



PROJECT NARRATIVE

This project is proposing to convert an existing 2-Story Single-Family Structure to a 3-Story Single Family Residence with Cellar. 3-Story Addition with Cellar at the rear of the Building. Full Mechanical, Electrical, Plumbing & Underpinning Scope to be included.

ZONING INFO

Address:	1613 5TH ST NW WASHINGTON DC 20001
SSL:	0509 0116
Zoning:	RF-1
Historic District:	N/A
Lot Area:	950 SF
Lot Width :	13.57 FT
ANC:	ANC 2G

	EXISTING	ALLOWED/REQ.	PROPOSED
Land Use:	SINGLE-FAMILY		SINGLE-FAMILY
# of Stories:	2	3 MAX	3
Rear Yard:	28 FT	20 FT MIN	21 FT
Side Yard:	0 FT	0 FT	0 FT
Building Height:	21 FT	35 FT MAX	33'-4"
FAR:	N/A	N/A	N/A
Lot Occupancy:	60%	60%	70%* (BZA #21168)
Gross Building Area:	1,057 SF	2,280 SF	2,464 SF
Pervious Surface:	30% (285 SF)	0% (0 SF)	4% (43 SF)
Parking:	0 Spaces	0 Spaces	0 Spaces

DRAWING LIST - BZA SHEETS

Sheet Number	Sheet Name
BZA01	COVER SHEET
BZA02	LOCATION & EXISTING PHOTOS
BZA03	SITE PLAN - EXISTING
BZA04	SITE PLAN - PROPOSED
BZA05	EXISTING PLANS
BZA06	PROPOSED CELLAR
BZA07	PROPOSED 1ST FLOOR
BZA08	PROPOSED 2ND FLOOR
BZA09	PROPOSED 3RD FLOOR
BZA10	PROPOSED ROOF PLAN
BZA11	BUILDING SECTION
BZA12	ELEVATIONS
BZA13	ELEVATIONS
BZA14	SOLAR STUDY - SPRING
BZA15	SOLAR STUDY - SPRING
BZA16	SOLAR STUDY - SUMMER
BZA17	SOLAR STUDY - SUMMER
BZA18	SOLAR STUDY - FALL
BZA19	SOLAR STUDY - FALL
BZA20	SOLAR STUDY - WINTER
BZA21	SOLAR STUDY - WINTER
BZA22	3D RENDERING
BZA23	3D RENDERING
BZA24	3D RENDERING
BZA25	PRECEDENT COMPARISON

1 3D - VIEW

BZA01

MAI 5S

BZA01

COVER SHEET

05/24/22

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

R. MICHAEL CROSS
DESIGN GROUP

1615 5TH ST NW

1613 5TH ST NW

1611 5TH ST NW



LOCATION MAP



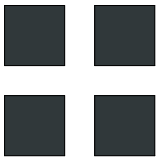
MAI 5S

BZA02

LOCATION & EXISTING PHOTOS CHRISTOPHER & NATHALIE MAIERSON

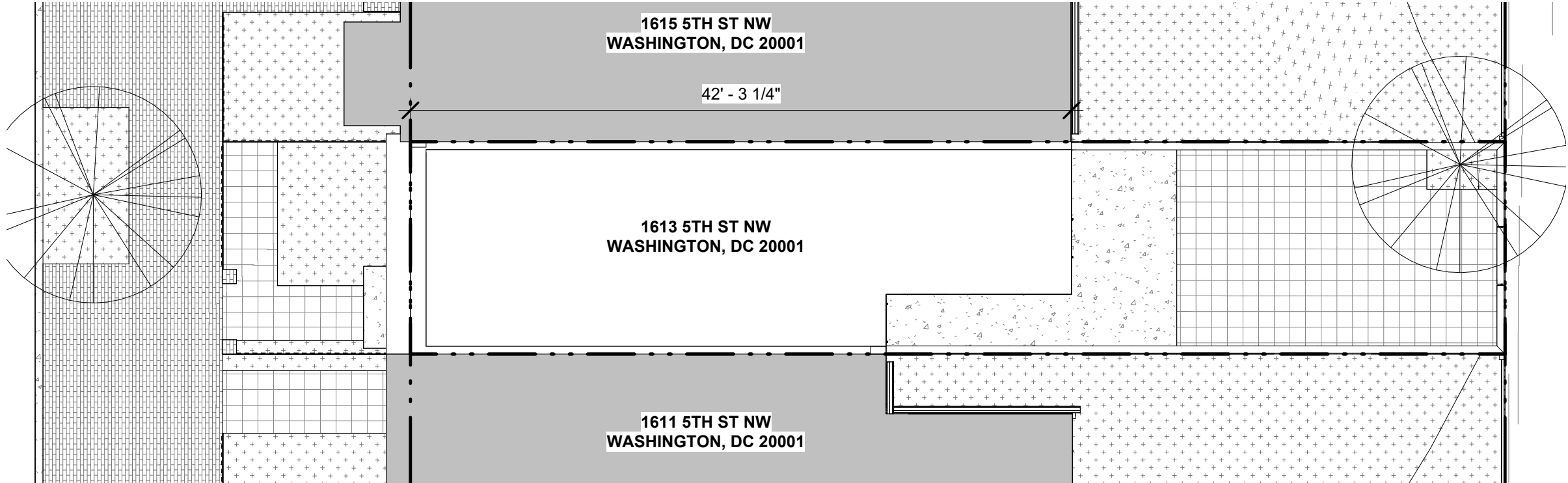
05/24/22

1613 5TH ST NW



R. MICHAEL CROSS
DESIGN GROUP

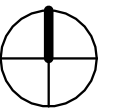
5TH ST NW



1

SITE PLAN - EXISTING

A201 | BZA03 1/8" = 1'-0"



MAI 5S

BZA03

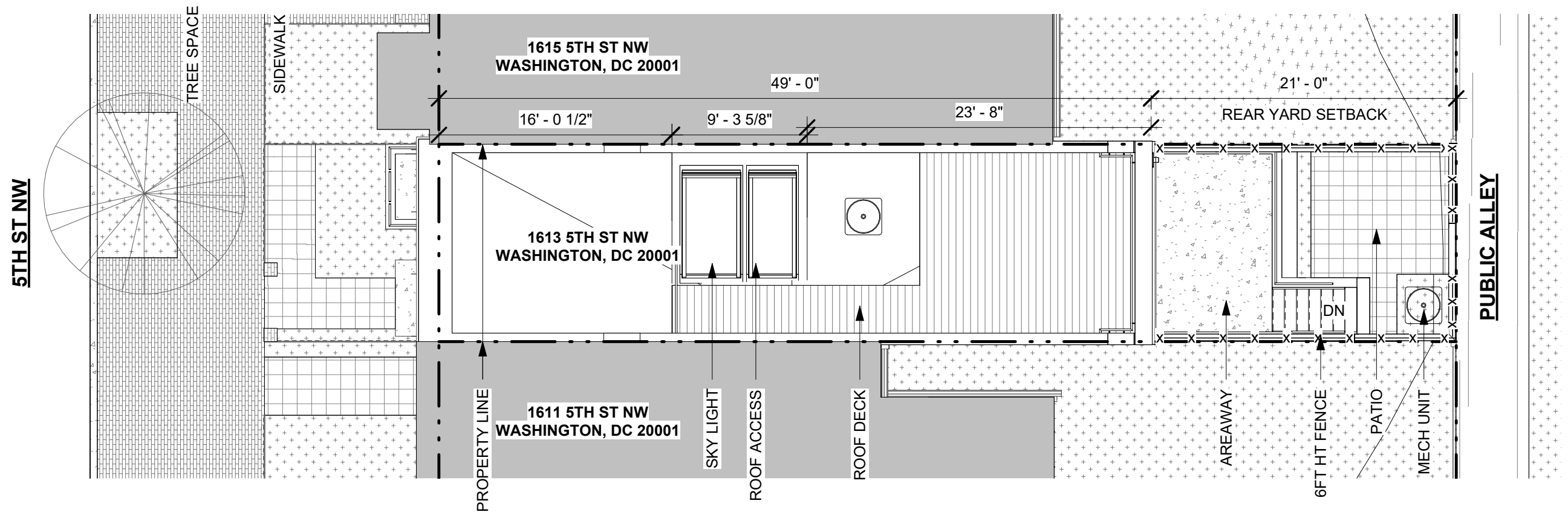
SITE PLAN - EXISTING

05/24/22

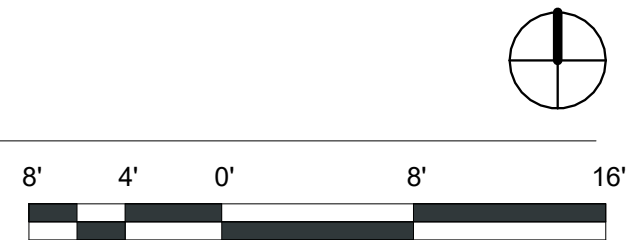
1613 5TH ST NW

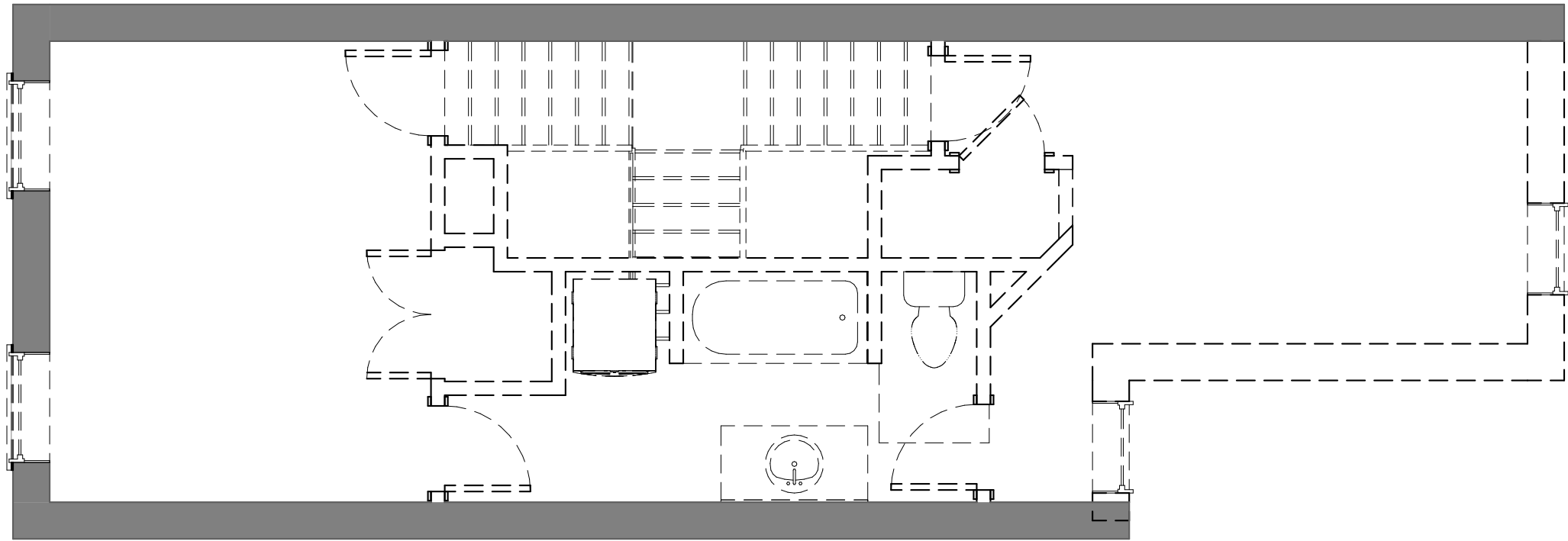
CHRISTOPHER & NATHALIE MAIERSON

**R. MICHAEL CROSS
DESIGN GROUP**



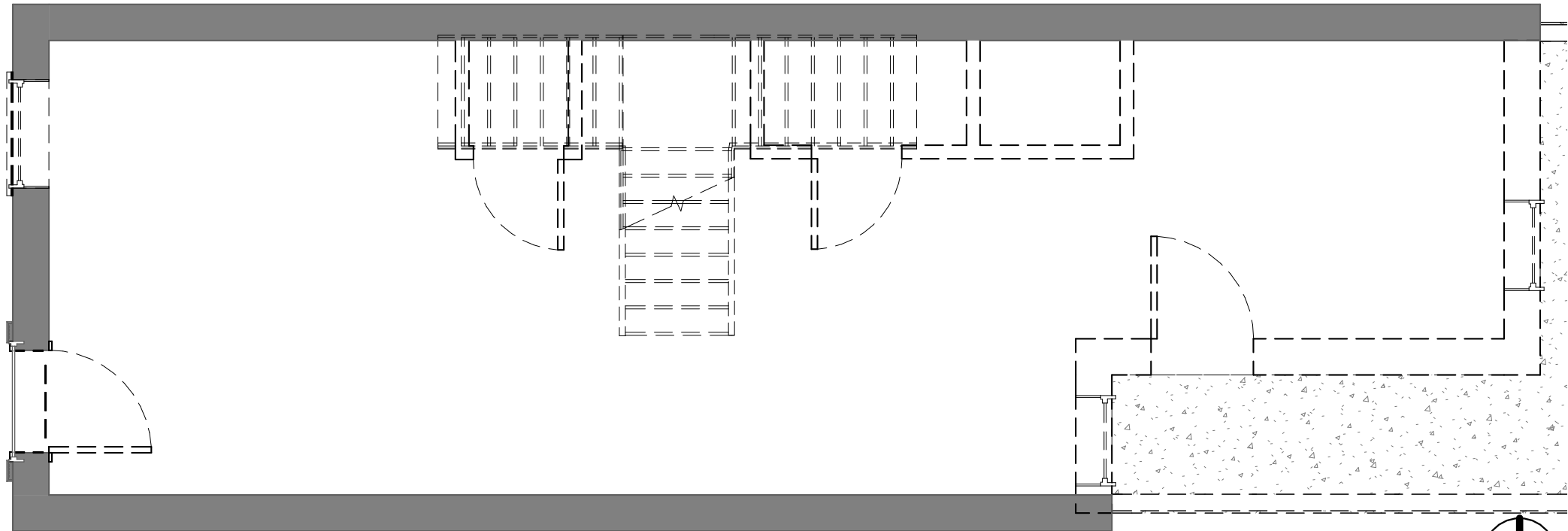
1 SITE PLAN - PROPOSED
 A201 | BZA04 1/8" = 1'-0"





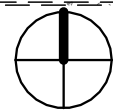
2 DEMO PLAN - 2nd FLOOR

A201 | BZA05 1/4" = 1'-0"



