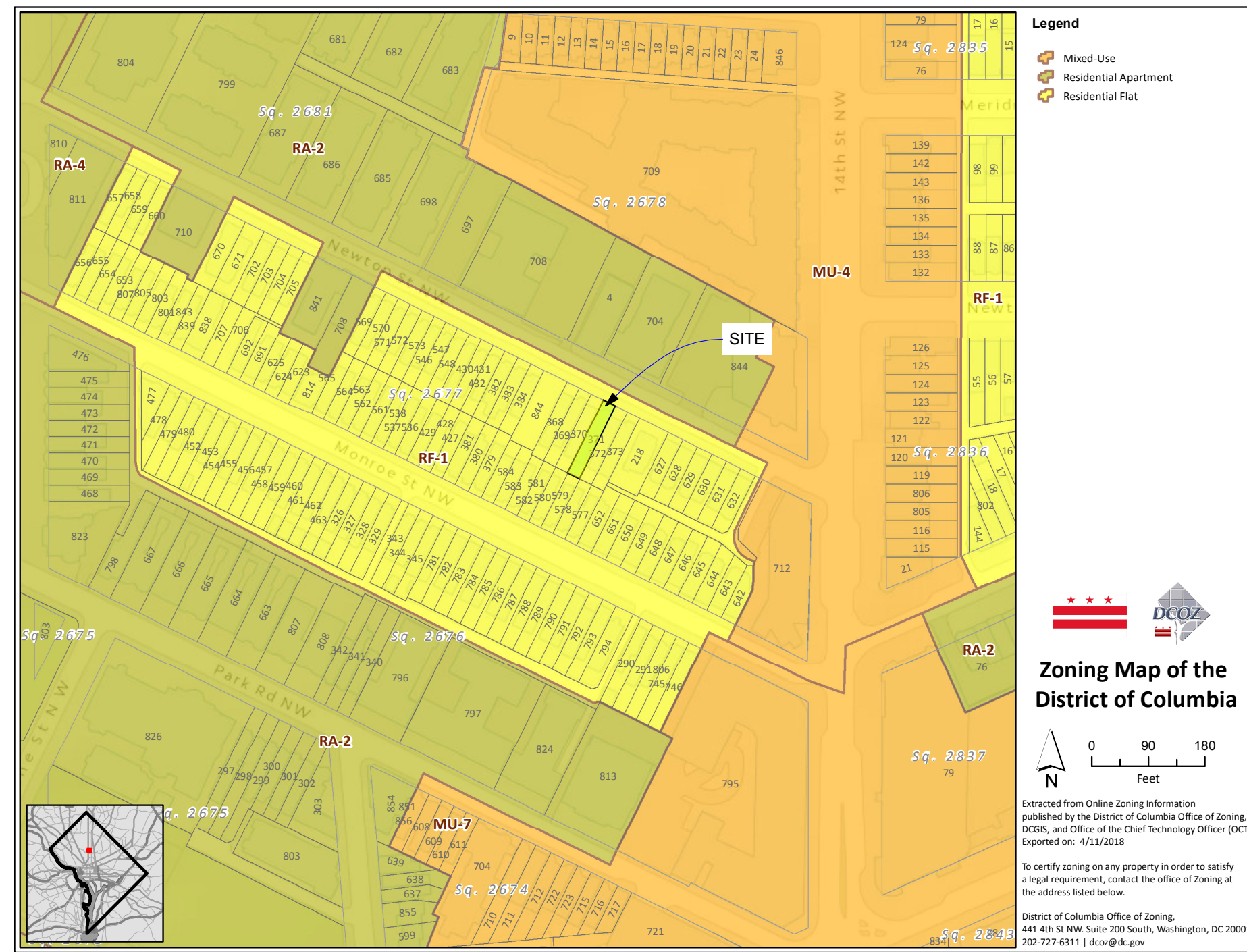


# 1432 NEWTON STREET NW

## Two-Family Dwelling (Flat) Addition

Lot 371 Square 2677



### VICINITY AND ZONING INFORMATION

Building Data	Existing	Proposed
Lot Area	1666.7 SF	1666.7 SF
Floor Area	3,395 SF	3,858 SF
Footprint	1,010 SF	1,010 SF
# Stories	Three + cellar	Three + cellar
Use Group	R-3	R-3
Building type	Type IIIB	Type IIIB
Sprinklers	Fully Automatic per NFPA 13D	Fully Automatic per NFPA 13D
Zoning	RF-1	RF-1
Fire Alarm	Interconnected smoke detectors, CO detectors flow switch alarm	Interconnected smoke detectors, CO detectors + flow switch alarm
Accessibility: units:	no	no
Elevator	no	no

