

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 780 SQ FT EACH
11	PROPOSED LOT SF	2 LOTS AT 1,170 SQ FT EACH
12	MIN. LOT AREA	1,170 SQ FT
13	PROPOSED BUILDING FOOTPRINT	762 SQ FT
14	MAXIMUM ALLOWABLE LOT OCCUPANCY	60%
15	PROPOSED LOT OCCUPANCY	696 SQ FT (59.48%)
16	PROPOSED BUILDING GROSS SF	3,024 SQ FT
17	MAXIMUM BUILDING HEIGHT	35'
18	PROPOSED BUILDING HEIGHT	33'
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

1/8/2019 2:27:57 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. 44
2.000



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PROJECT INFORMATION

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Existing Conditions

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PROJECT INFORMATION

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2018-05

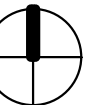
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ISSUE RECORD

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

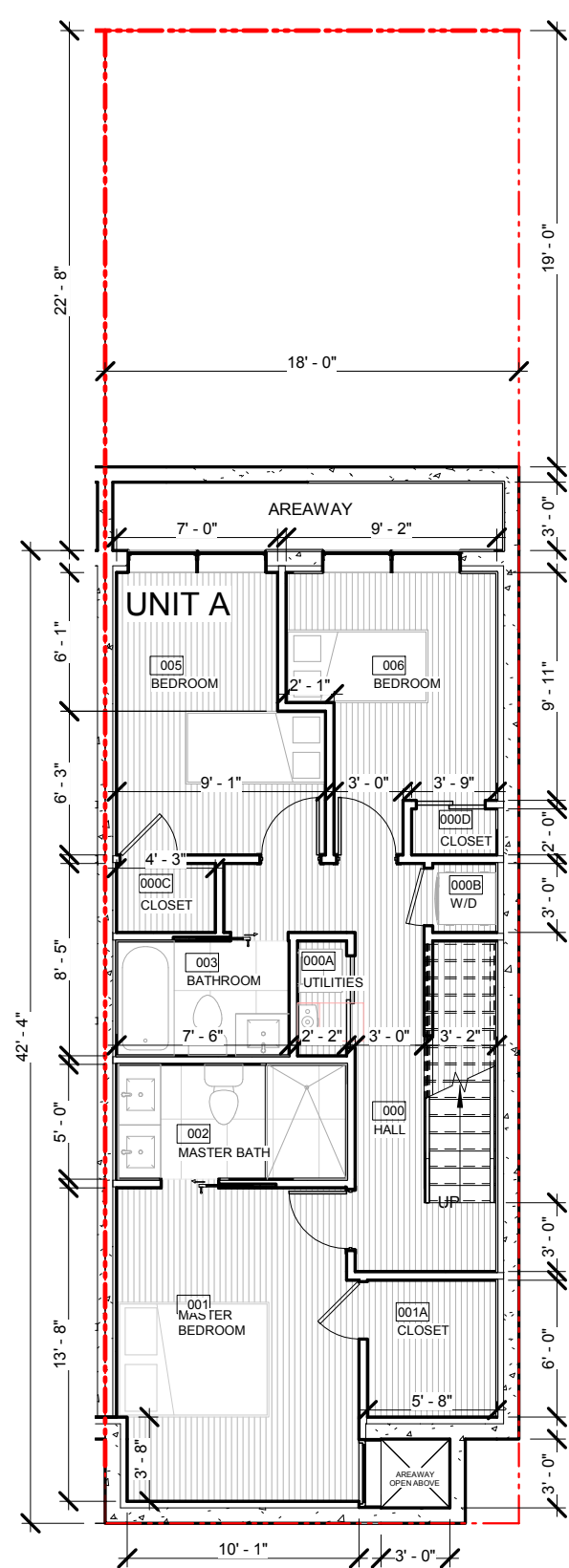
DRAWING INFORMATION

Site Plan

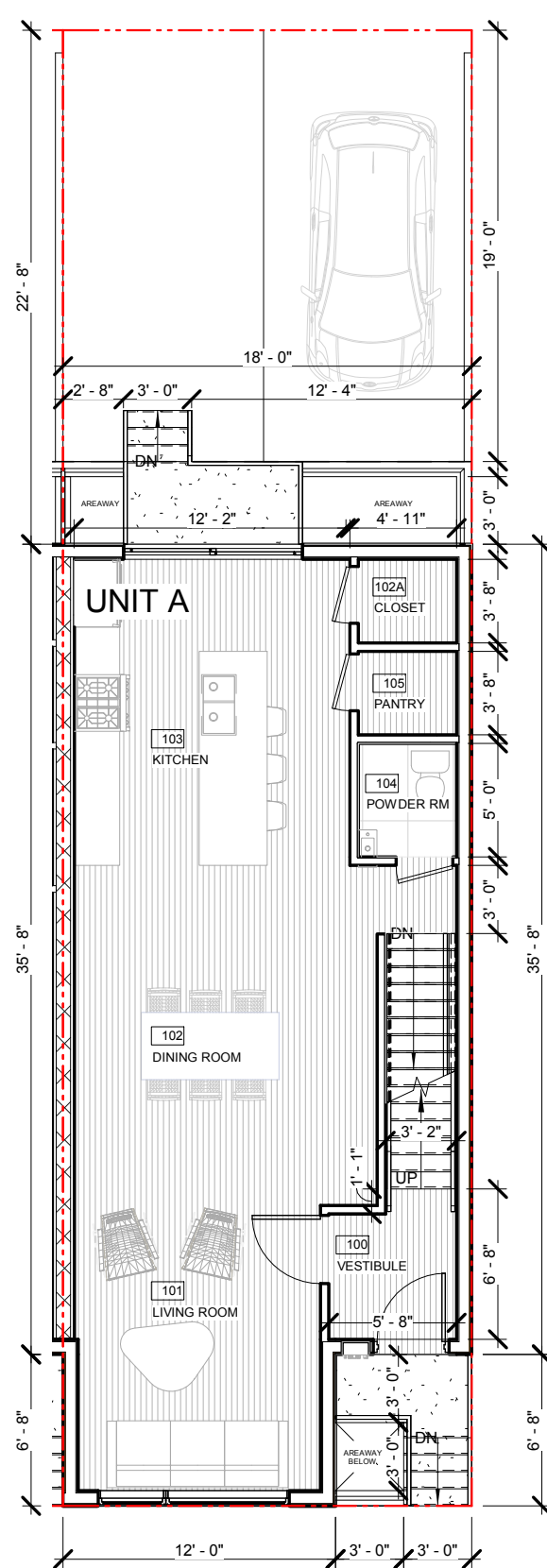


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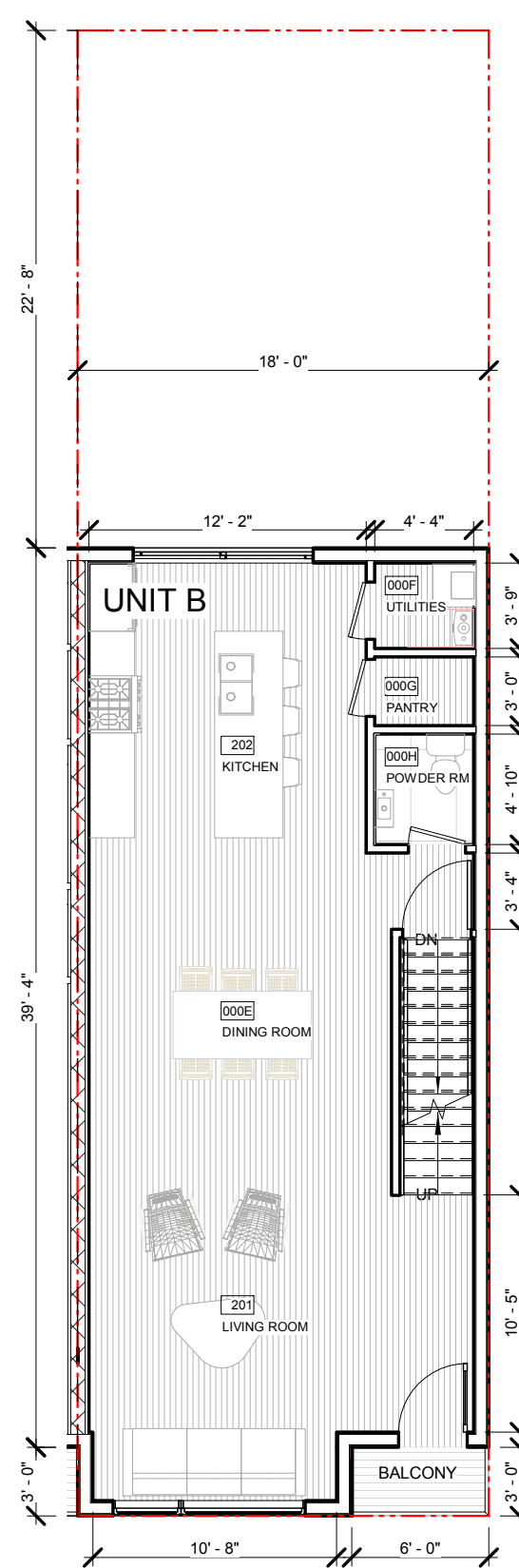
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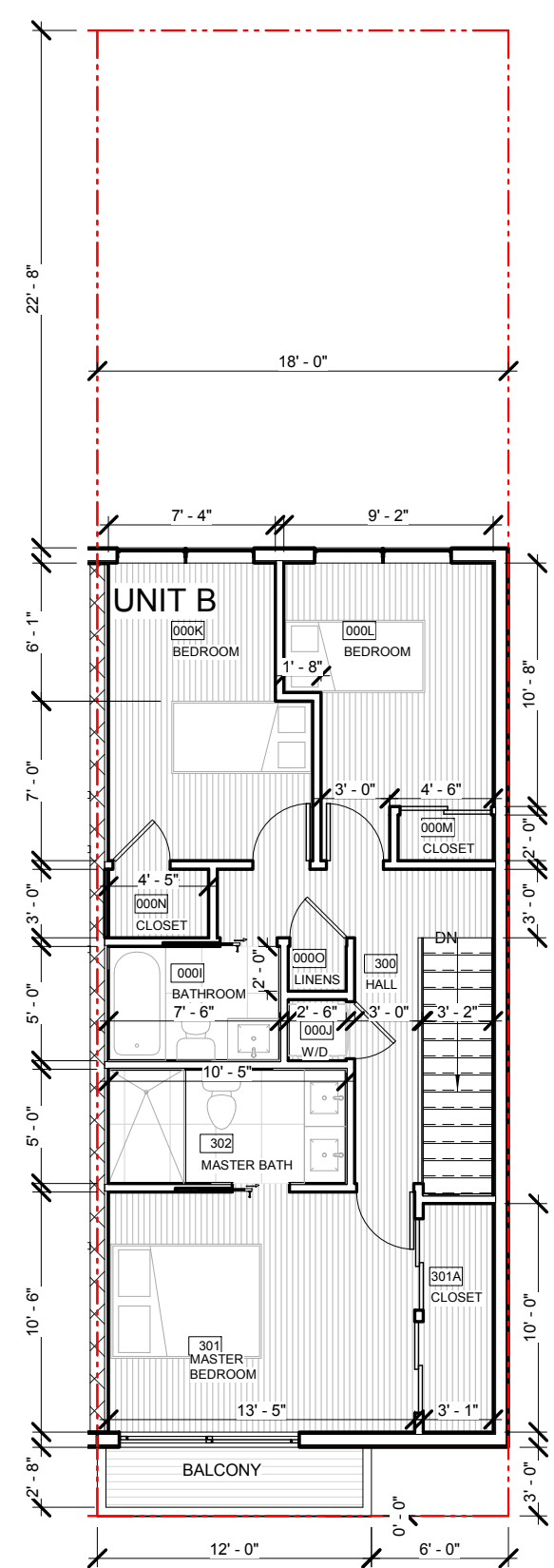
01 Cellar
SCALE 1/8" = 1'-0"



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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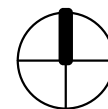
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1657 GALES ST NE DUPLEXES
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DRAWING INFORMATION

Floor Plans

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DRAWING INFORMATION

Elevations

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DRAWING INFORMATION

Perspectives

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1657 GALES ST NE DUPLEXES
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Perspectives

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