1 DEMO PLAN - 1st FLOOR

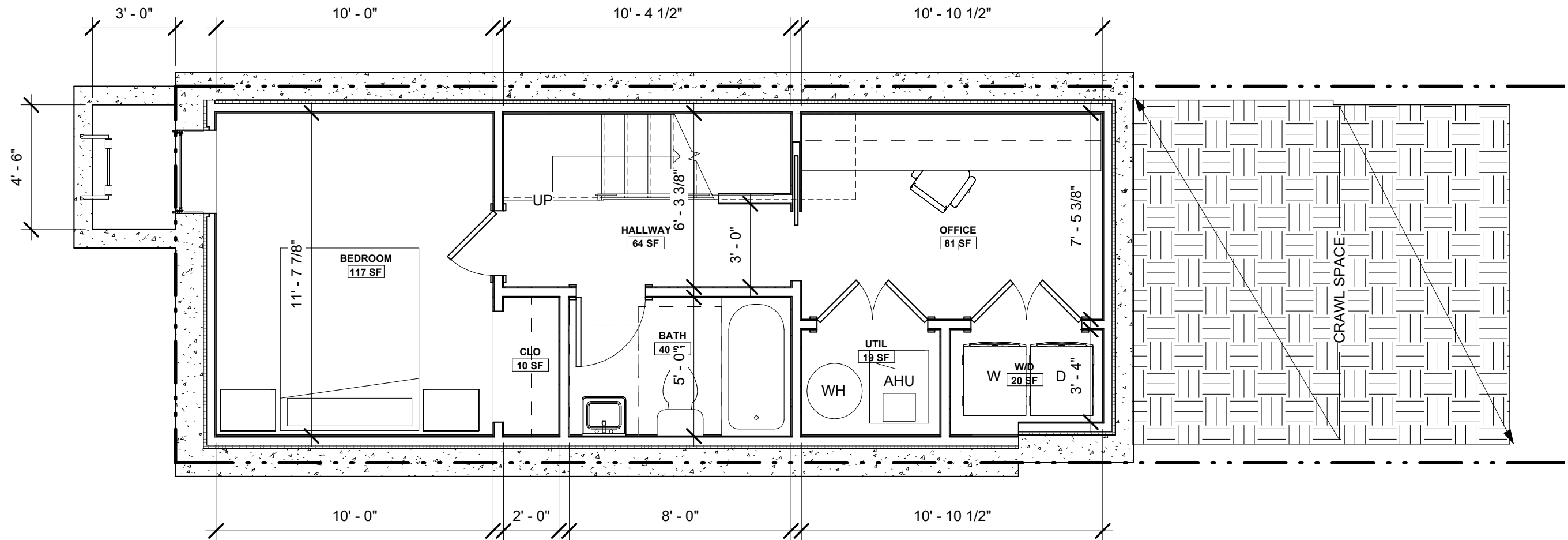
A201 | BZA05 1/4" = 1'-0"



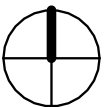
R. MICHAEL CROSS
DESIGN GROUP

MAI 5S
BZA05
EXISTING PLANS

05/24/22
1613 5TH ST NW
CHRISTOPHER & NATHALIE MAIERSON



1 FLOOR PLAN - CELLAR
A201 BZA06 1/4" = 1'-0"

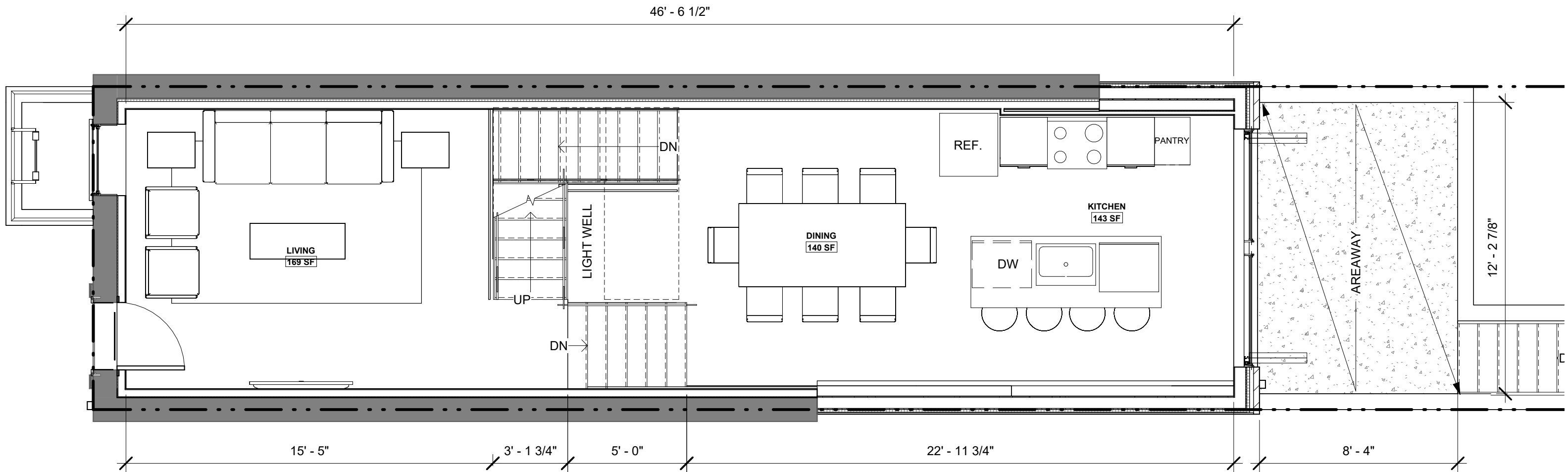


MAI 5S

BZA06
PROPOSED CELLAR

05/24/22
1613 5TH ST NW
CHRISTOPHER & NATHALIE MAIERSON

**R. MICHAEL CROSS
DESIGN GROUP**



1 FLOOR PLAN - 1ST FLOOR

A201 BZA07 1/4" = 1'-0"



MAI 5S

BZA07

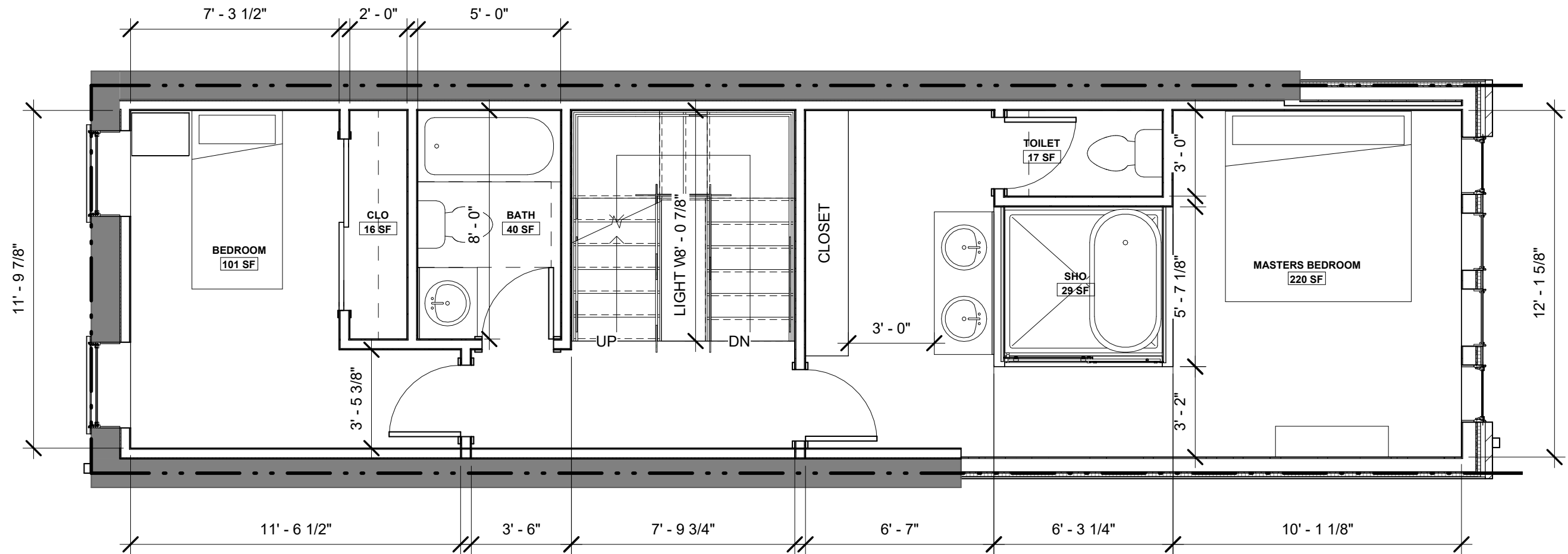
PROPOSED 1ST FLOOR

05/24/22

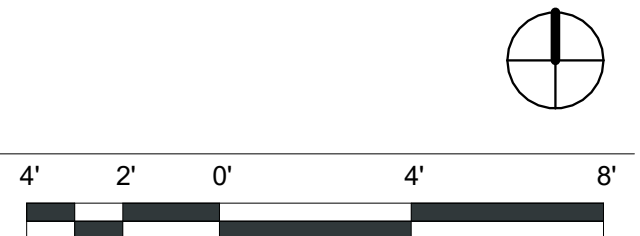
1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

**R. MICHAEL CROSS
DESIGN GROUP**



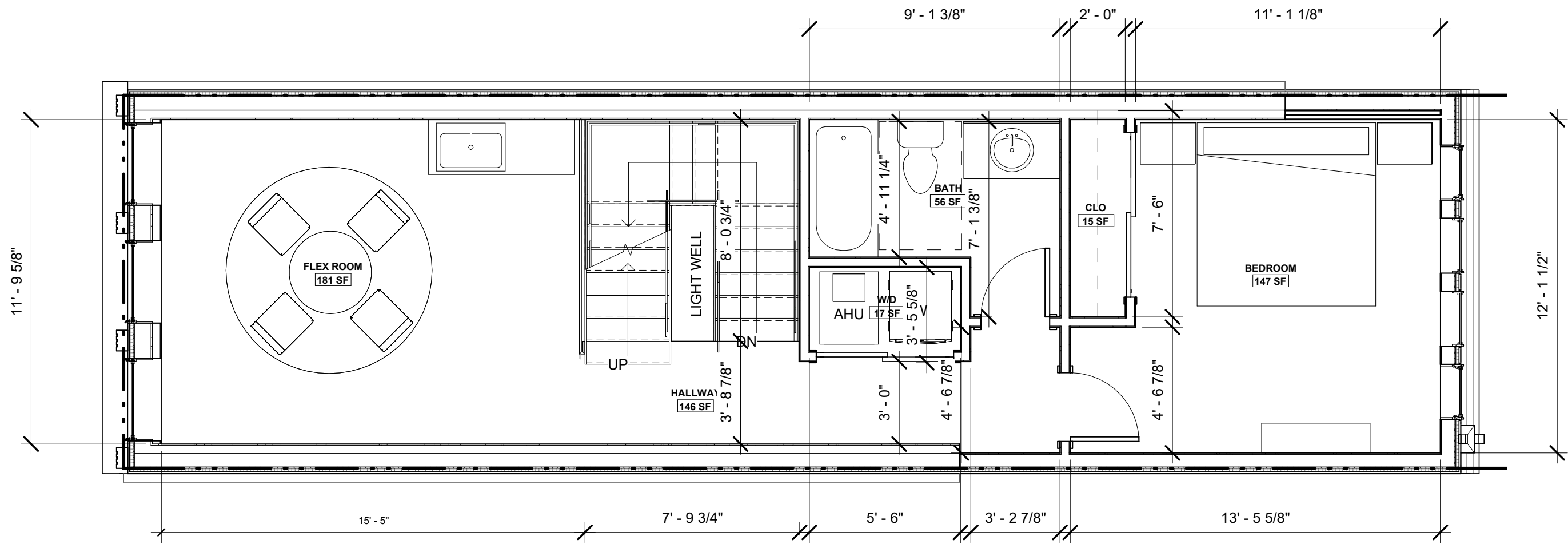
1 FLOOR PLAN - 2ND FLOOR
A201 BZA08 1/4" = 1'-0"



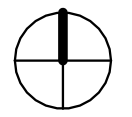
MAI 5S
BZA08
PROPOSED 2ND FLOOR

05/24/22
1613 5TH ST NW
CHRISTOPHER & NATHALIE MAIERSON

**R. MICHAEL CROSS
DESIGN GROUP**



1 FLOOR PLAN - 3RD FLOOR
A201 BZA09 1/4" = 1'-0"



MAI 5S

BZA09

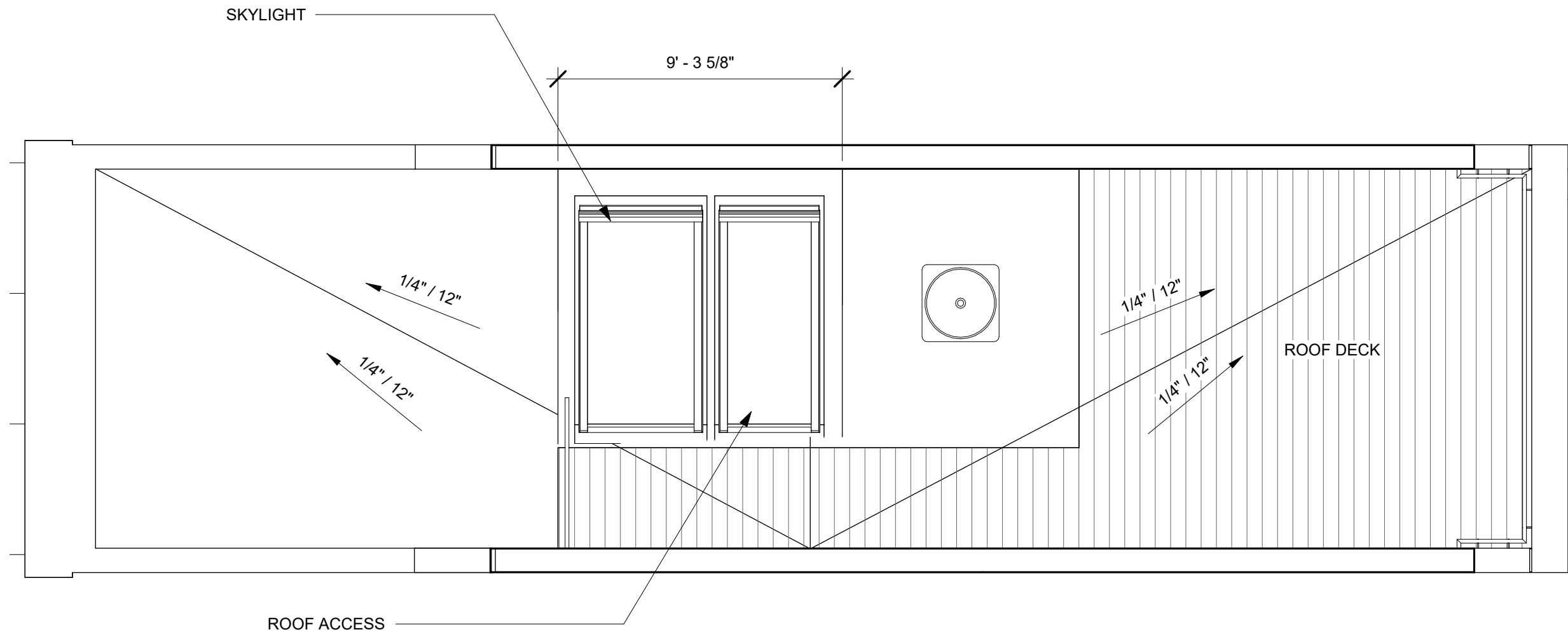
PROPOSED 3RD FLOOR

05/24/22

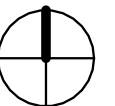
1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

