

Zoning Summary		
#	TOPIC	INFO
1	ADDRESS	1657-1661 GALES ST NE
2	HISTORIC DISTRICT	NONE
3	SQUARE	4540
4	LOT	0184, 0185, 0186
5	ZONING DISTRICT	RF-1
6	WARD	6
7	OWNER	1657-1661 GALES ST NE LLC
8	PROPOSED SCOPE OF WORK	NEW GROUND UP TWO FAMILY ROWHOUSES W/ FOUNDATIONS, WOOD FRAMED FLOORS AND EXTERIOR WALLS, WINDOWS, DOORS, MEP SYSTEMS AND FIXTURES, ROOFING.
9	PROPOSED USE	MEDIUM DENSITY RESIDENTIAL
10	EXISTING LOT SF	3 EXISTING LOTS AT 884 SQ FT EACH
11	PROPOSED LOT SF	1,322 SQ FT
12	MIN. LOT AREA	1,800 SQ FT
13	PROPOSED BUILDING FOOTPRINT	993 SQ FT
14	MAXIMUM ALLOWABLE LOT OCCUPANCY	60%
15	PROPOSED LOT OCCUPANCY	59.7%
16	PROPOSED BUILDING GROSS SF	3,168 SQ FT
17	MAXIMUM BUILDING HEIGHT	35'
18	PROPOSED BUILDING HEIGHT	35'
19	CONSTRUCTION TYPE	III 2HR RATED EXTERIOR WALLS
20	FIRE PROTECTION	FULLY SPRINKLERED
21	APPLICABLE CODES	IBC/IRC 2012 (IBC) W/ 2013 DCMR12 SUPPLEMENT

1657-1661 GALES ST DUPLEXES

1657 GALES ST NE, WASHINGTON DC 20002

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PROJECT INFORMATION

1657 GALES ST NE DUPLEXES
 1657-1661 GALES ST NE LLC
 1657 GALES ST NE, WASHINGTON DC

PROJECT NUMBER: **2018-05**

10/5/2018 11:06:17 AM

ISSUE RECORD

Issue:
 Reference Sheet:
 Drawing Date: 09/11/18
 Drawn By: Author
 Drawing Scale:

DRAWING INFORMATION

Cover Sheet

Board of Zoning Adjustment
 District of Columbia
 CASE # EN988891
 EXHIBIT NO. 3



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C:\Users\Catarina Ferreira\Documents\2018-05_GALES_ST_NE_180911_CatarinaFerreira4652.rvt

PROJECT INFORMATION

1657 GALES ST NE DUPLEXES
1657-1661 GALES ST NE LLC
1657 GALES ST NE, WASHINGTON DC

PROJECT
NUMBER:

2018-05

10/5/2018 11:06:17 AM

ISSUE RECORD

Issue:
Reference Sheet:
Drawing Date: 09/11/18
Drawn By: Author
Drawing Scale:

DRAWING INFORMATION

Existing Conditions

Z.001

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Drawing Scale:

