



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



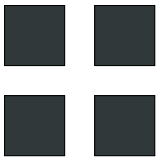
MAI 5S

BZA02

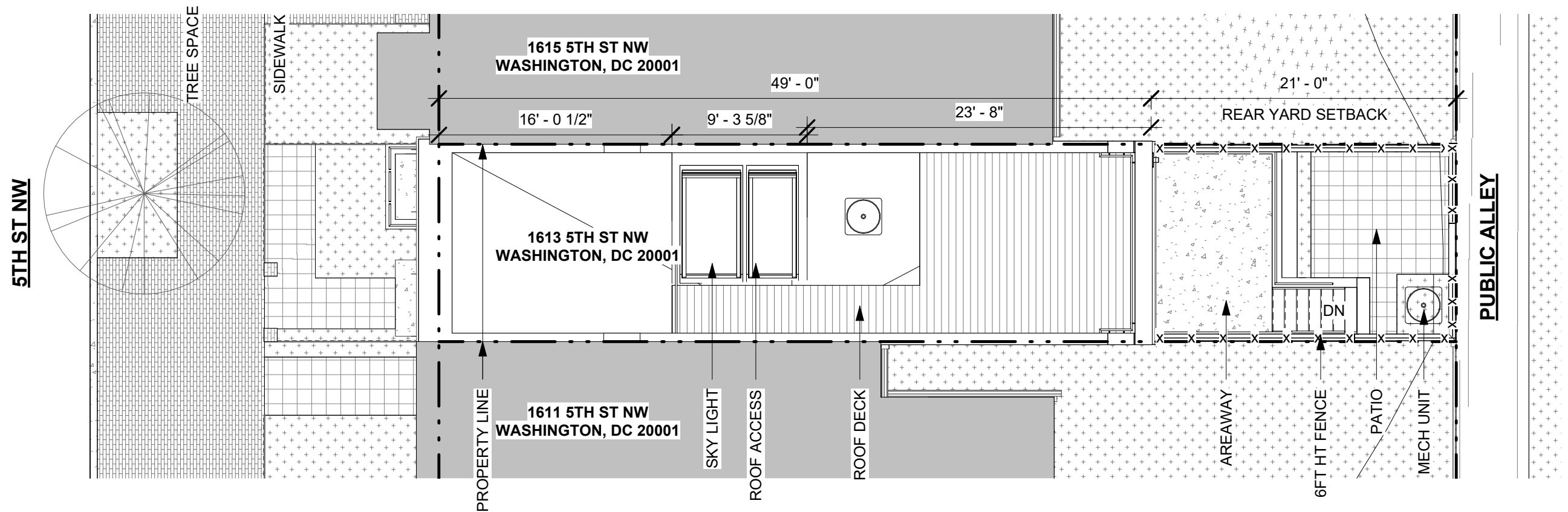
LOCATION & EXISTING PHOTOS CHRISTOPHER & NATHALIE MAIERSON

05/24/22

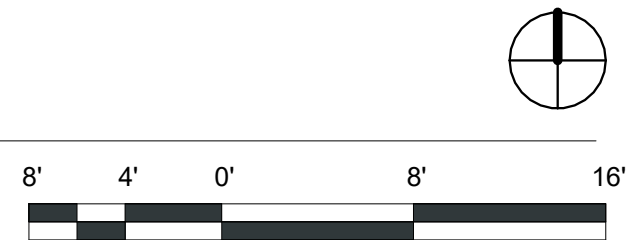
1613 5TH ST NW