**R. MICHAEL CROSS
DESIGN GROUP**



1 FLOOR PLAN - ROOF
A201 | BZA10 1/4" = 1'-0"



MAI 5S

BZA10

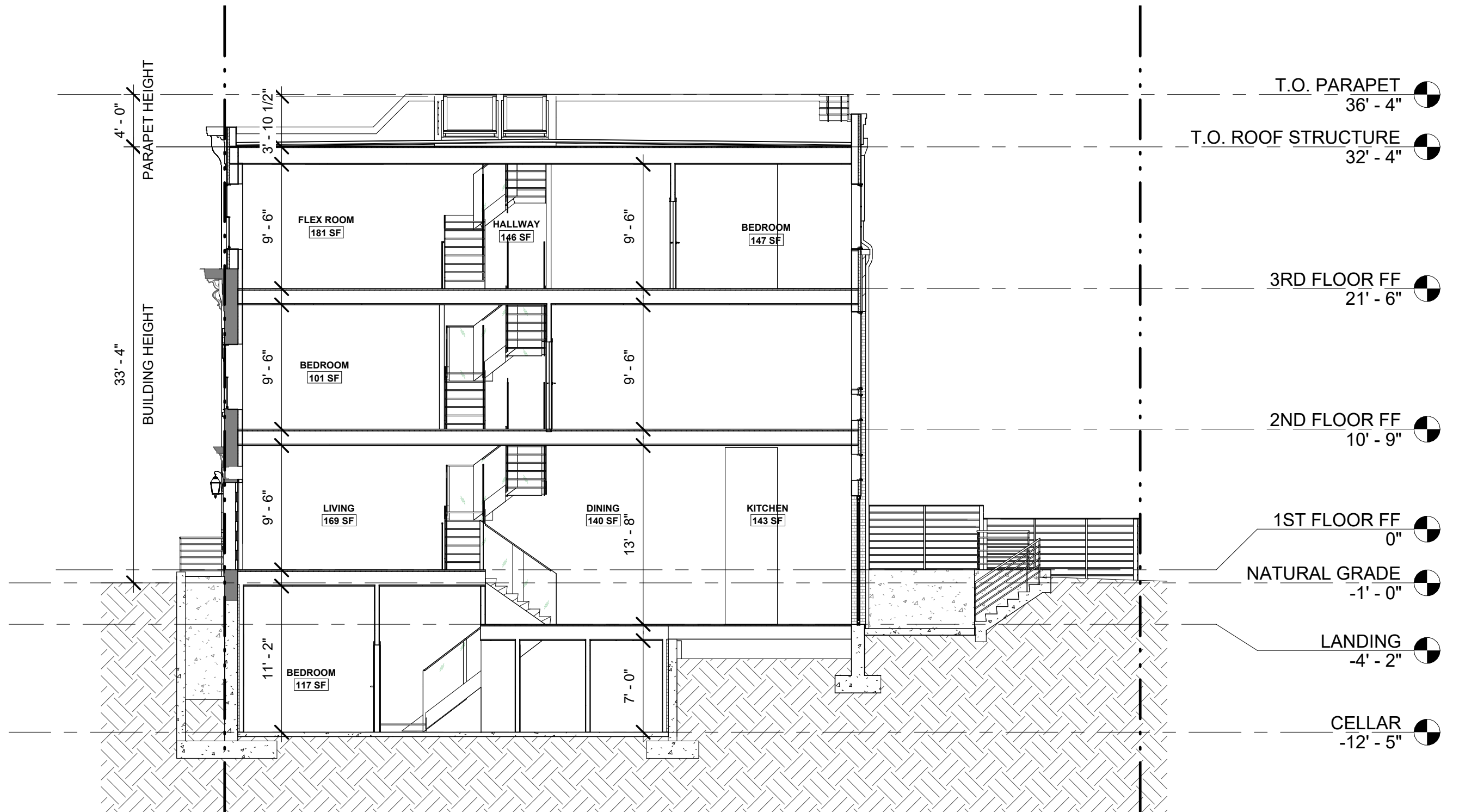
PROPOSED ROOF PLAN

05/24/22

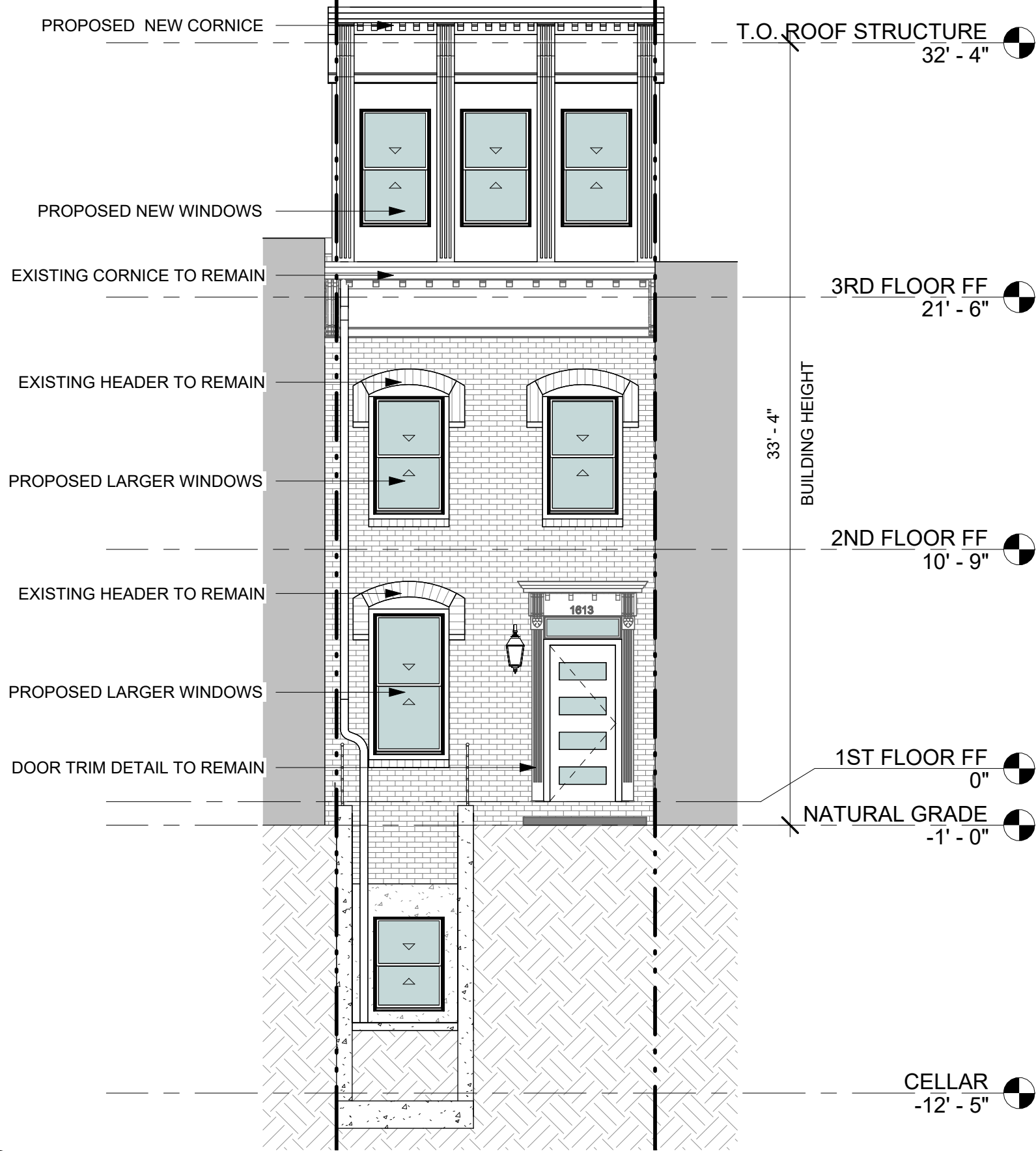
1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

R. MICHAEL CROSS
DESIGN GROUP



1 LONGITUDINAL SECTION
 SD06 | BZA11 1/8" = 1'-0"



MAI 5S

BZA12

ELEVATIONS

1 FRONT ELEVATION
BZA12 3/16" = 1'-0"

05/24/22

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

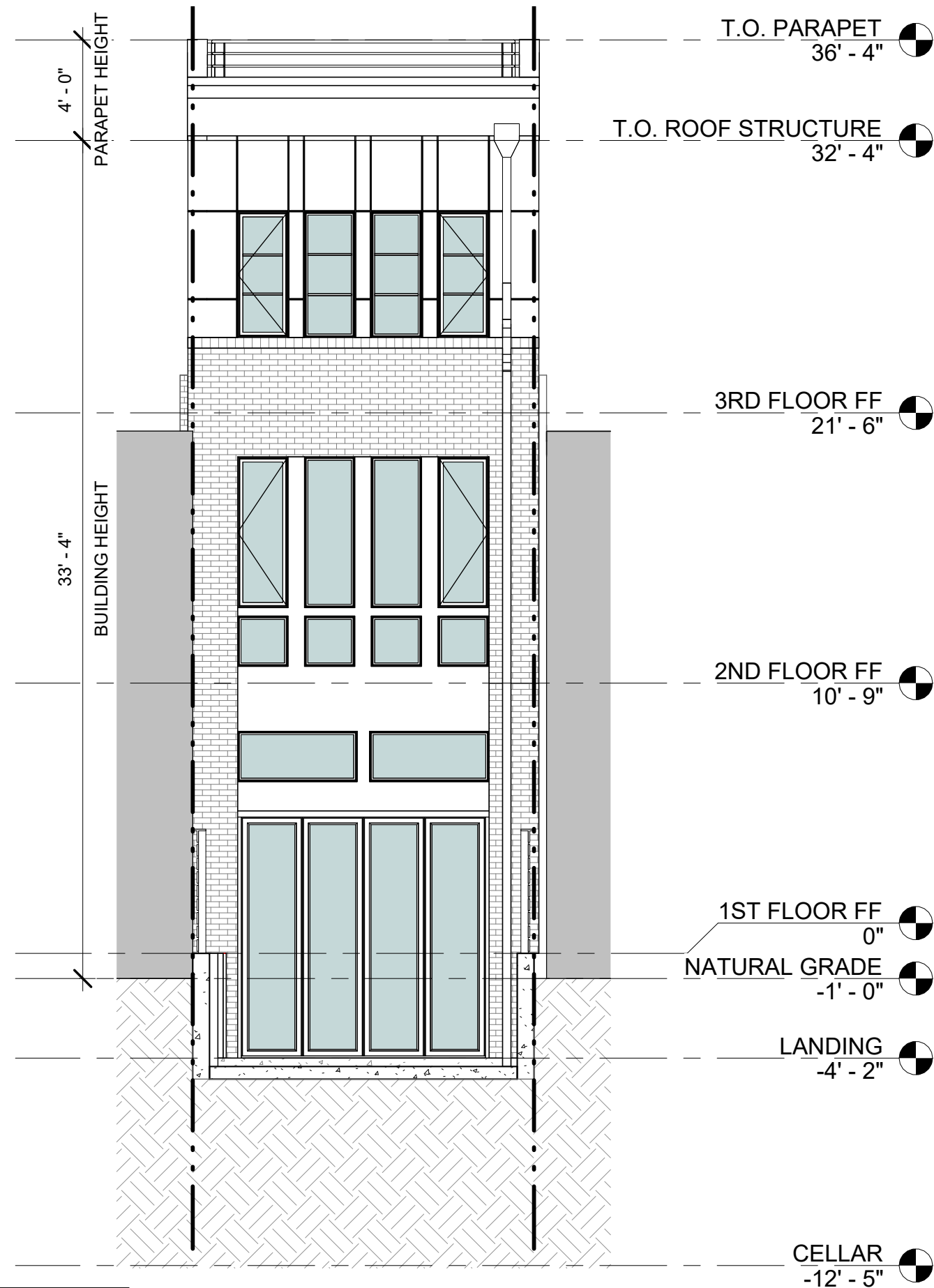


R. MICHAEL CROSS
DESIGN GROUP

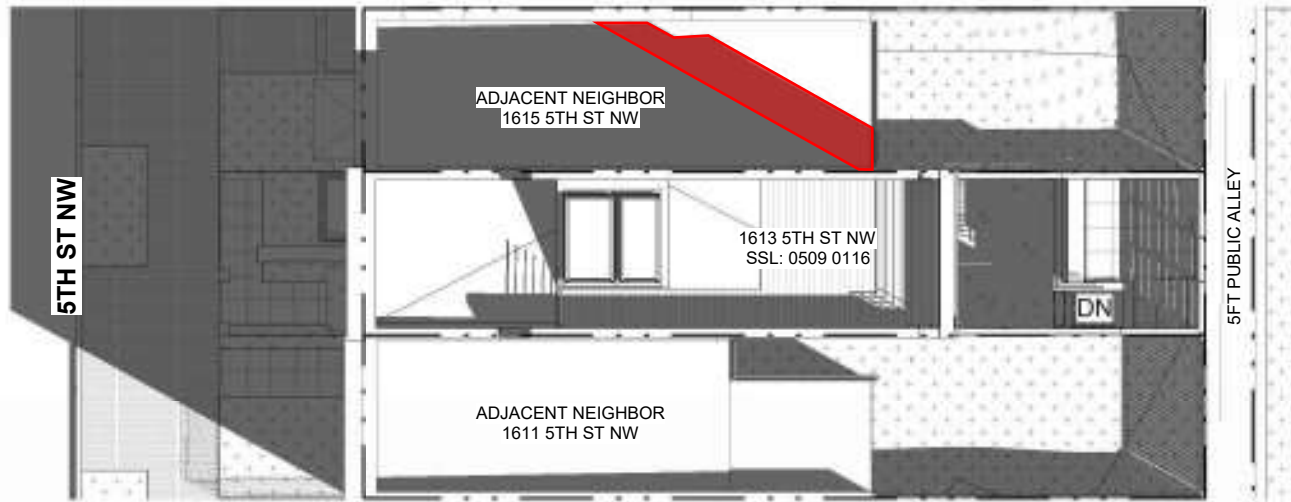
1 REAR ELEVATION
BZA13 3/16" = 1'-0"