### Building Codes

- 2013 DCMR 12
- 2012 International Residential Code
- 2012 International Fuel Gas Code
- 2012 International Mechanical Code
- 2012 International Plumbing Code
- 2012 International Fire Code
- 2012 International Energy Conservation Code
- 2012 International Existing Building Code
- 2012 International Green Construction Code
- 2012 International Property Maintenance Code

### SCOPE OF WORK

#### ADDITION TO EXISTING TWO-FAMILY DWELLING (FLAT)

ADD Partial third story consisting of two bedrooms and one bath plus roof deck.  
Alter existing third floor plan and provide demolition as required by new work

Extend existing automatic **SPRINKLER SYSTEM, SMOKE** and **CO** detectors.

Unit B (lower unit) occupies the cellar level and consists of two bedrooms and one baths (NO CHANGES).

Unit A (upper unit) occupies first, second and third floor levels, and consists of four existing bedrooms PLUS TWO PROPOSED BEDROOMS and one exiting half bath, three existing full bathrooms PLUS ONE PROPOSED FULL BATH. New roof deck accessible from Unit B only.

**DISTRICT OF COLUMBIA GOVERNMENT  
OFFICE OF THE SURVEYOR**

Washington, D.C., October 30, 2017

Flat for Building Permit of: SQUARE 2677 LOT 371

Scale: 1 inch = 20 feet Recorded in Book Co.13 Page 119

Receipt No. 18-00623

Furnished to: JAMES SOLOMON

*Chrup-Strauch*  
FOR Surveyor, D.C.

By: A.S.

Date: 4/11/18  
*JS*  
(Signature of owner or authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.

AREA	SF
LOT	*1666
1A EXISTING 3 STORY HOUSE	444.26
1B Proposed Partial 3rd story addition	355.53
2 EXISTING 3 STORY BAY	43.22
3 EXISTING OPEN COURT AT BAY	4.00
4 EXISTING OPEN COURT AT REAR	73.26
5 Proposed Deck/ Balcony	192.40
6 EXISTING OPEN COURT AT REAR DECK	22.97
7 EXISTING REAR STAIR ABOVE 4'-0"	4.99
8 EXISTING COURT AT REAR STAIR	1.89
T TOTAL	1145.52
LOT COVERAGE	1145.52 / 1666 = 68.76%

### INDEX

ID	COVER SHEET
000	COVER SHEET
A001	SITE/Roof AND UNIT B FLOOR PLANS
A002	UNIT A FLOOR PLAN
A003	BUILDING SECTION ELEVATIONS
D001	DEMOLITION

JC SOLOMON LLC - Architect  
8100 Flower Avenue  
Takoma Park, MD 20912  
301.585.3776  
mail@jcsolomon.com

