

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	60
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

ARCHITEXTUAL

www.architextual.com

T 202 295 9001

PROJECT INFORMATION

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

PROJECT NUMBER:

2018-05

10/22/2018 5:31:24 PM

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 NO. 19891  
EXHIBIT NO. 17

2.000





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PROJECT INFORMATION

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

PROJECT NUMBER: **2018-05**

10/22/2018 5:31:24 PM

ISSUE RECORD

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

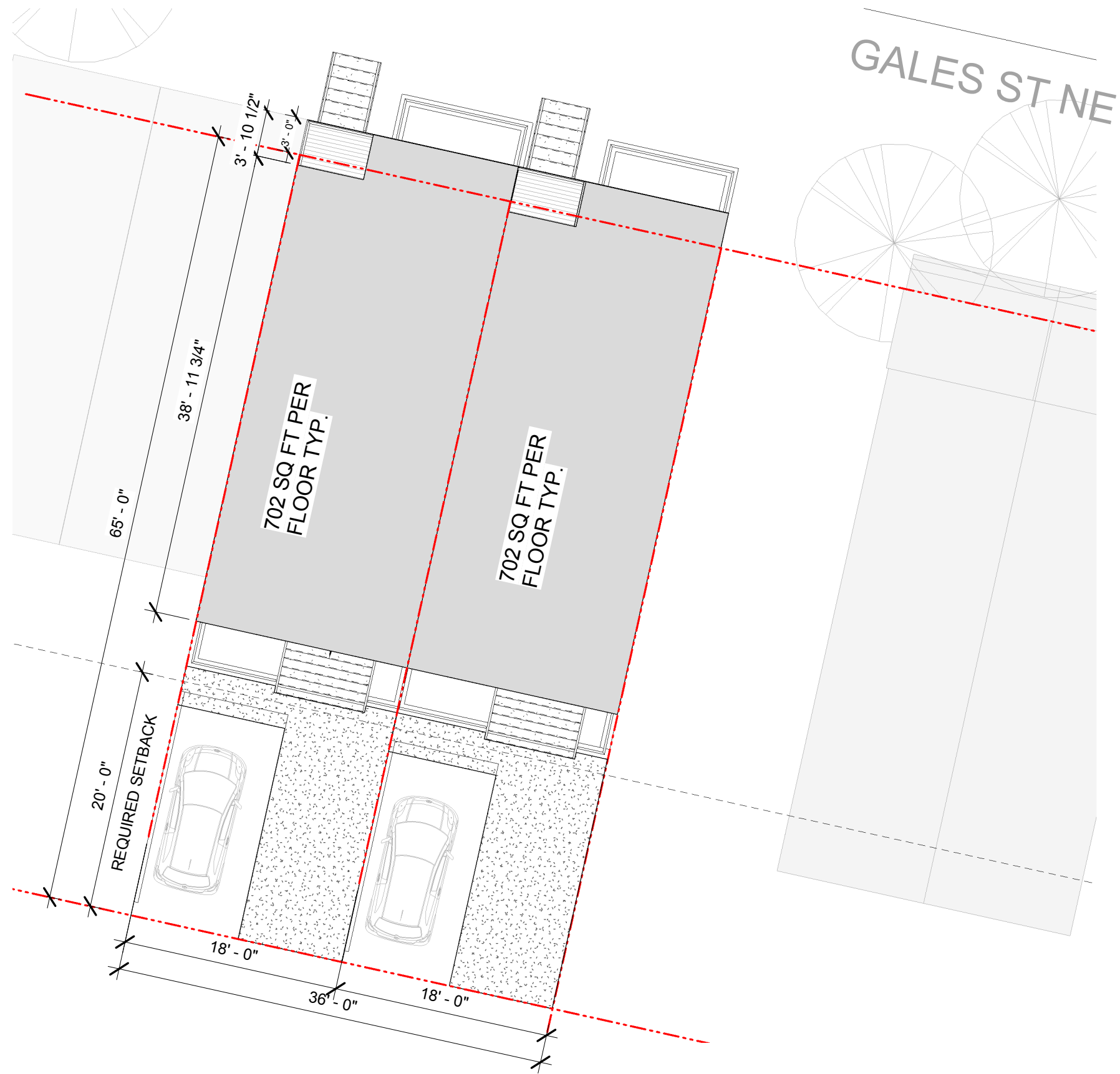
DRAWING INFORMATION

**Existing Conditions**

**Z.001**

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**1657 GALES ST NE DUPLEXES**  
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PROJECT NUMBER: **2018-05**