MAI 5S
BZA13
ELEVATIONS

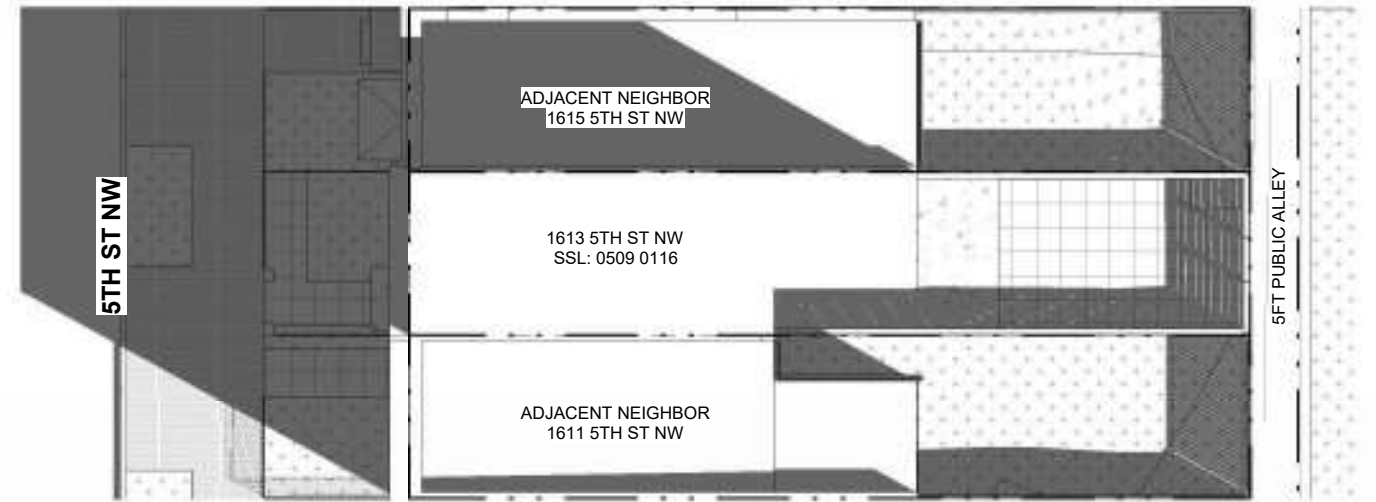
05/24/22
1613 5TH ST NW
CHRISTOPHER & NATHALIE MAIERSON



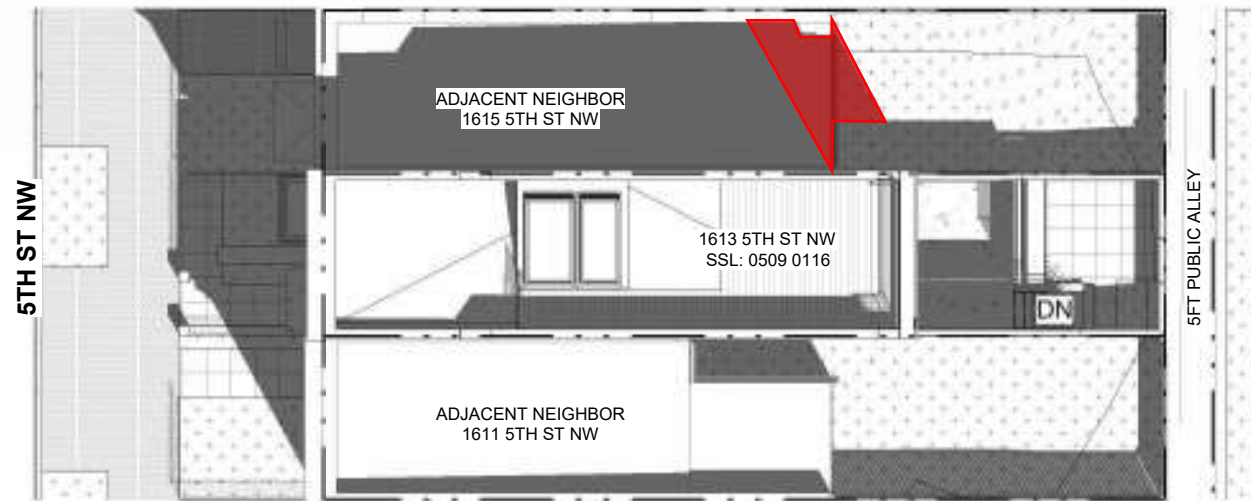
R. MICHAEL CROSS
DESIGN GROUP



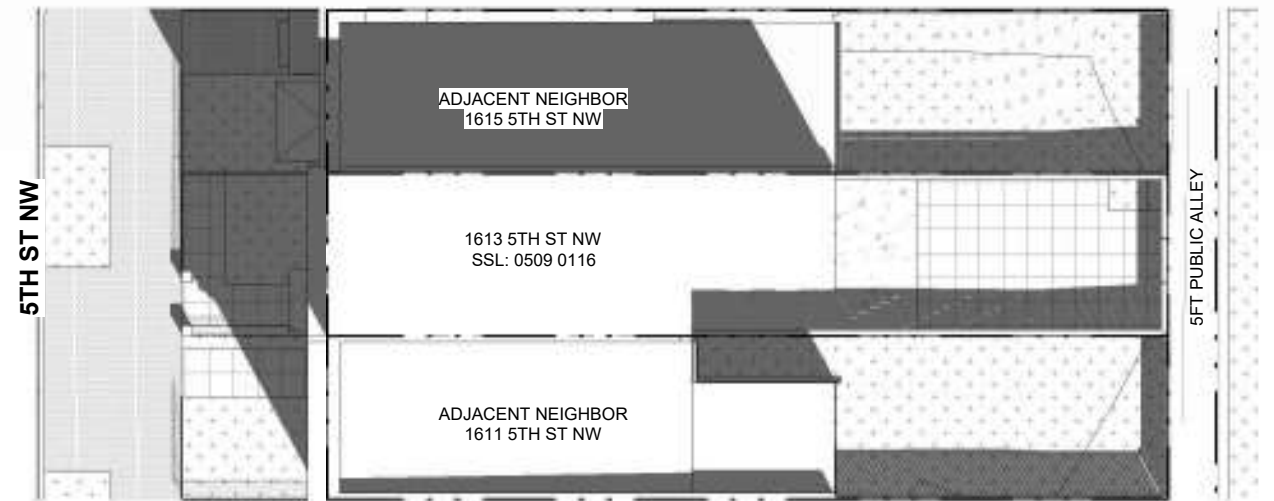
3 SOLAR STUDY - SE - 10AM
A201 | BZA14 1/16" = 1'-0"



1 SOLAR STUDY - SE - 10AM MATTER-OF-RIGHT
A201 | BZA14 1/16" = 1'-0"

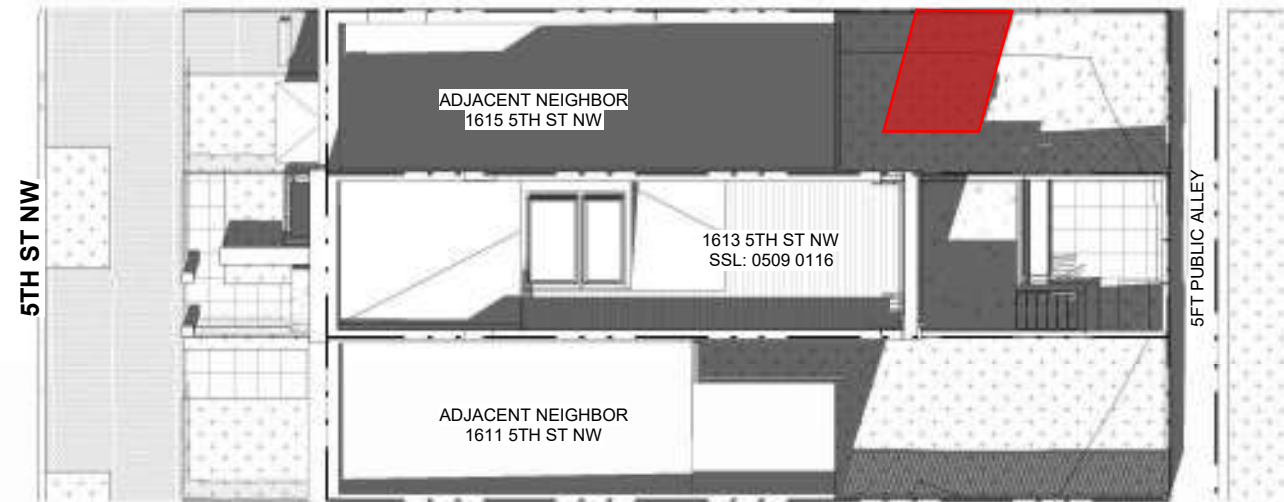


4 SOLAR STUDY - SE - 12PM
A201 | BZA14 1/16" = 1'-0"

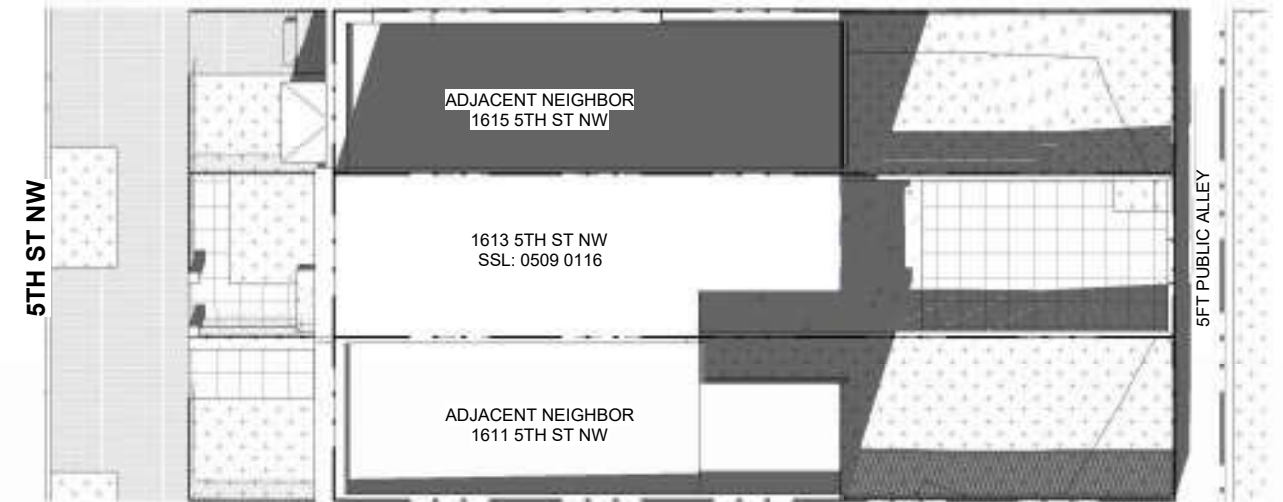


2 SOLAR STUDY - SE - 12PM MATTER-OF-RIGHT
A201 | BZA14 1/16" = 1'-0"

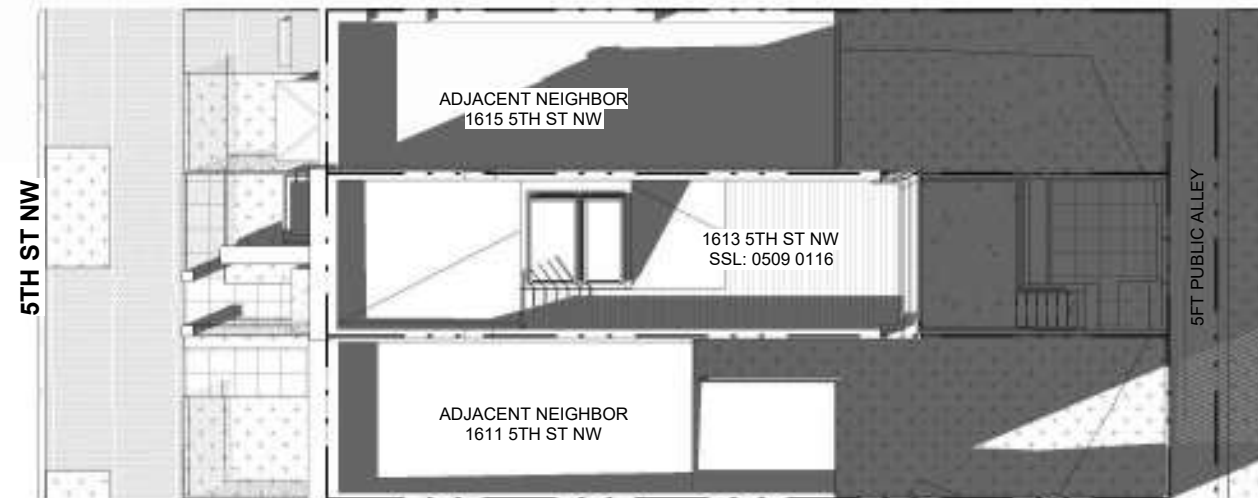




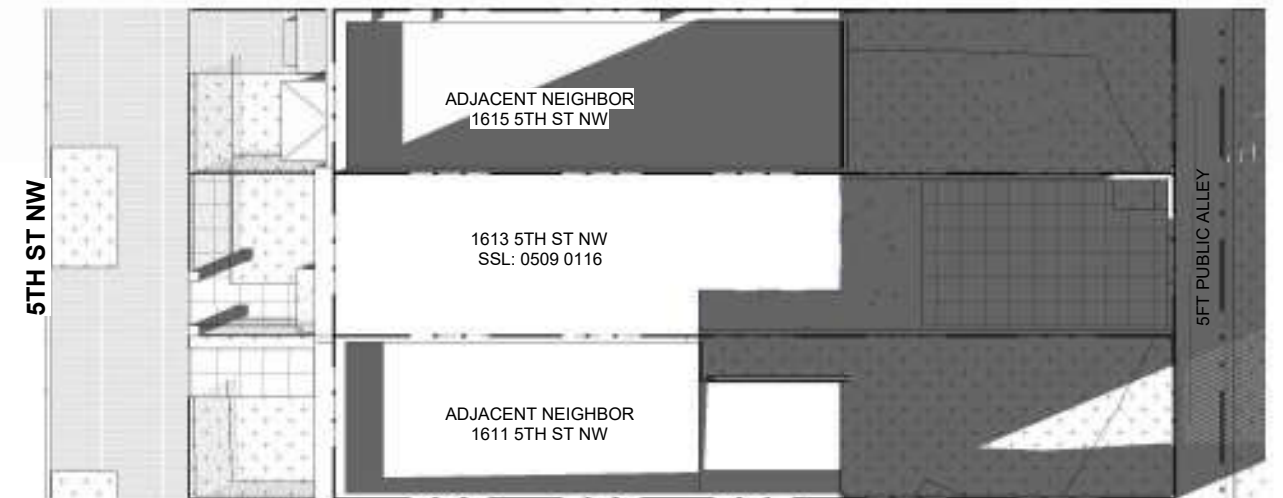
1 SOLAR STUDY - SE - 2PM
A201 | BZA15 1/16" = 1'-0"