R. MICHAEL CROSS
DESIGN GROUP



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





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

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%

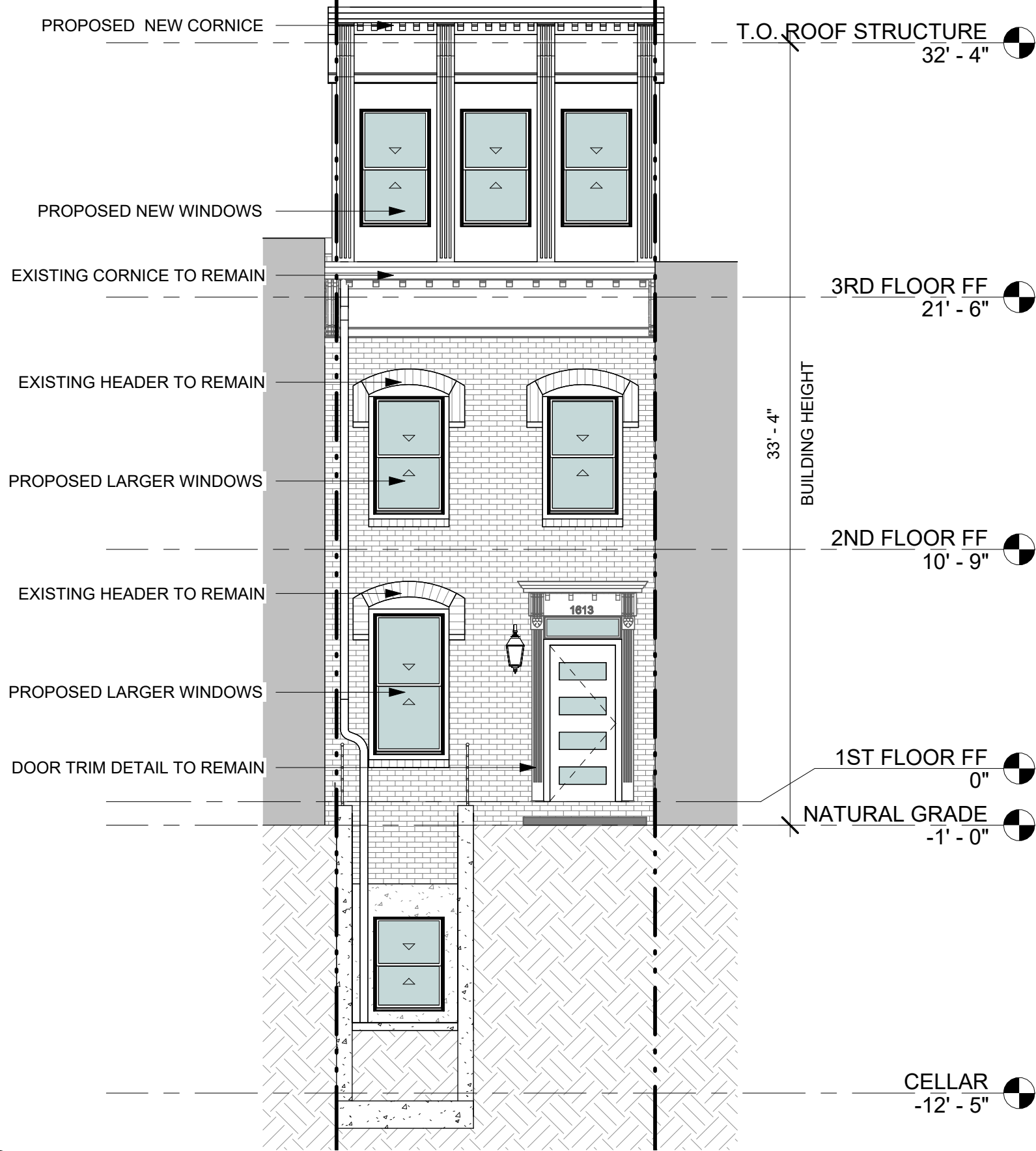
PRECEDENT COMPARISON

BZA25 1" = 30'-0"