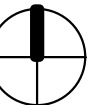
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ISSUE RECORD

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

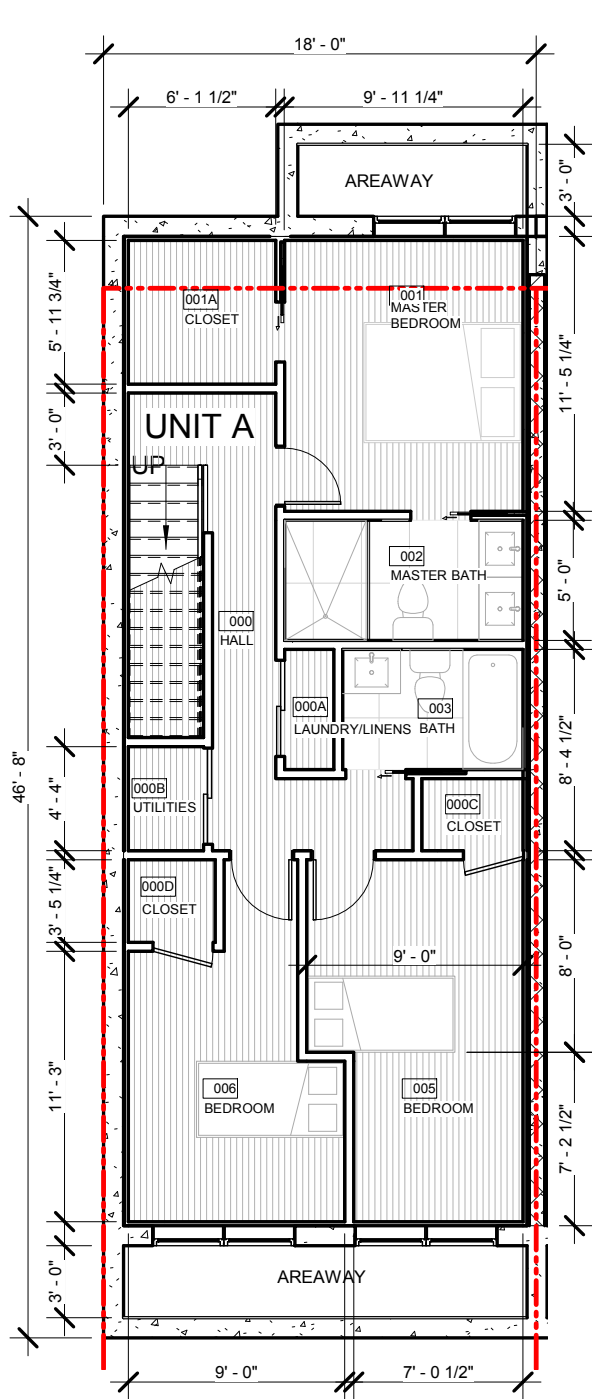
DRAWING INFORMATION

Site Plan

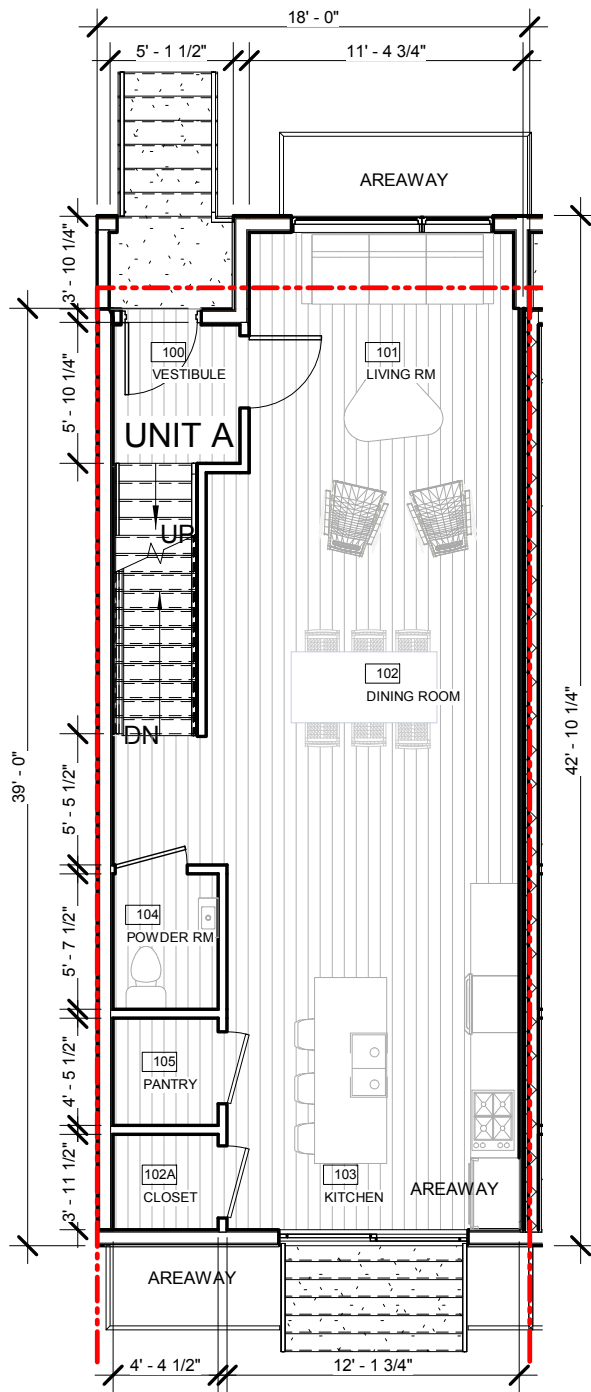


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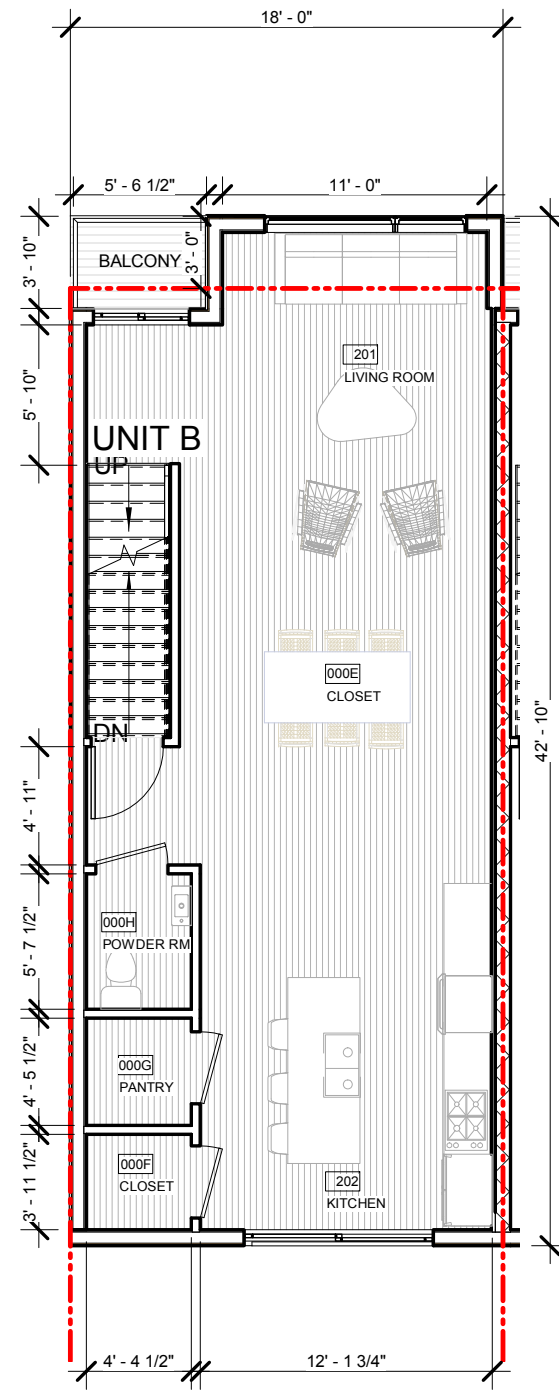