3 SOLAR STUDY - SE - 2PM MATTER-OF-RIGHT
A201 | BZA15 1/16" = 1'-0"

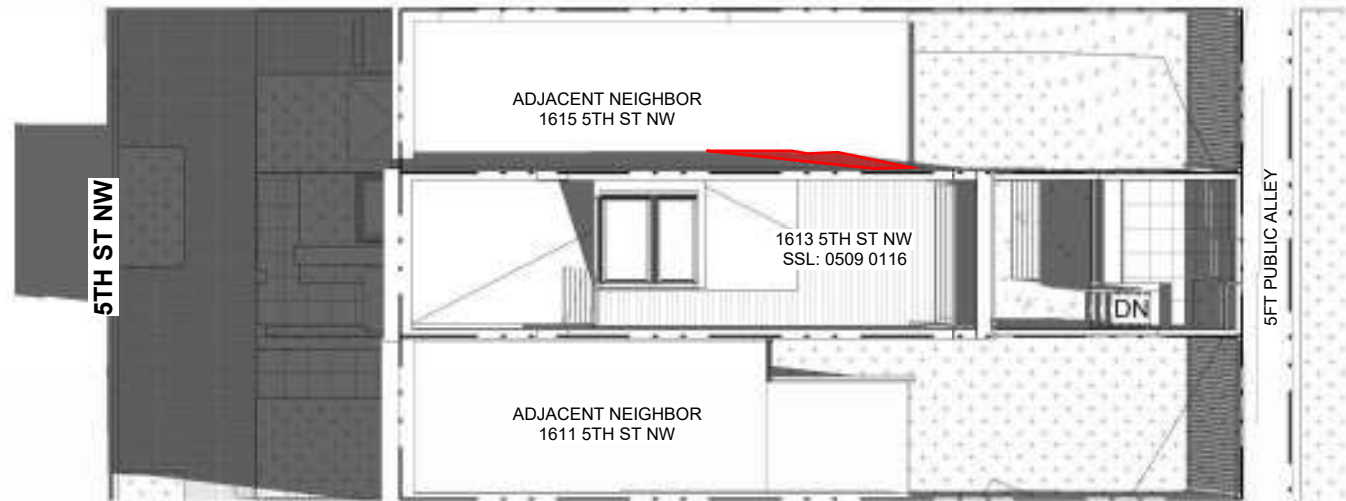


2 SOLAR STUDY - SE - 5PM
A201 | BZA15 1/16" = 1'-0"



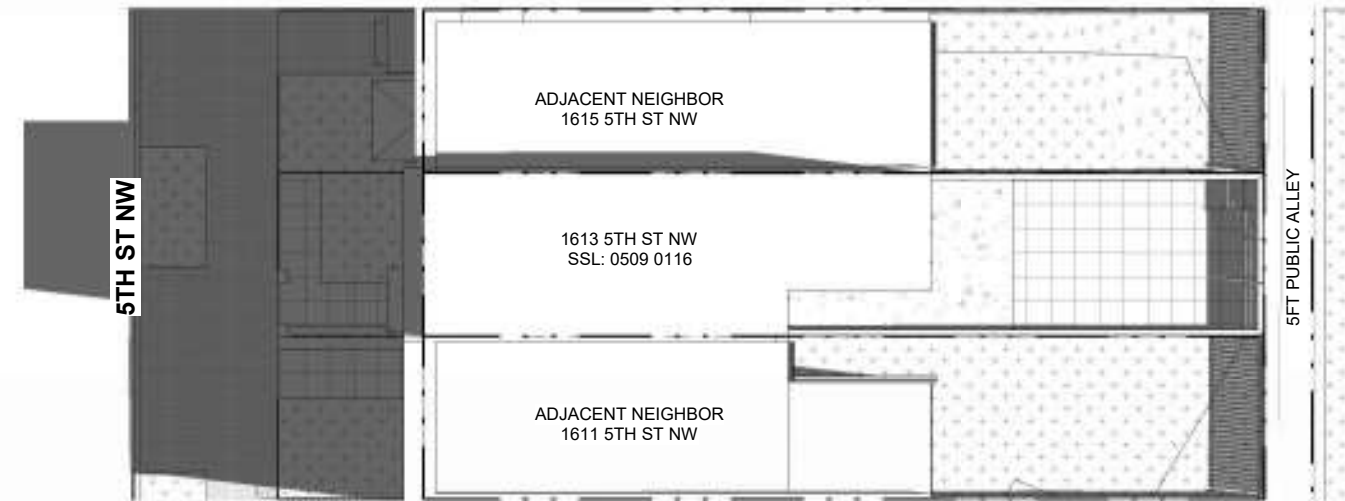
4 SOLAR STUDY - SE - 5PM MATTER-OF-RIGHT
A201 | BZA15 1/16" = 1'-0"





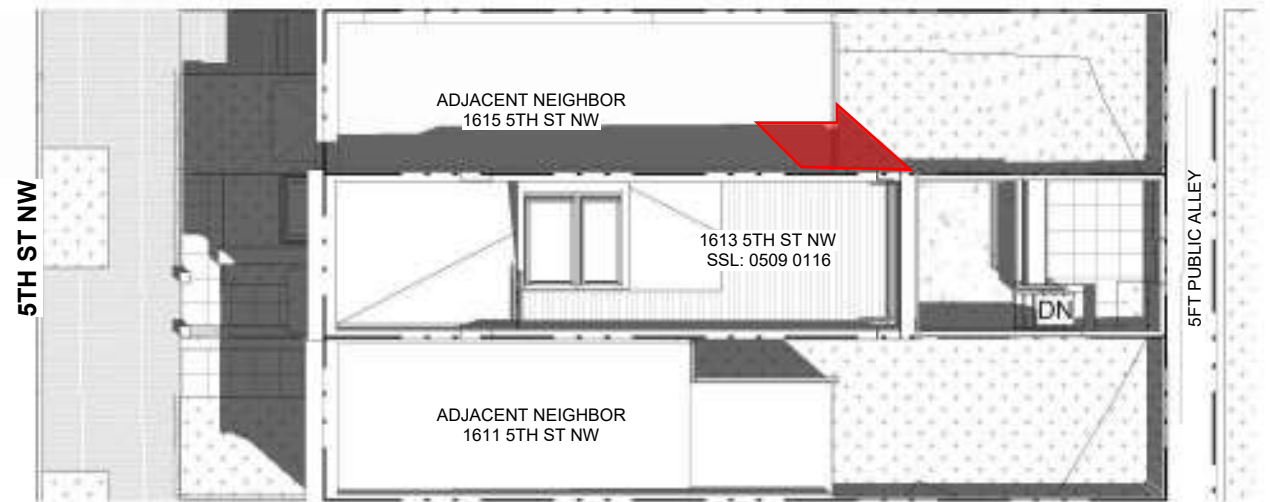
1 SOLAR STUDY - SS - 10AM

A201 | BZA16 1/16" = 1'-0"



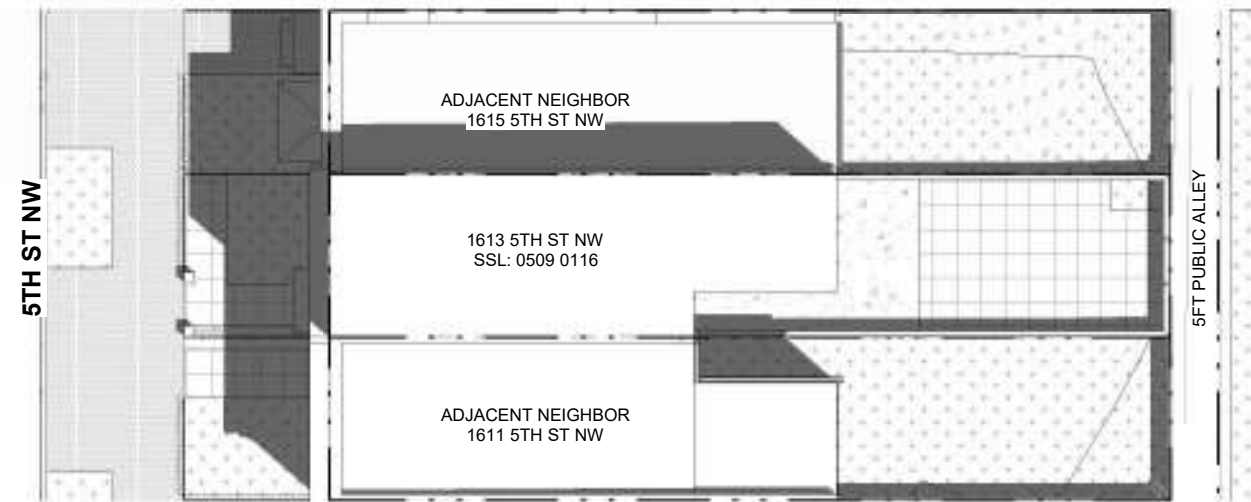
3 SOLAR STUDY - SS - 10AM MATTER-OF-RIGHT

A201 | BZA16 1/16" = 1'-0"



2 SOLAR STUDY - SS - 12PM

A201 | BZA16 1/16" = 1'-0"



4 SOLAR STUDY - SS - 12PM MATTER-OF-RIGHT

A201 | BZA16 1/16" = 1'-0"



MAI 5S

BZA16

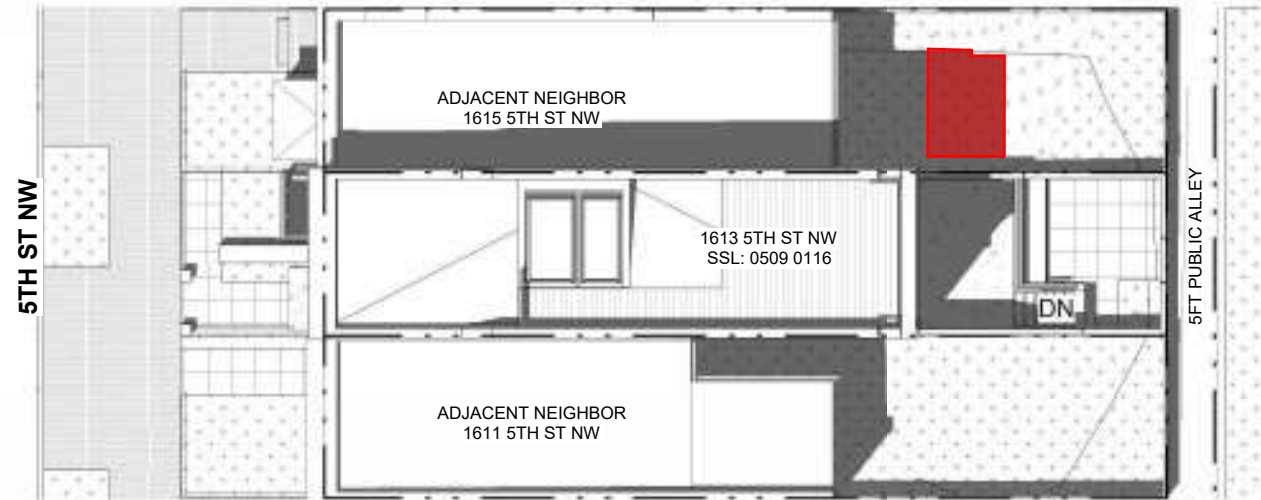
SOLAR STUDY - SUMMER

05/24/22

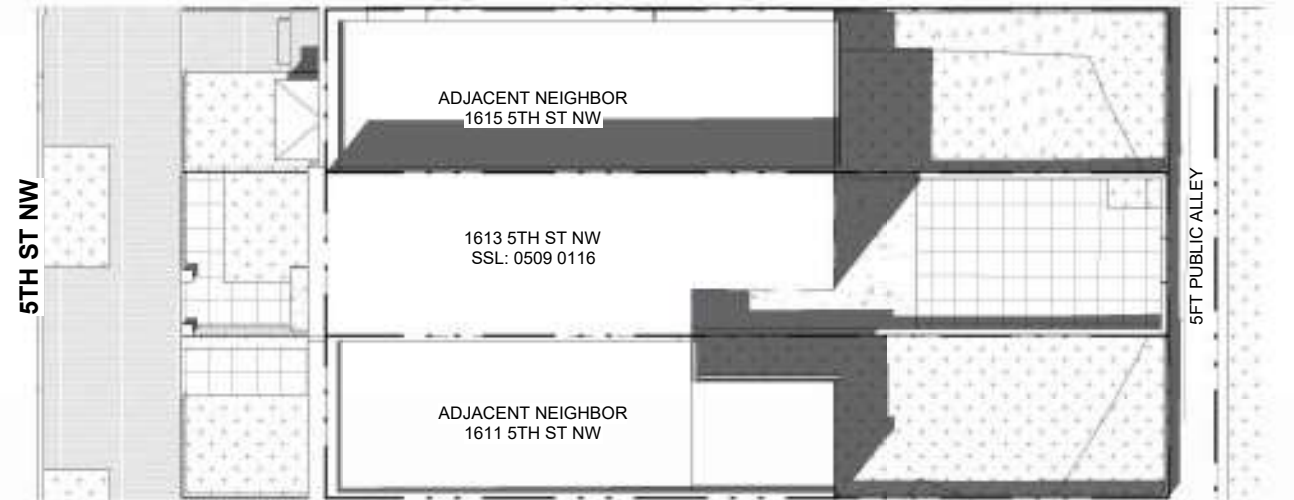
1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