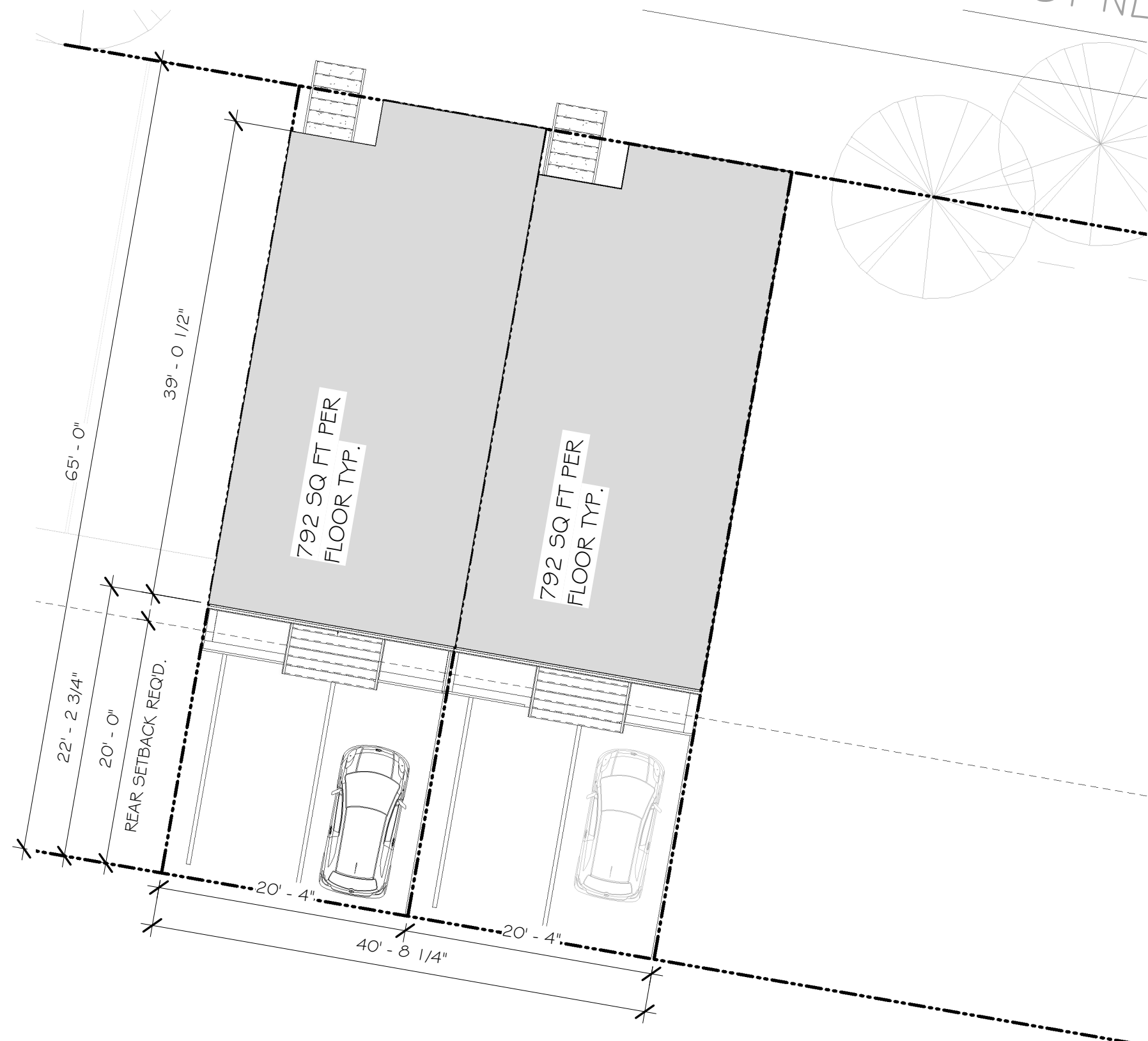
DRAWING INFORMATION

Existing Conditions

Z.002

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GALES ST NE



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1657 GALES ST NE DUPLEXES
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1657 GALES ST NE, WASHINGTON DC

PROJECT NUMBER:

2018-05

10/5/2018 11:06:19 AM

ISSUE RECORD

Issue:
Reference Sheet:
Drawing Date: 09/11/18
Drawn By: Author
Drawing Scale: 1" = 10'-0"