MAI 5S
BZA25
PRECEDENT COMPARISON

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

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MAI 5S

BZA12

ELEVATIONS

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

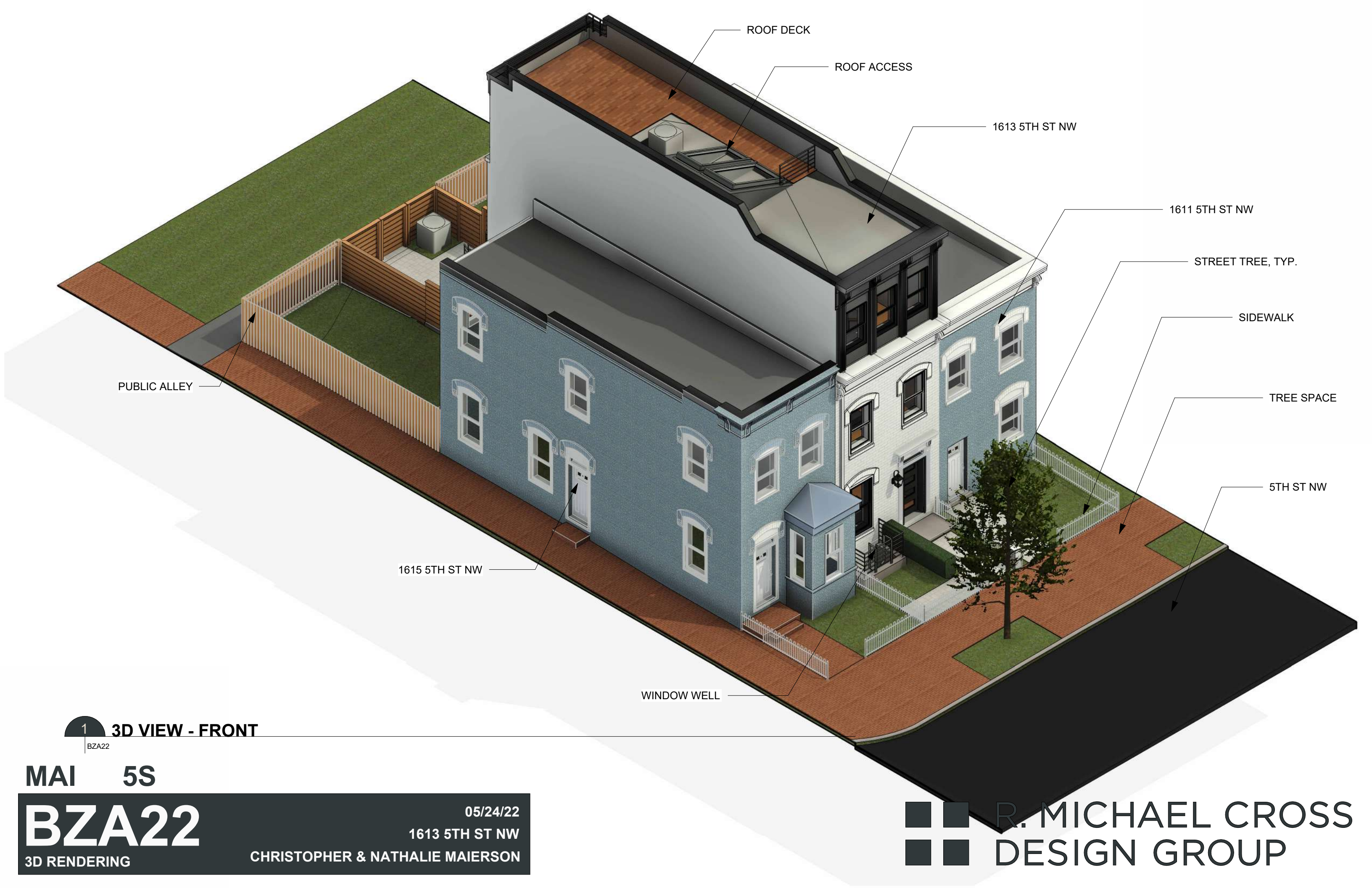
05/24/22

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON



R. MICHAEL CROSS
DESIGN GROUP

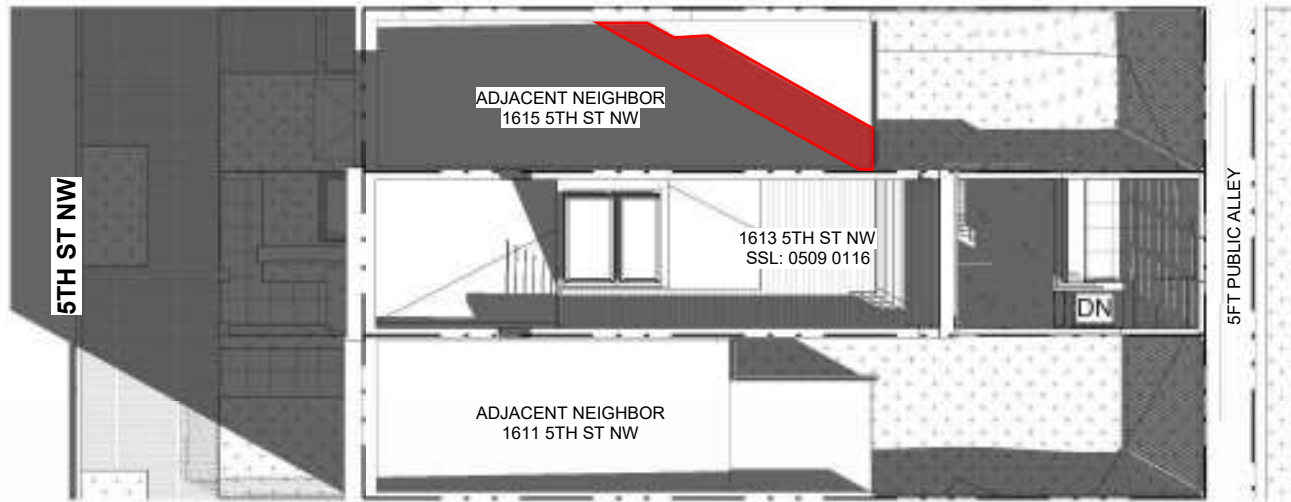


1 3D VIEW - FRONT
BZA22

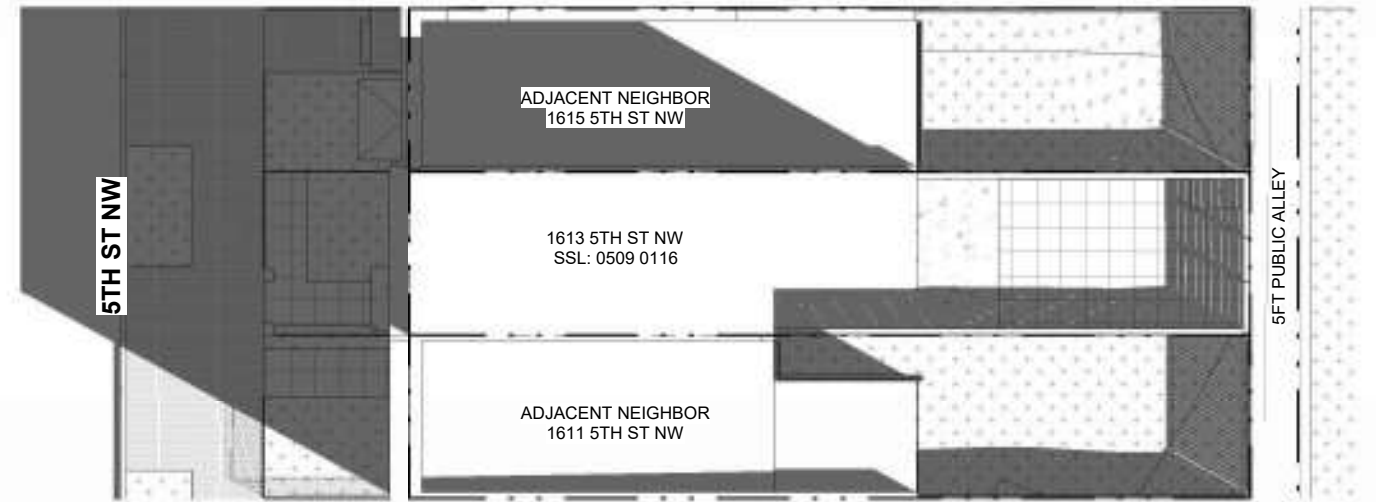
MAI 5S
BZA22