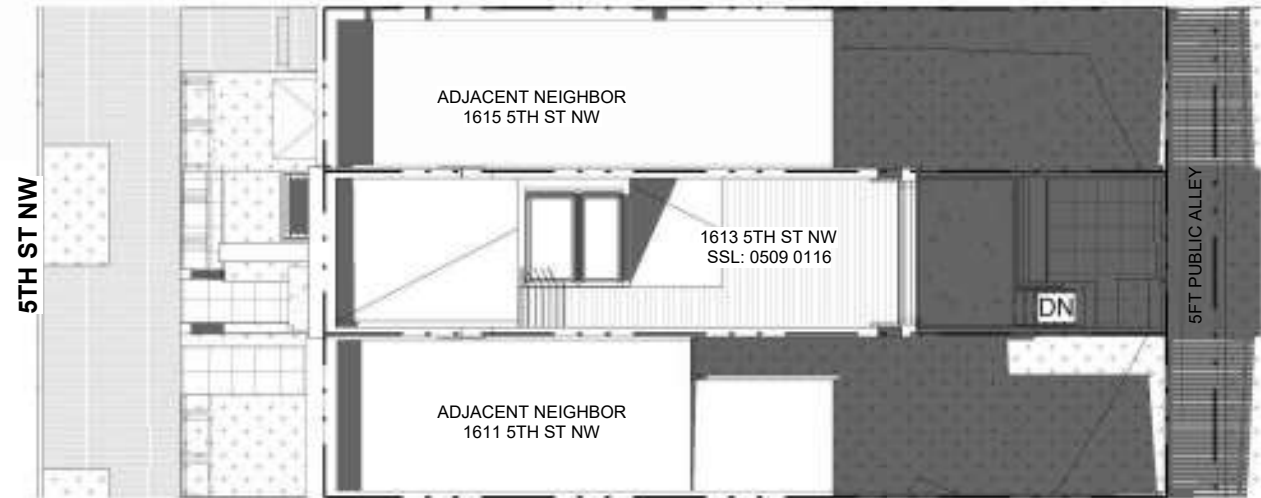
**R. MICHAEL CROSS
DESIGN GROUP**



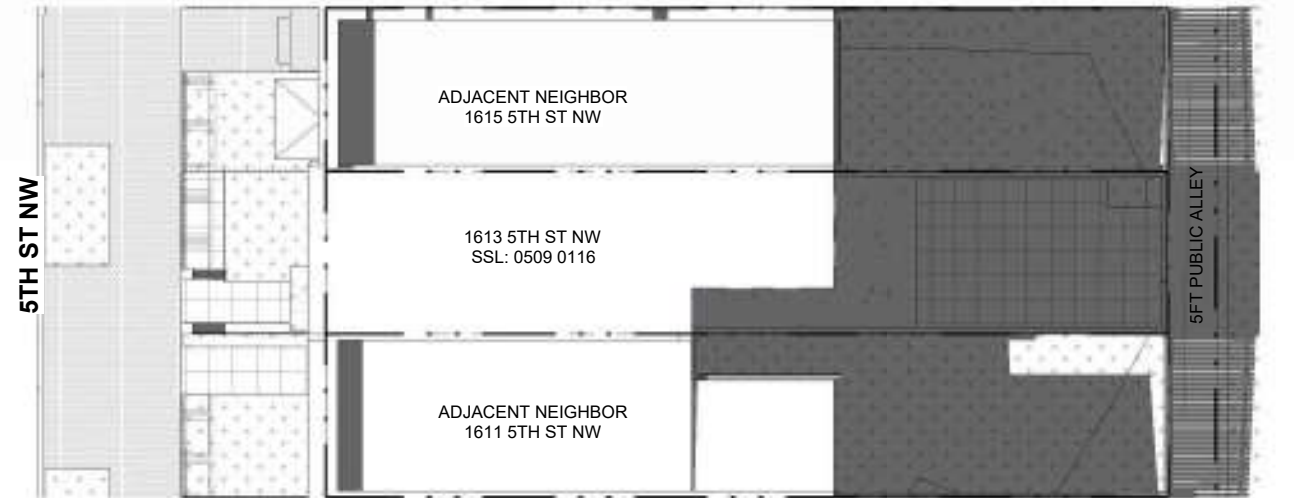
1 SOLAR STUDY - SS - 2PM
A201 | BZA17 1/16" = 1'-0"



3 SOLAR STUDY - SS - 2PM MATTER-OF-RIGHT
A201 | BZA17 1/16" = 1'-0"

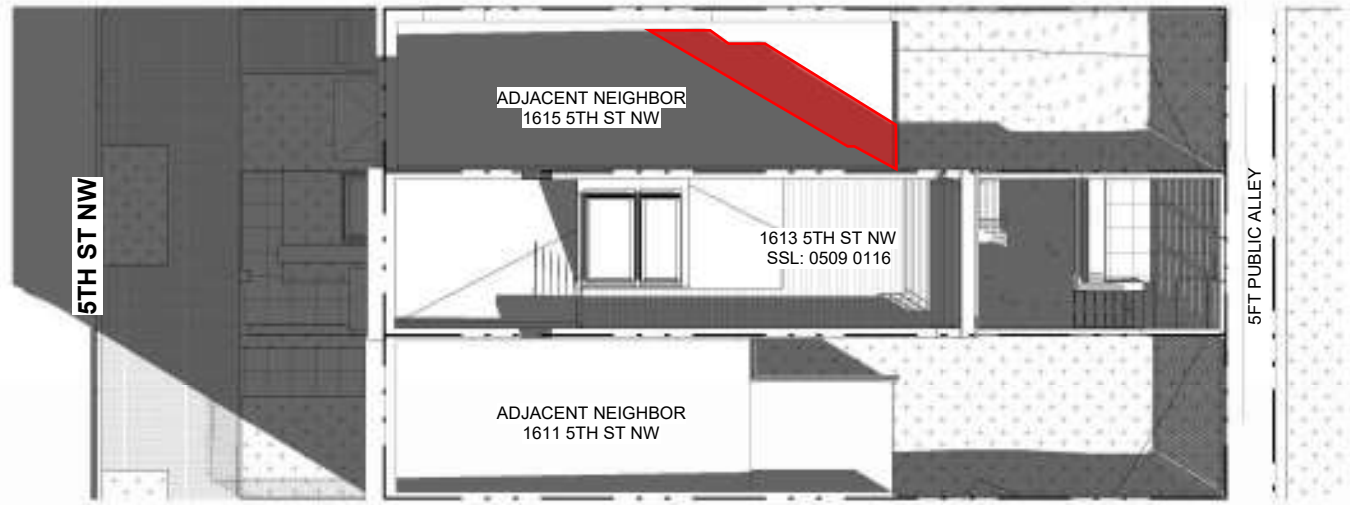


2 SOLAR STUDY - SS - 5PM
A201 | BZA17 1/16" = 1'-0"

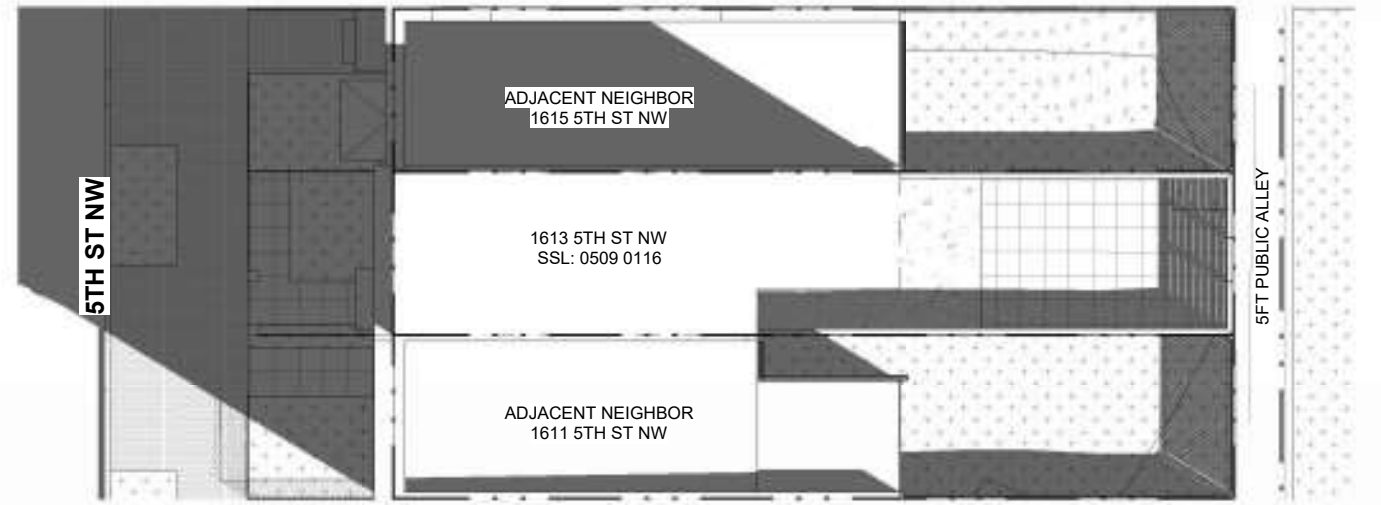


4 SOLAR STUDY - SS - 5PM MATTER-OF-RIGHT
A201 | BZA17 1/16" = 1'-0"

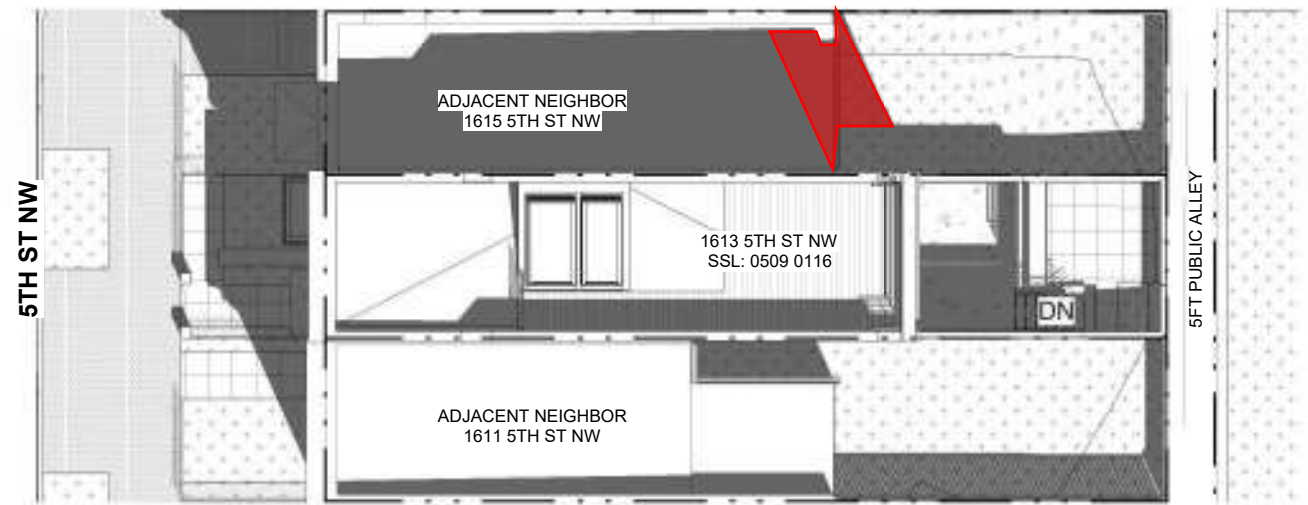




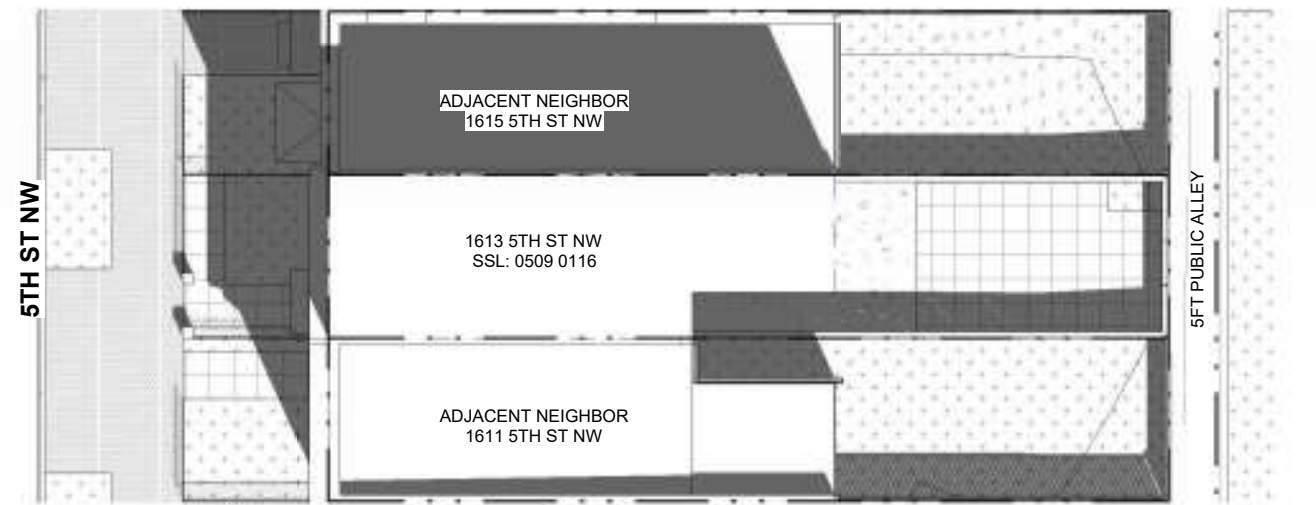
1 SOLAR STUDY - FE - 10AM
A201 | BZA18 1/16" = 1'-0"



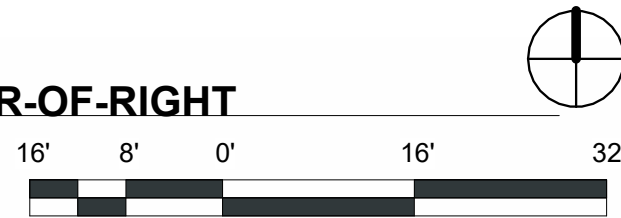
2 SOLAR STUDY - FE - 10AM MATTER-OF-RIGHT
A201 | BZA18 1/16" = 1'-0"