Addition to Existing Flat  
1432 NEWTON ST. NW  
WASHINGTON, DC 20010

PROJECT NO: 4813  
DATE: 4/11/2018  
DRAWN BY: js  
COPYRIGHT: james solomon LLC

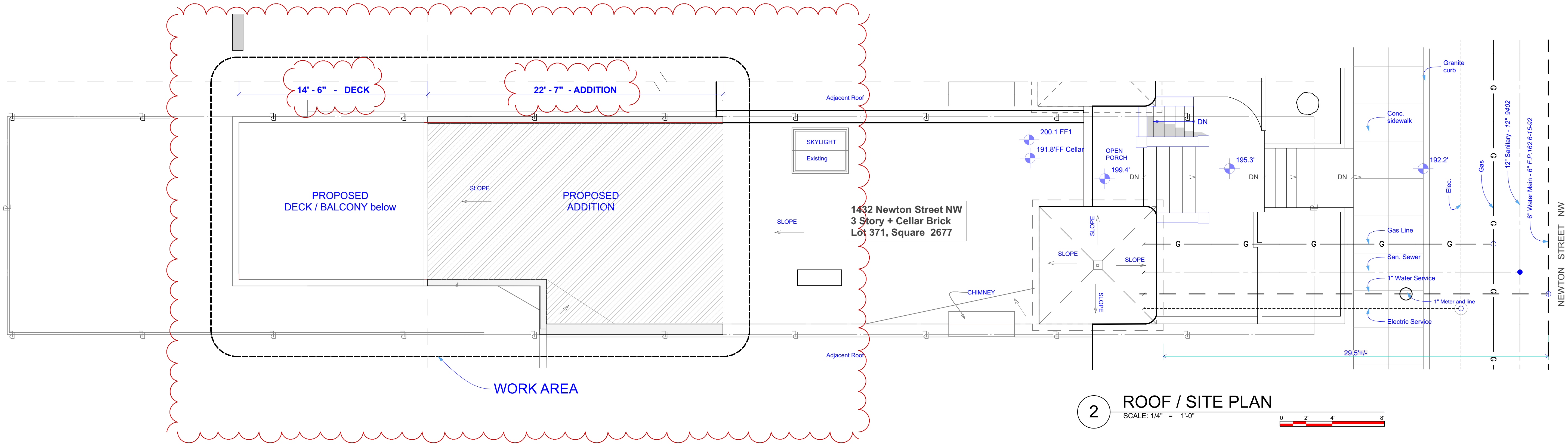
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I certify that these documents were prepared or approved by me, and that I am a duly licensed architect under the laws of the DISTRICT OF COLUMBIA, license number: ARC100269 expiration date 04/30/2016.  
JAMES C. SOLOMON, AIA