3D RENDERING

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

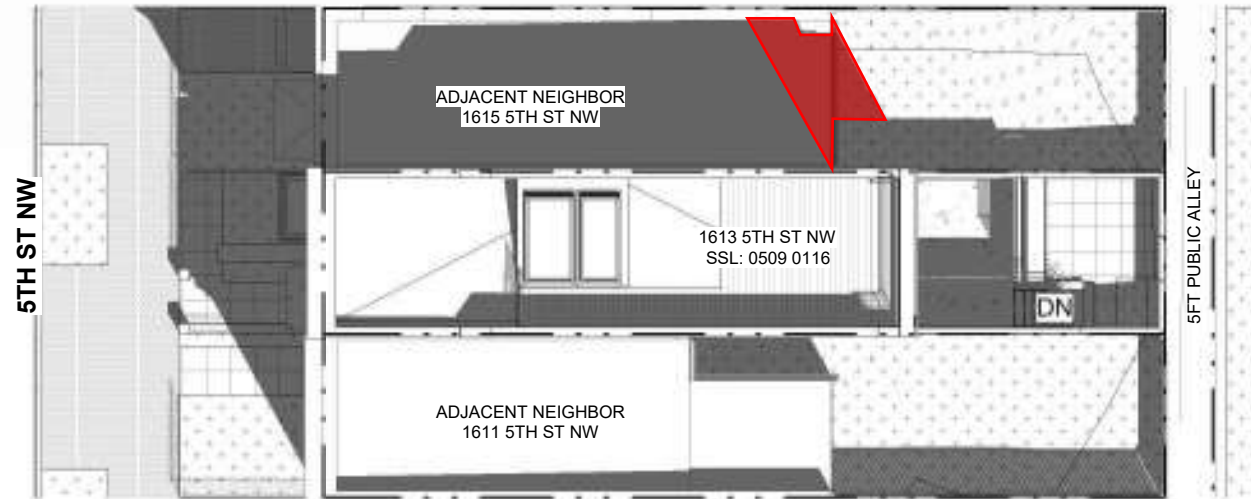
R. MICHAEL CROSS
DESIGN GROUP



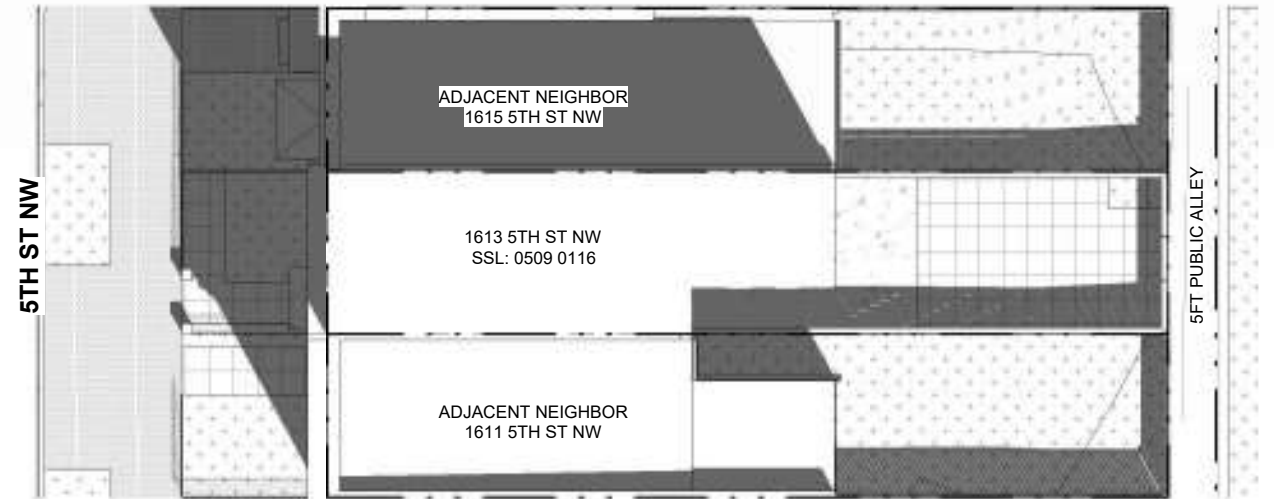
3 SOLAR STUDY - SE - 10AM
A201 | BZA14 1/16" = 1'-0"