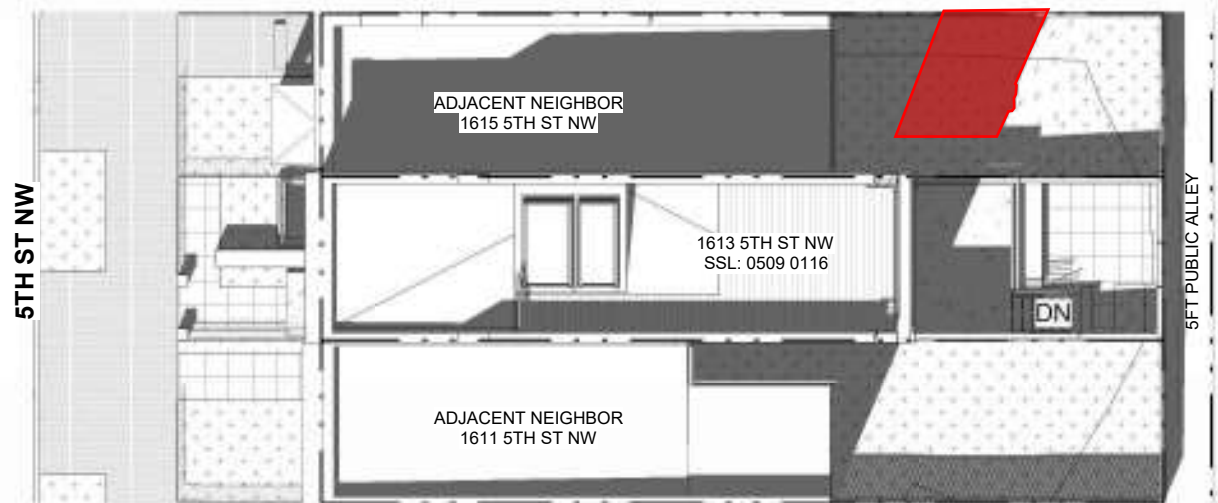


4 SOLAR STUDY - FE - 12PM
A201 | BZA18 1/16" = 1'-0"

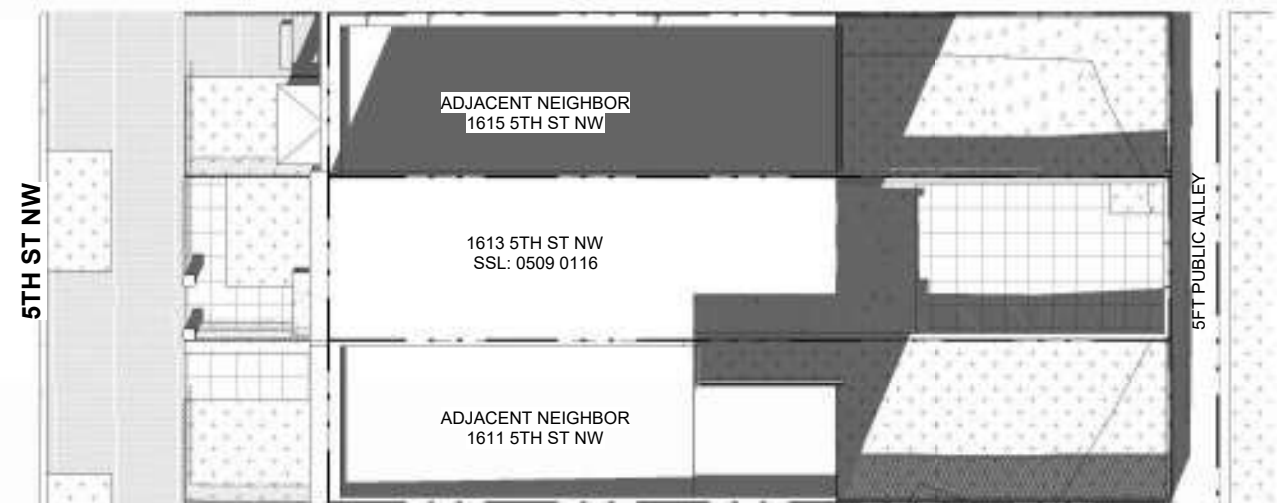


3 SOLAR STUDY - FE - 12PM MATTER-OF-RIGHT
A201 | BZA18 1/16" = 1'-0"

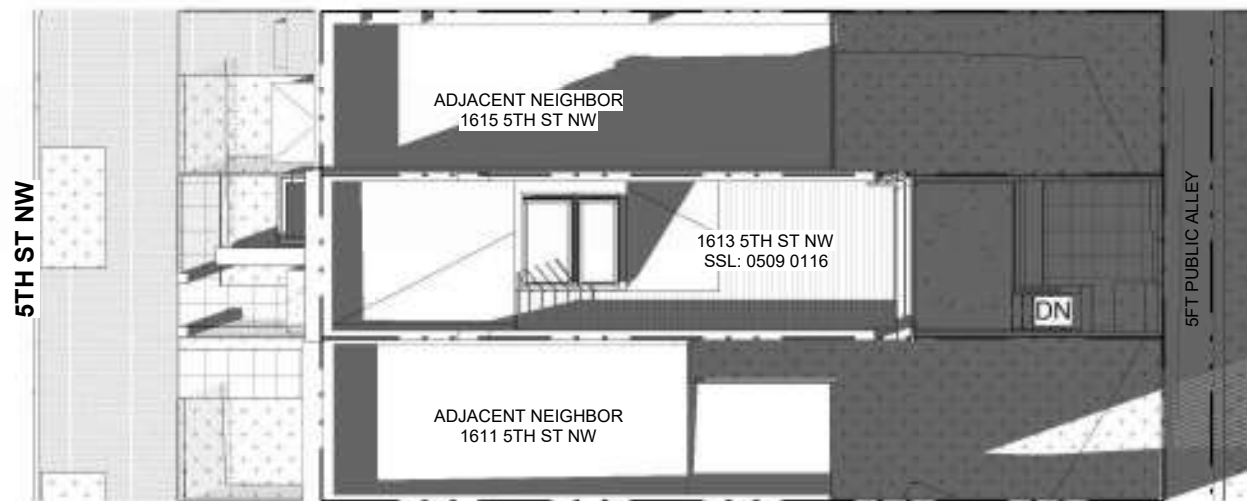




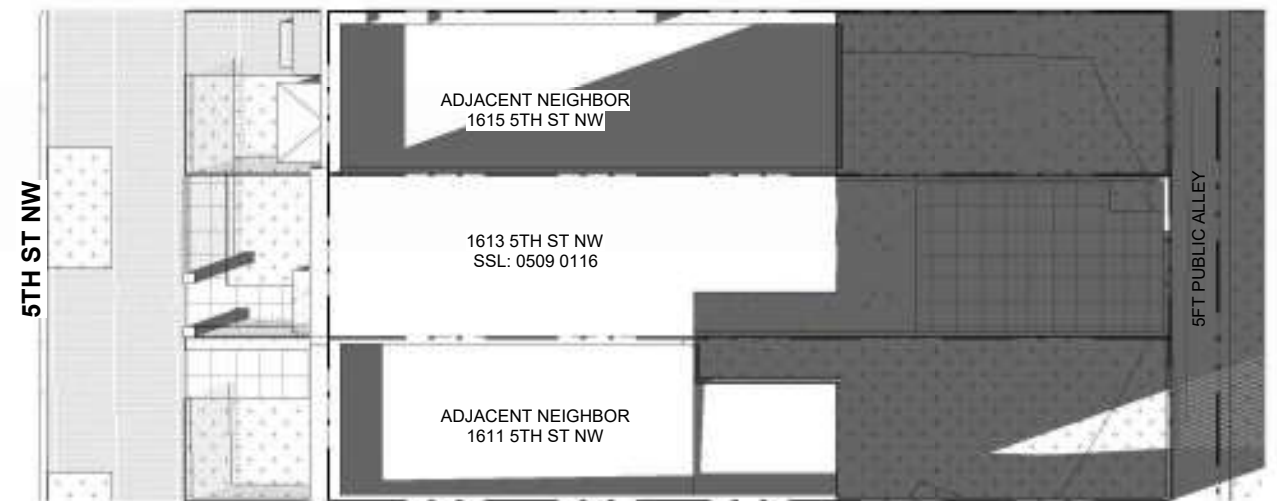
1 SOLAR STUDY - FE - 2PM
A201 | BZA19 1/16" = 1'-0"



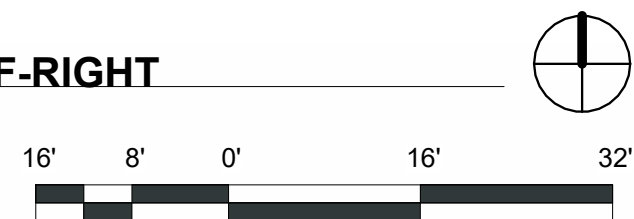
2 SOLAR STUDY - FE - 2PM MATTER-OF-RIGHT
A201 | BZA19 1/16" = 1'-0"

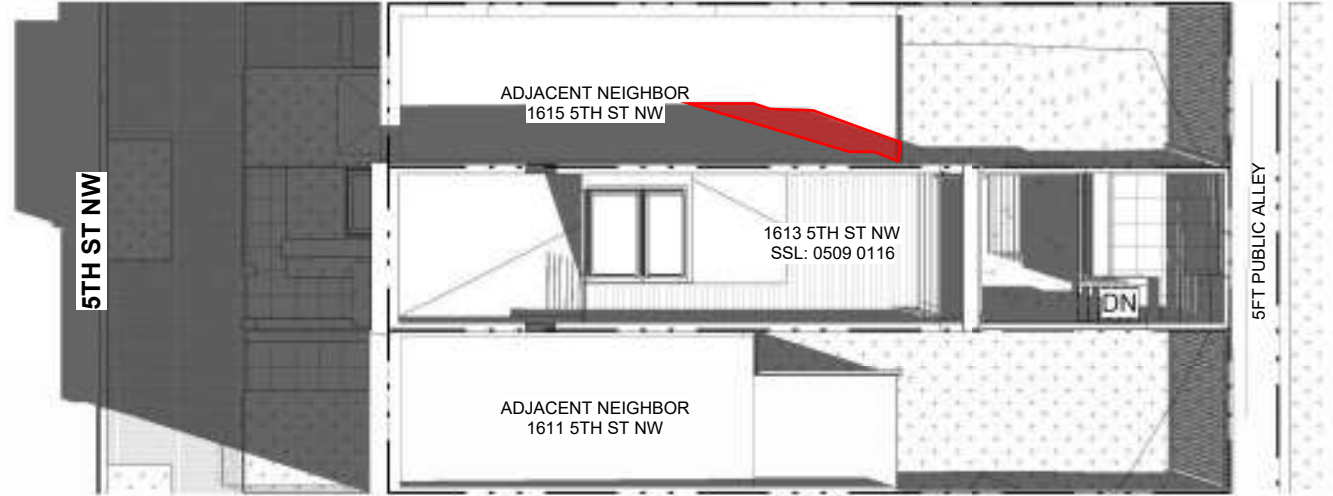


3 SOLAR STUDY - FE - 5PM
A201 | BZA19 1/16" = 1'-0"

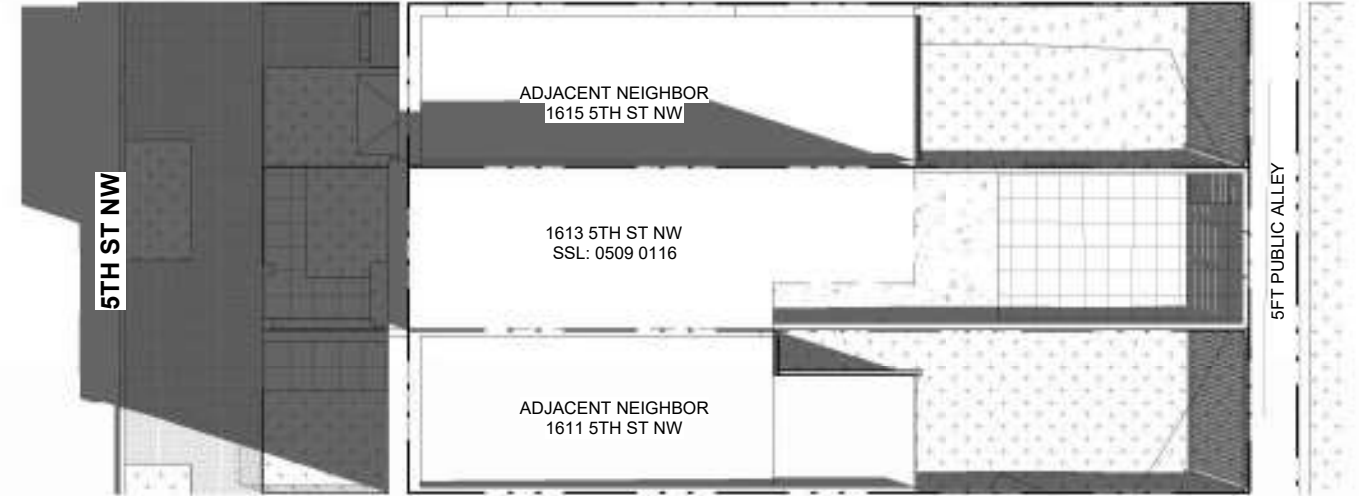


4 SOLAR STUDY - FE - 5PM MATTER-OF-RIGHT
A201 | BZA19 1/16" = 1'-0"

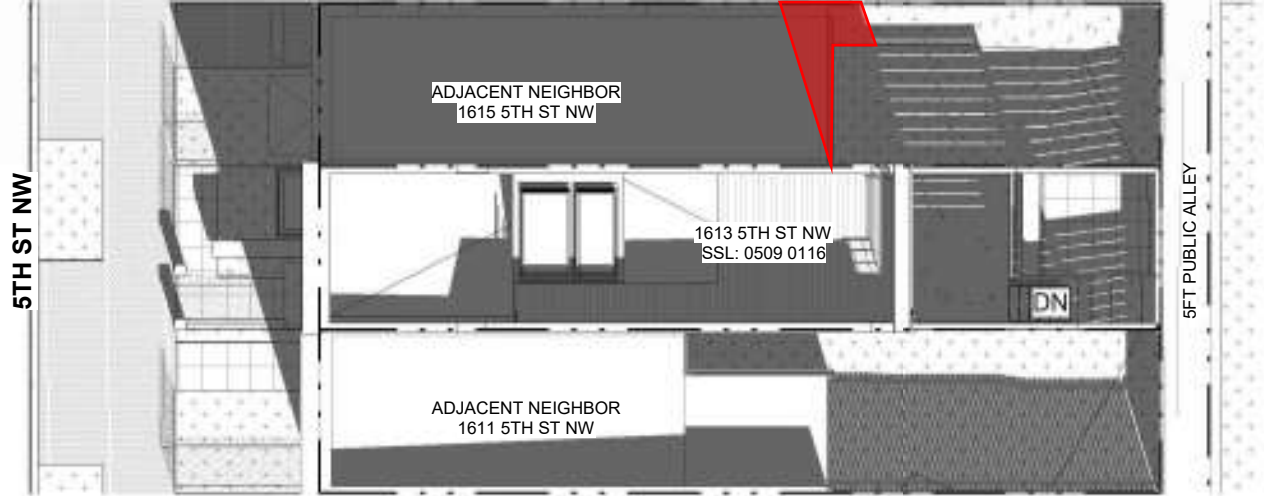




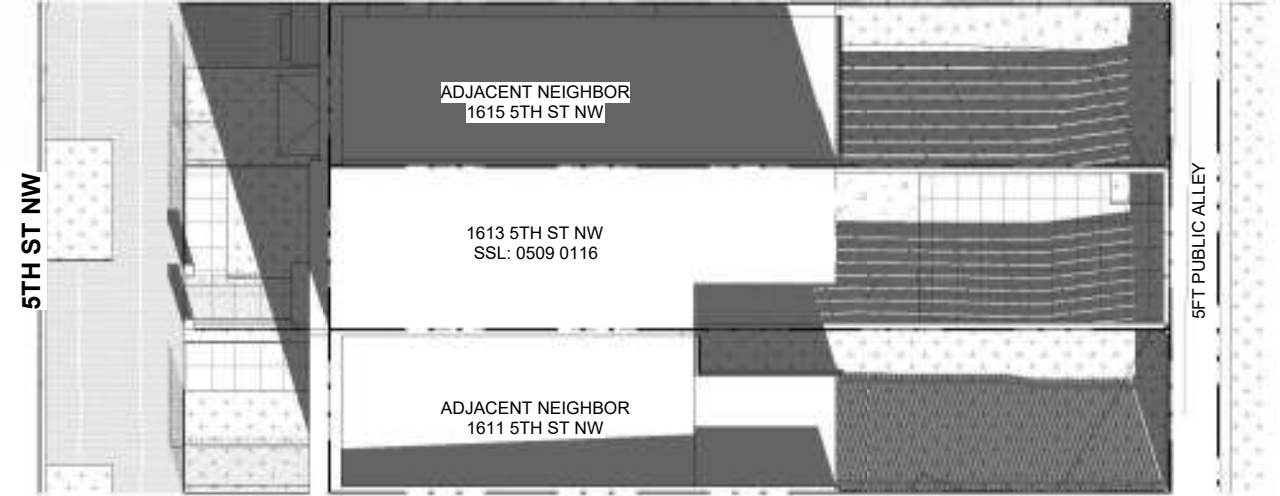
1 SOLAR STUDY - WS - 10AM
A201 | BZA20 1/16" = 1'-0"