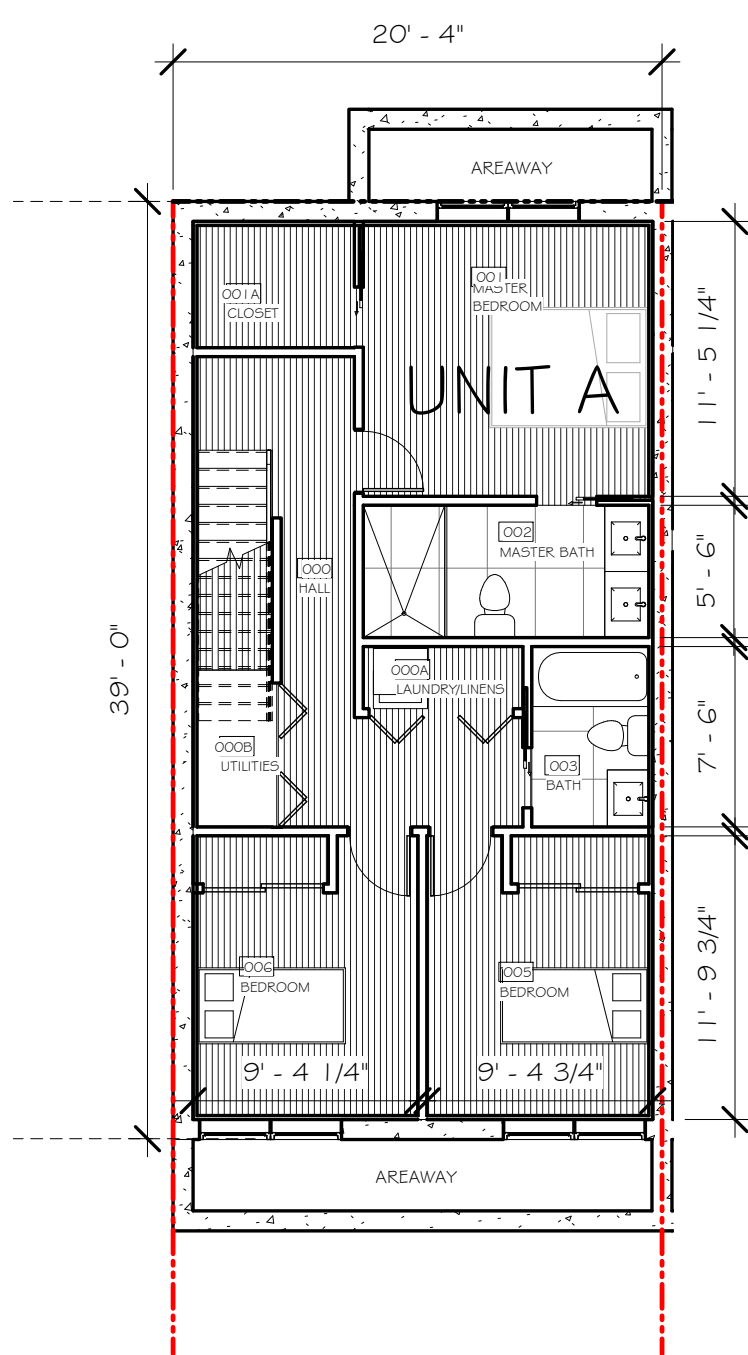
DRAWING INFORMATION

Site Plan

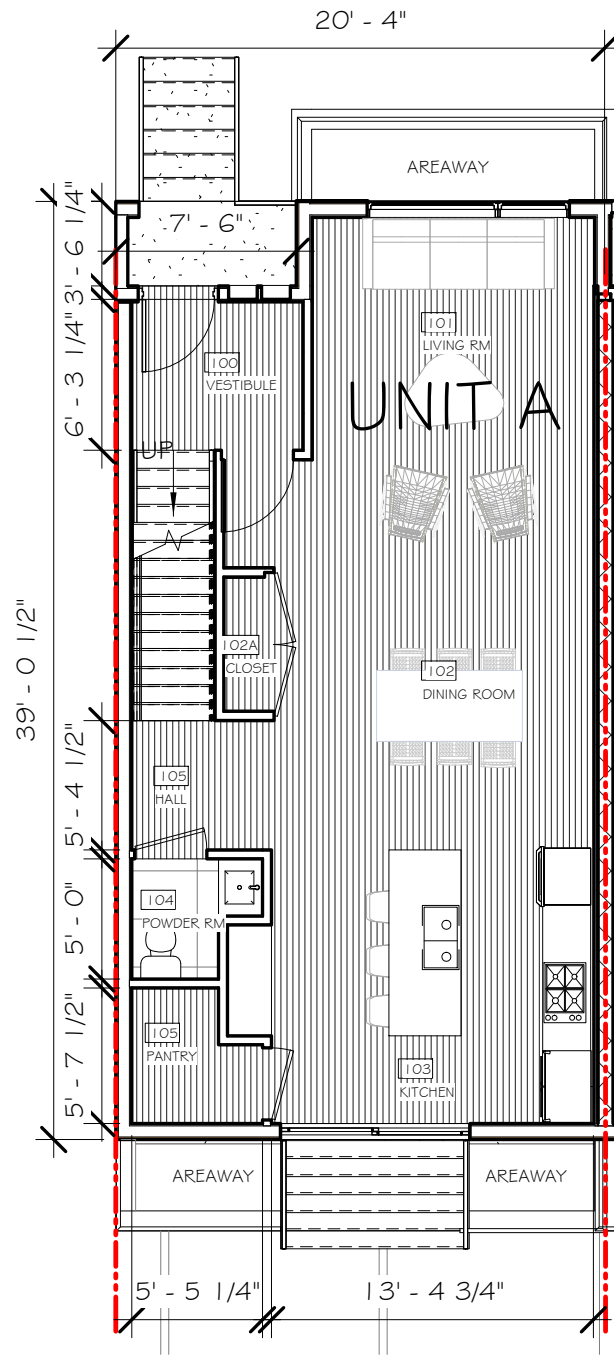


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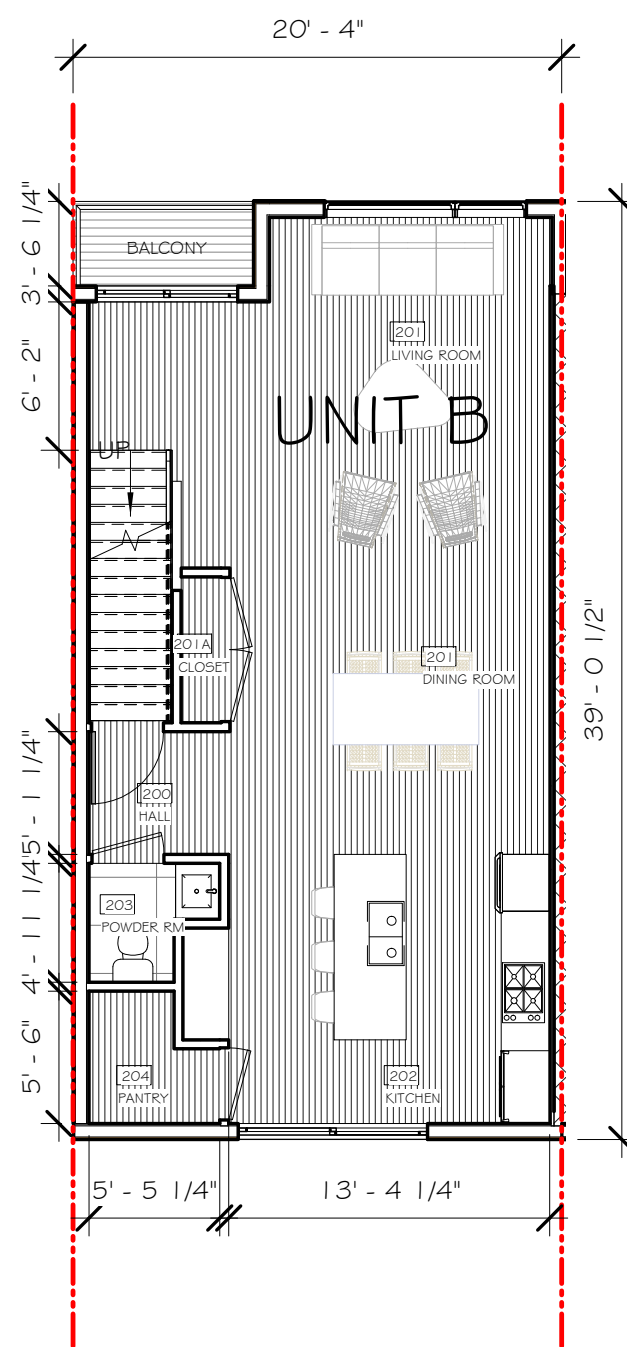
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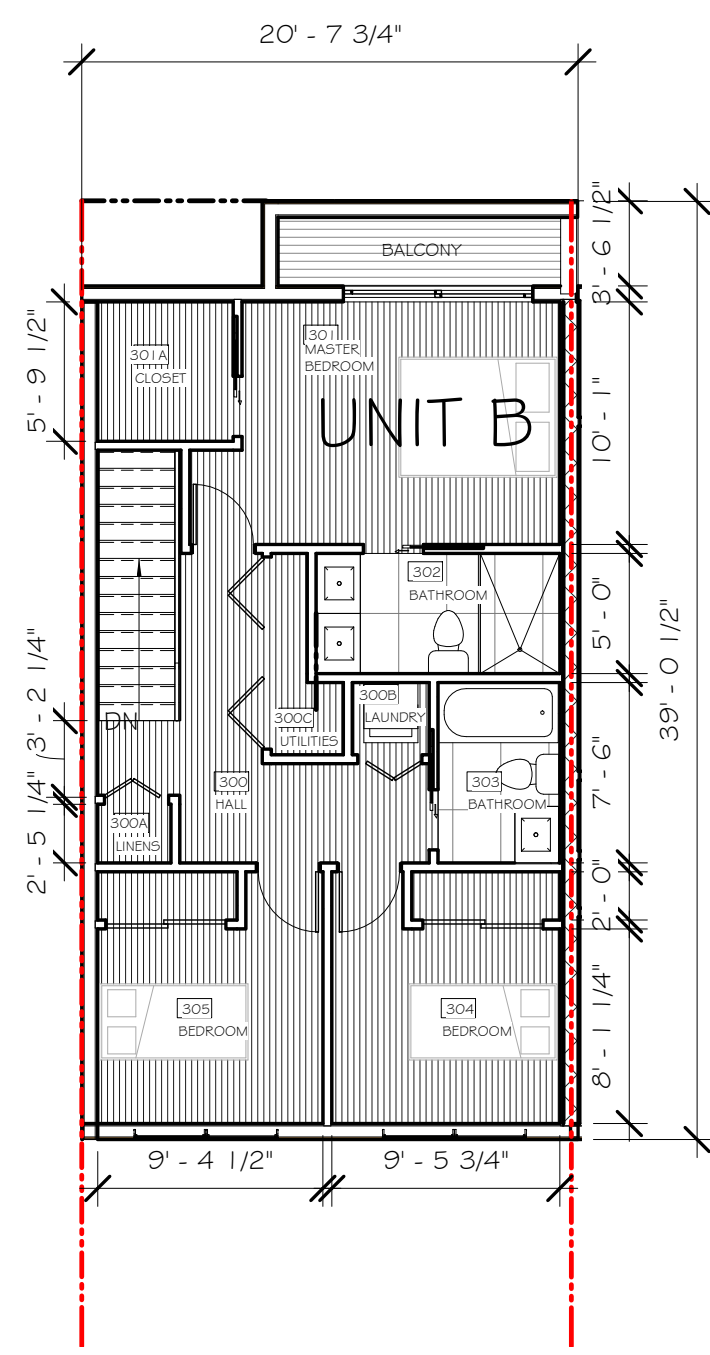
01 Cellar
SCALE 1/8" = 1'-0"



02 1st Floor
SCALE 1/8" = 1'-0"



03 2nd Floor
SCALE 1/8" = 1'-0"



04 3rd Floor
SCALE 1/8" = 1'-0"

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1657 GALES ST NE DUPLEXES
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1657 GALES ST NE, WASHINGTON DC

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ISSUE RECORD

Issue:
Reference Sheet:
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DRAWING INFORMATION

Floor Plans

Z.101

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1 Front Elevation 1
SCALE 1/8" = 1'-0"

2 Rear Elevation 1
SCALE 1/8" = 1'-0"

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1657 GALES ST NE DUPLEXES
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ISSUE RECORD

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DRAWING INFORMATION

Elevations

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2018-05

10/5/2018 11:06:47 AM

ISSUE RECORD

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DRAWING INFORMATION

Perspectives

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10/5/2018 11:07:14 AM

ISSUE RECORD

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Perspectives

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