DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., August 18, 2026

Plat for Building Permit of :

SQUARE 3404 LOT 8

Scale: 1 inch = 20 feet

Recorded in Book 107 Page 88

Receipt No. 26-04411

Drawn by: B.S.

Furnished to: BRADY Q TYRA

LEGEND

- EXISTING BUILDING
- PROPOSED DECK
- STAIRS
- EXISTING PERVIOUS AREA
- EXISTING CONCRETE
- POST (TYP.)

PROPERTY INFORMATION

1.	Address:	16 Gallatin St NW, Washington, DC 20011
2.	Square:	3404
3.	Lot:	8
4.	Lot Width:	18'-0"
5.	Lot Depth:	95'-0"
6.	Lot Area:	1,710 SQ. FT.
7.	Rear of Property:	Public Alley
8.	Existing Building:	2-Story Dwelling
9.	House Width:	17'-0"
10.	House Depth:	47'-0"
11.	Building Footprint:	17' x 47' = 799 SQ. FT.
12.	House Side Clearance:	Approx. 6" each side

PROPOSED DECK INFORMATION

13.	Deck Size:	16' (W) x 12' (D)
14.	Deck Area:	192 SQ. FT.
15.	Orientation:	16' side runs along rear of house
16.	Deck Height:	81" (6'-9") Above Grade (Top of Deck)
17.	Deck Type:	Freestanding
18.	Left Side Setback:	6"
19.	Right Side Setback:	6"
20.	Rear Setback to Alley:	22'-2"

DECK STRUCTURE INFORMATION

21.	Joists:	2x12 @ 16" O.C.
22.	Joist Spacing:	16" O.C.
23.	Beam:	2x12
24.	Beam Direction:	Along the 16' sides
25.	Posts:	6x6
26.	Number of Posts:	4 (total)
27.	Post Locations:	One at each corner
28.	Footing Width:	18" Diameter
29.	Footing Depth:	30" Deep
30.	Decking:	2x6 Pressure Treated Wood
31.	Railing:	Cable Railing

STAIRS INFORMATION

32.	Stair Location:	Rear side of deck facing the alley in L shape
33.	Stair Width:	36"

LOT OCCUPANCY CALCULATION

Lot Area:	18' x 95'	=	1,710 SQ. FT.
Existing Building Footprint:	17' x 47'	=	799 SQ. FT.
Proposed Deck Area:	12' x 16'	=	192 SQ. FT.
Total Proposed Lot Occupancy:			**991 SQ. FT.**
Lot Occupancy Percentage:			**57.95% (~58.0%)**

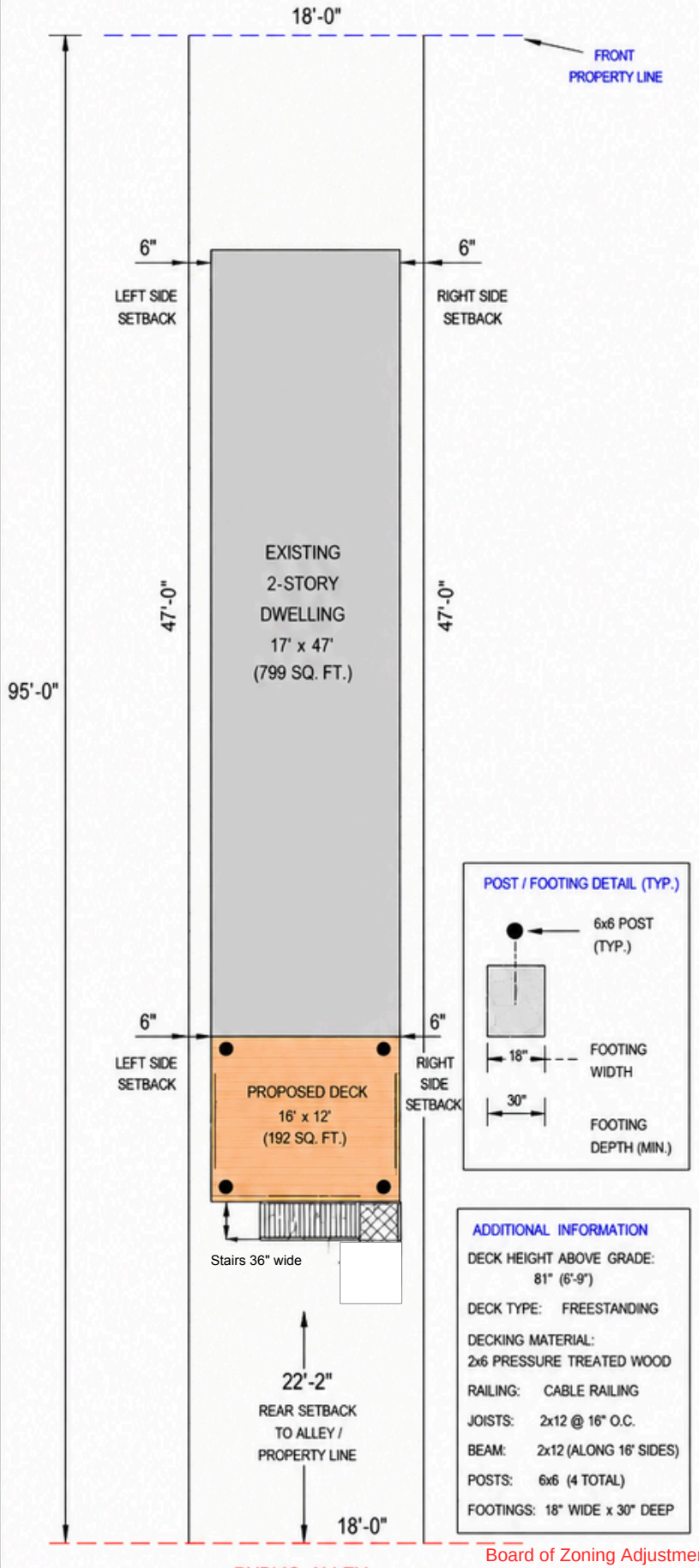
NOTES

- ALL DIMENSIONS ARE TO FACE OF STRUCTURE OR PROPERTY LINE.
- ALL AREAS TO BE CALCULATED AND PROVIDED BY APPLICANT.
- DRAWING BASED ON INFORMATION PROVIDED BY APPLICANT/CONTRACTOR.
- CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.

0 10 30 60 100

SQUARE 3404

16 GALLATIN STREET, N.W.



POST / FOOTING DETAIL (TYP.)

ADDITIONAL INFORMATION

DECK HEIGHT ABOVE GRADE: 81" (6'-9")

DECK TYPE: FREESTANDING

DECKING MATERIAL: 2x6 PRESSURE TREATED WOOD

RAILING: CABLE RAILING

JOISTS: 2x12 @ 16" O.C.

BEAM: 2x12 (ALONG 16' SIDES)

POSTS: 6x6 (4 TOTAL)

FOOTINGS: 18" WIDE x 30" DEEP

COMPLETE ALL BLANKS AND CALCULATIONS ABOVE.
ALL DIMENSIONS ARE TO FACE OF STRUCTURE OR PROPERTY LINE.

Board of Zoning Adjustment
District of Columbia
CASE NO. 21560
EXHIBIT NO. 5A