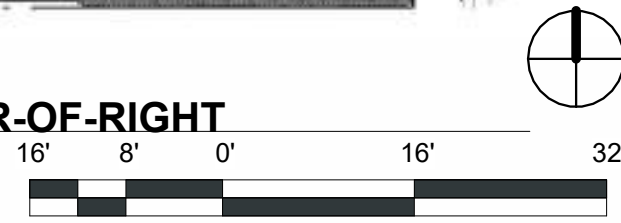
3 SOLAR STUDY - WS - 10AM MATTER-OF-RIGHT
A201 | BZA20 1/16" = 1'-0"

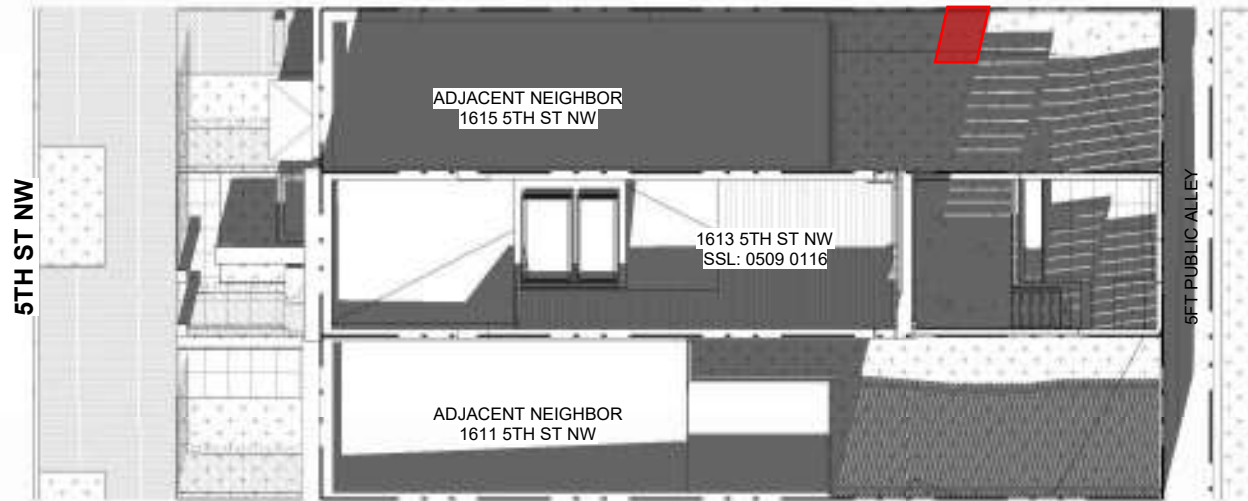


2 SOLAR STUDY - WS - 12PM
A201 | BZA20 1/16" = 1'-0"

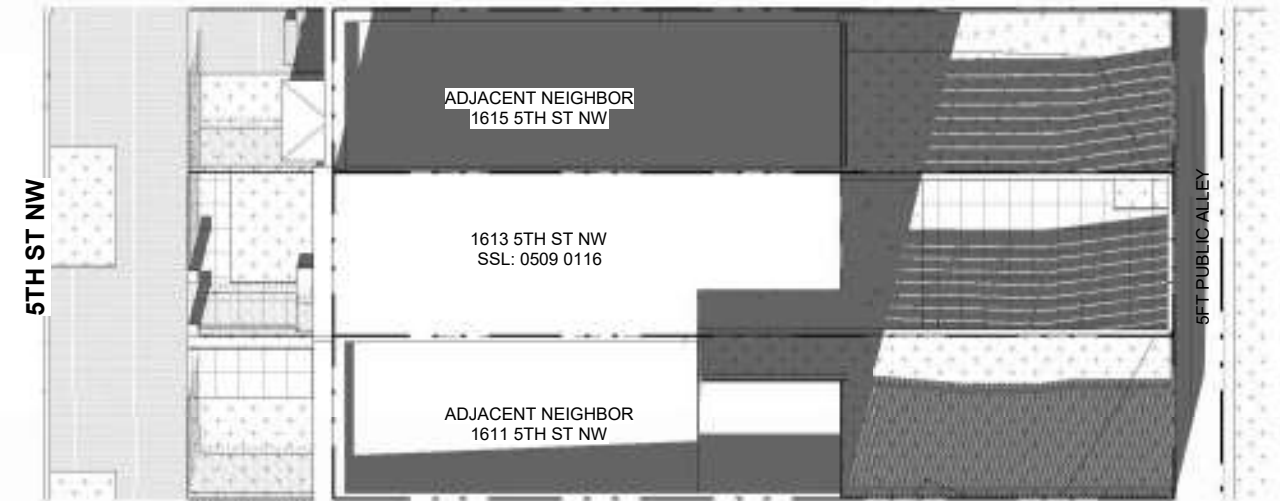


4 SOLAR STUDY - WS - 12PM MATTER-OF-RIGHT
A201 | BZA20 1/16" = 1'-0"





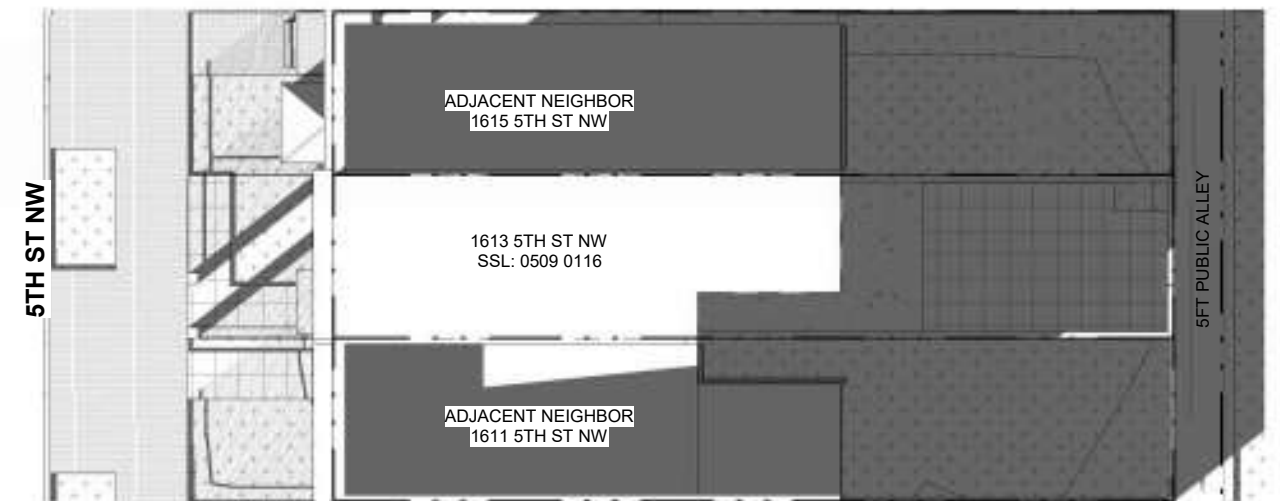
3 SOLAR STUDY - WS - 2PM
A201 | BZA21 1/16" = 1'-0"



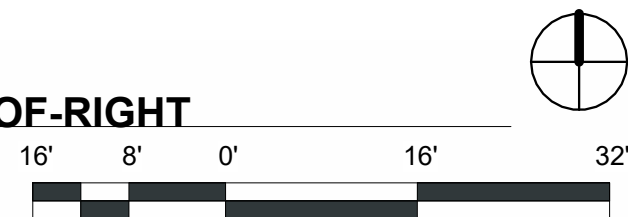
1 SOLAR STUDY - WS - 2PM MATTER-OF-RIGHT
A201 | BZA21 1/16" = 1'-0"

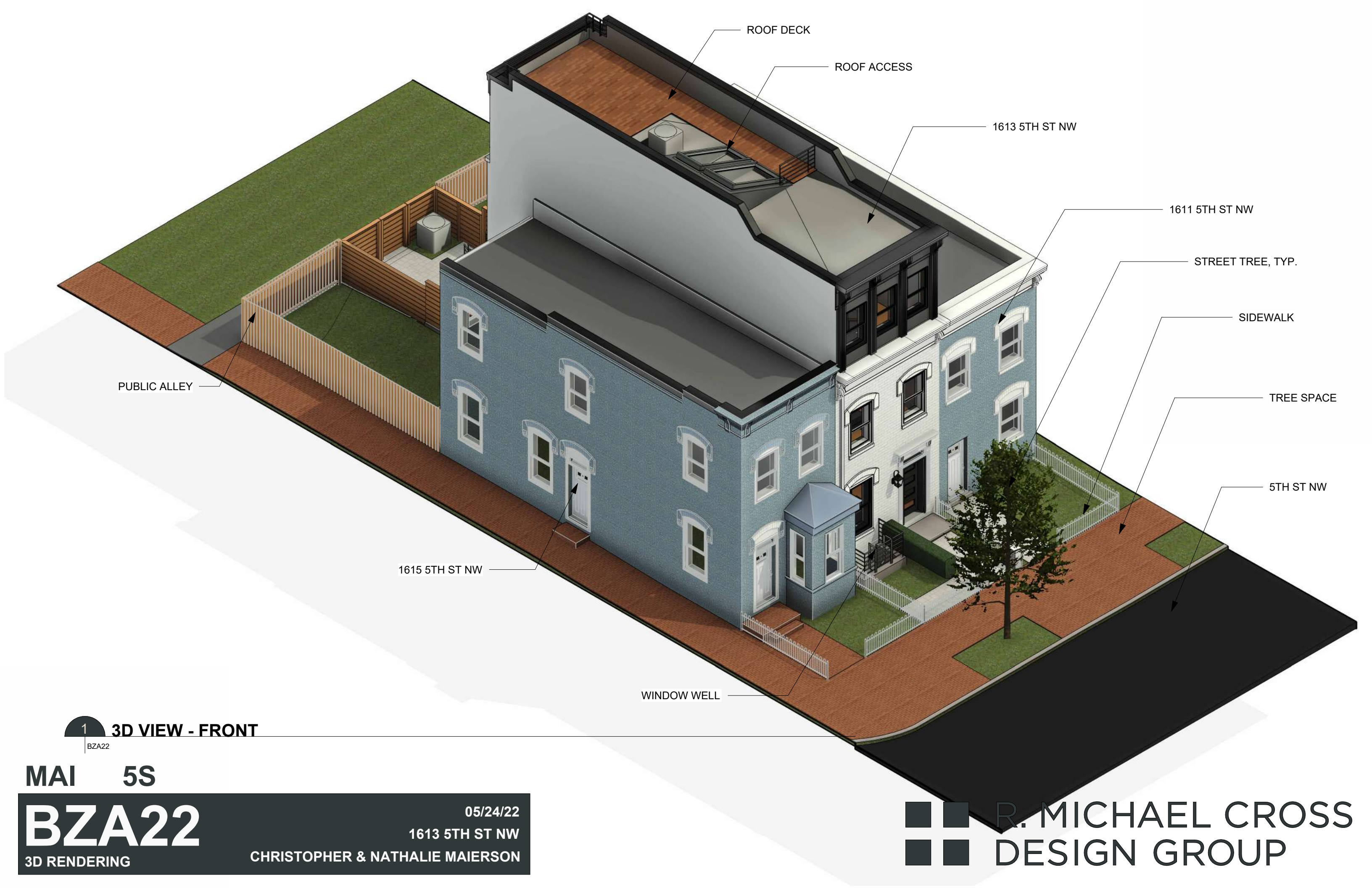


4 SOLAR STUDY - WS - 5PM
A201 | BZA21 1/16" = 1'-0"



2 SOLAR STUDY - WS - 5PM MATTER-OF-RIGHT
A201 | BZA21 1/16" = 1'-0"





1 3D VIEW - FRONT
BZA22



1 3D VIEW - REAR
BZA23

MAI 5S
BZA23
3D RENDERING

05/24/22
1613 5TH ST NW
CHRISTOPHER & NATHALIE MAIERSON

■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP



2 REAR PERSPECTIVE
BZA24



1 FRONT PERSPECTIVE
BZA24

MAI 5S
BZA24
3D RENDERING

05/24/22
1613 5TH ST NW
CHRISTOPHER & NATHALIE MAIERSON

■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP

438 WARNER ST NW
LOT AREA: 1613 SF
BUILDING FOOTPRINT: 1178 SF
LOT OCCUPANCY: 73%

440 WARNER ST NW
LOT AREA: 1615 SF
BUILDING FOOTPRINT: 1142 SF
LOT OCCUPANCY: 71%

1609 5TH ST NW
LOT AREA: 950 SF
BUILDING FOOTPRINT: 667 SF
LOT OCCUPANCY: 70%

1603 5TH ST NW
LOT AREA: 950 SF
BUILDING FOOTPRINT: 679 SF
LOT OCCUPANCY: 71%

420 WARNER ST NW
LOT AREA: 1606 SF
BUILDING FOOTPRINT: 1147 SF
LOT OCCUPANCY: 71%

418 WARNER ST NW
LOT AREA: 1613 SF
BUILDING FOOTPRINT: 1092 SF
LOT OCCUPANCY: 68%

PRECEDENT COMPARISON

BZA25 1" = 30'-0"

MAI 5S
BZA25
PRECEDENT COMPARISON

05/24/22
1613 5TH ST NW
CHRISTOPHER & NATHALIE MAIERSON

R. MICHAEL CROSS
DESIGN GROUP