12/30/17 permit

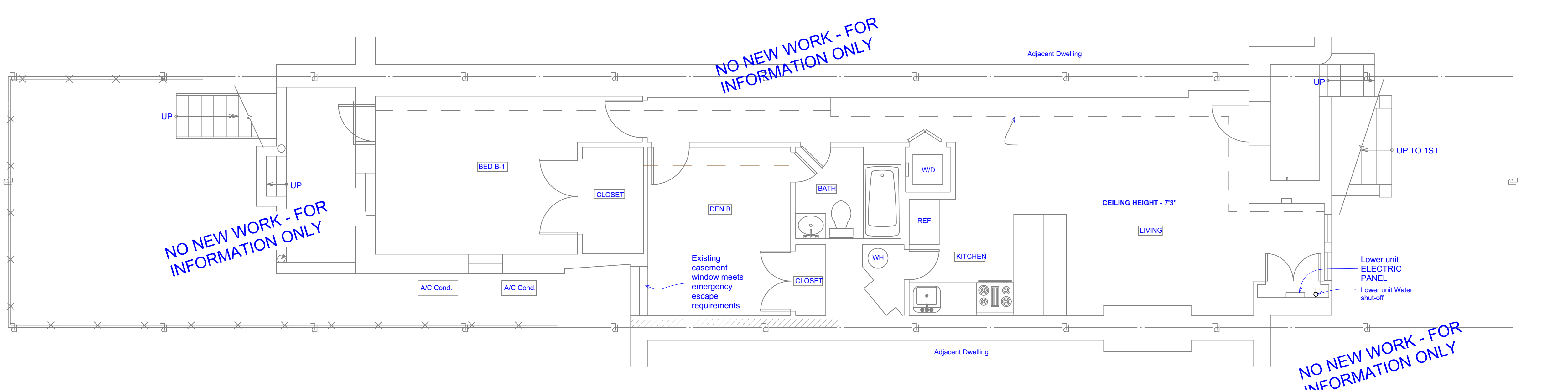
MARK	DATE	DESCRIPTION

SHEET TITLE  
**COVER SHEET**

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Site



(Lower) Unit B: 2-Bedrooms

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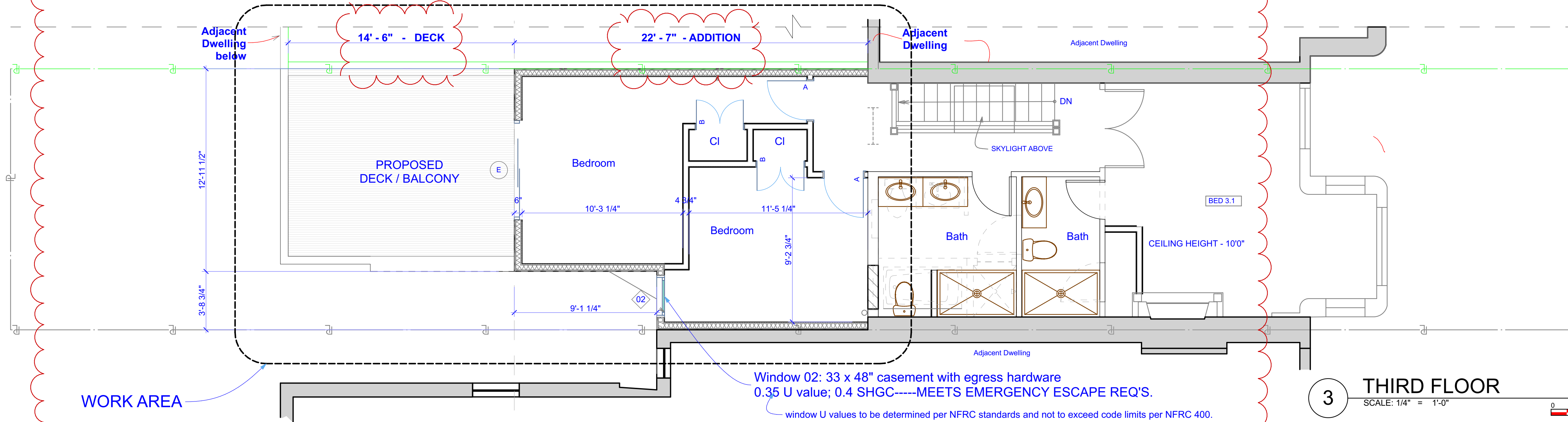
JAMES C. SOLOMON, AIA		
12/30/17	permit	
MARK	DATE	DESCRIPTION

SHEET TITLE  
SITE/Roof AND UNIT B FLOOR PLAN

A001

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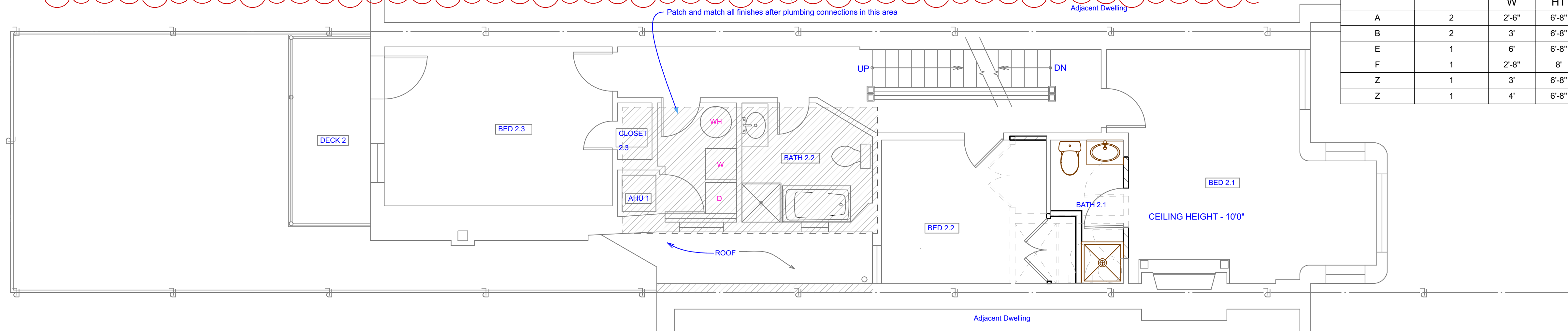
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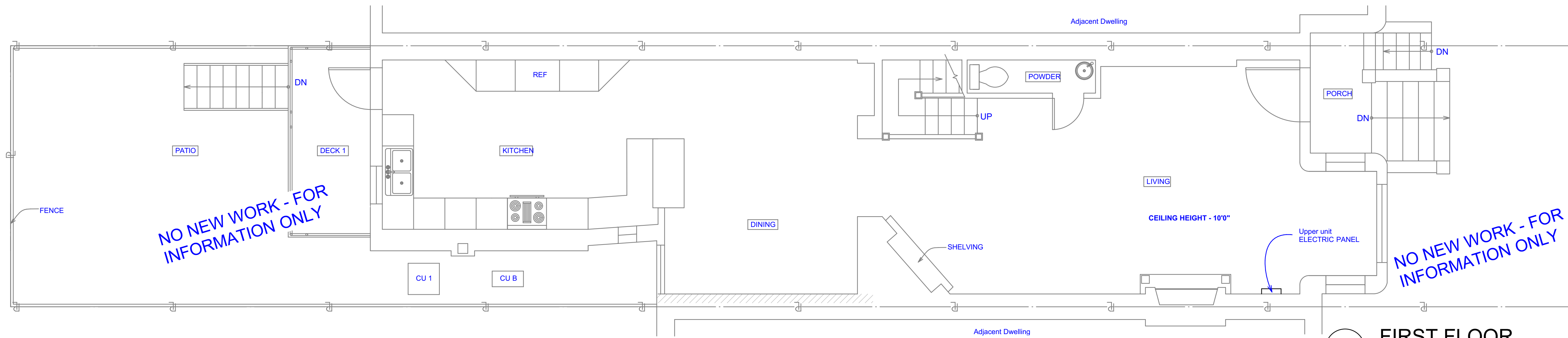
Note:  
- Replacement exterior doors shall have U value >= .35