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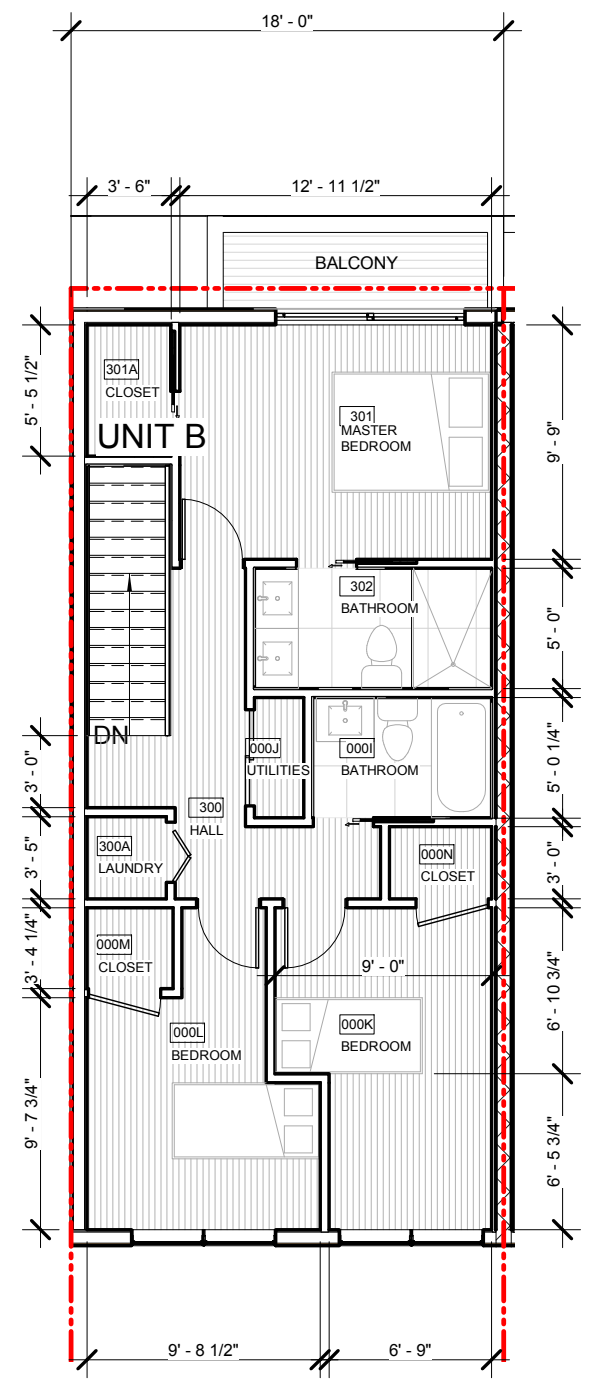
01 Cellar  
SCALE 1/8" = 1'-0"



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

PROJECT NUMBER: 2018-05

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ISSUE RECORD

Issue:  
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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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**Perspectives**

**Z.300**

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10/22/2018 5:32:11 PM

ISSUE RECORD

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DRAWING INFORMATION

**Perspectives**

**Z.301**

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