**3 THIRD FLOOR**  
SCALE: 1/4" = 1'-0"

Element ID	Quantity	DOOR			HW SET	NOTES
		W	HT	MATL		
A	2	2'-6"	6'-8"	WD, ptd	Privacy	
B	2	3'	6'-8"	WD, ptd	ball catch/knob	
E	1	6'	6'-8"	vinyl/Glass	Entry (by manufact.)	min U value 0.35
F	1	2'-8"	8'	vinyl/Glass	Entry (by manufact.)	min U value 0.35
Z	1	3'	6'-8"			
Z	1	4'	6'-8"			



**2 SECOND FLOOR**  
SCALE: 1/4" = 1'-0"



**1 FIRST FLOOR**  
SCALE: 1/4" = 1'-0"

**(Upper) Unit A: 6-Bedrooms**

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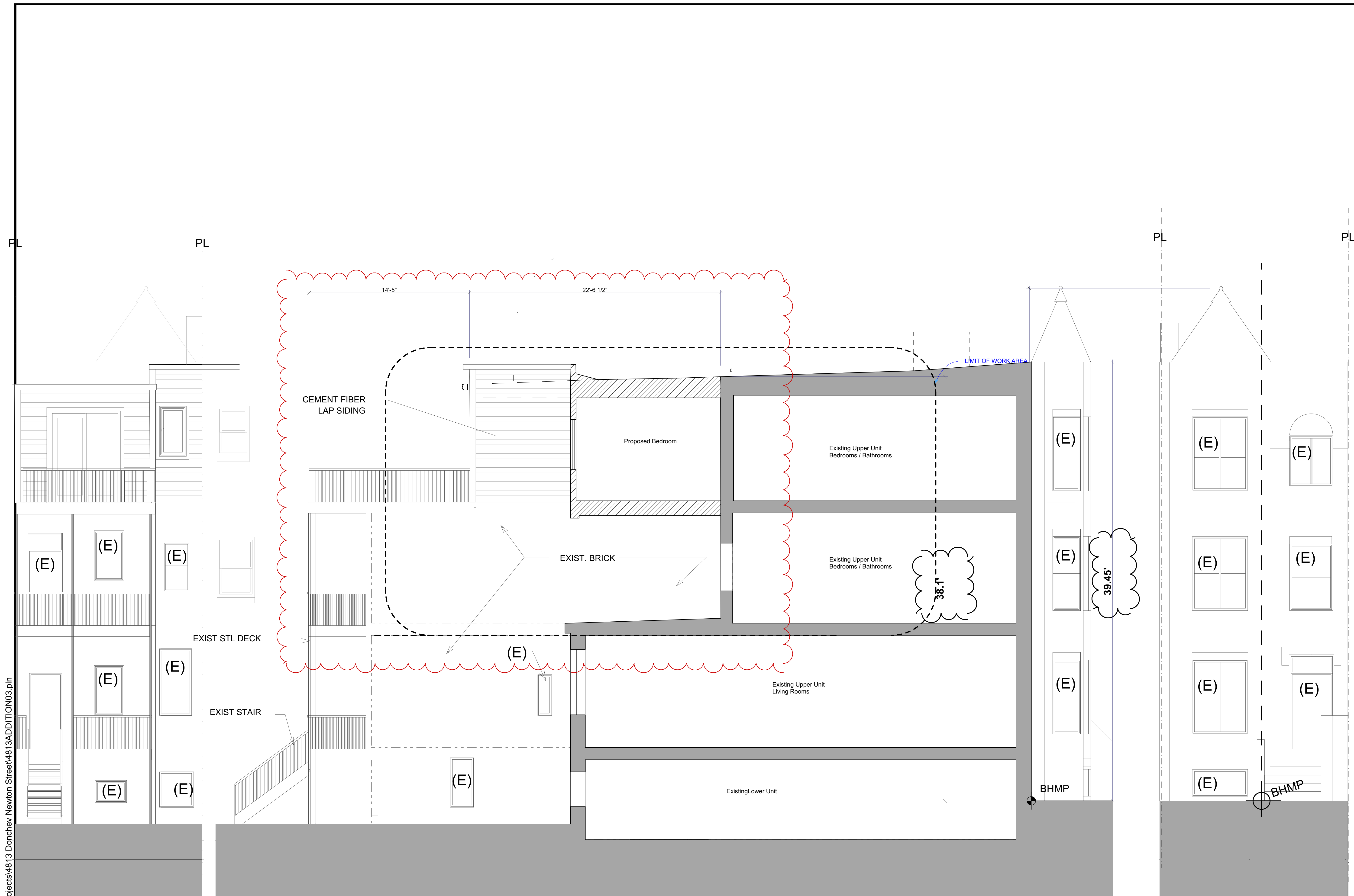
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MARK	DATE	DESCRIPTION
	12/30/17	permit

SHEET TITLE  
**UNIT A FLOOR PLAN**

**A002**

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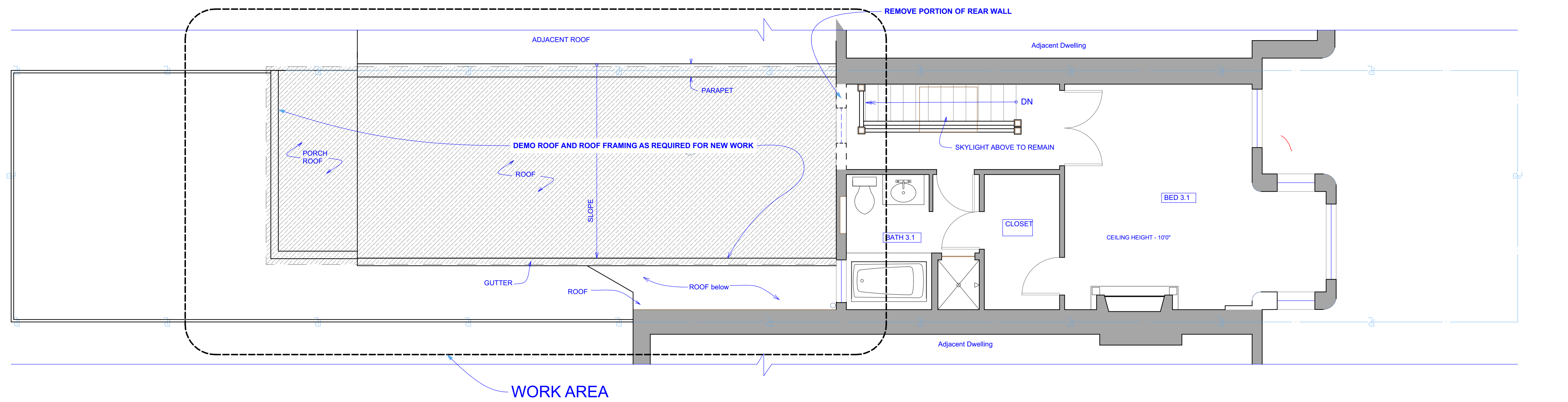
MARK	DATE	DESCRIPTION
	12/30/17	permit

SHEET TITLE  
**BUILDING SECTION ELEVATIONS**

**A003**

**1** Section / Elevation  
 SCALE: 1/4" = 1'-0"  
 0 2' 4' 8'

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1 THIRD FLOOR DEMOLITION  
SCALE: 1/4" = 1'-0"

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JAMES C. SOLOMON, AIA

12/30/17	permit	
MARK	DATE	DESCRIPTION

SHEET TITLE

DEMOLITION

D001