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

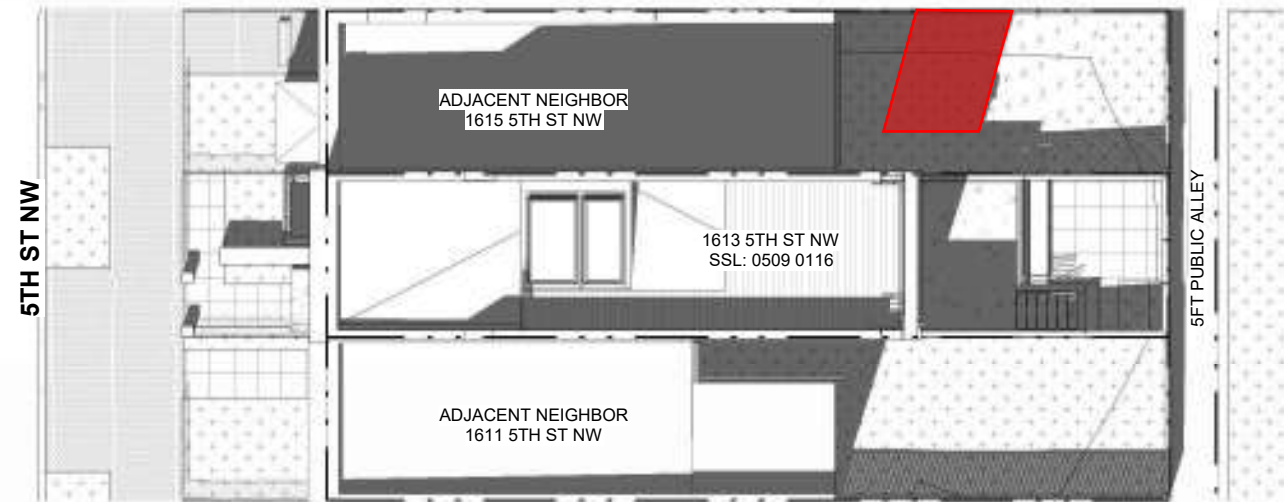


4 SOLAR STUDY - SE - 12PM
A201 | BZA14 1/16" = 1'-0"

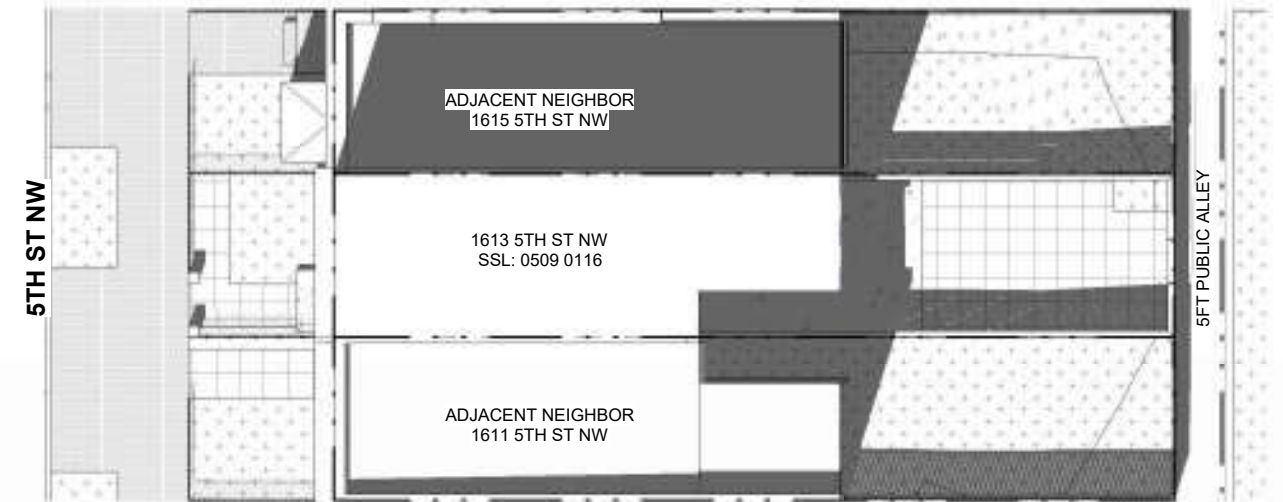


2 SOLAR STUDY - SE - 12PM MATTER-OF-RIGHT
A201 | BZA14 1/16" = 1'-0"

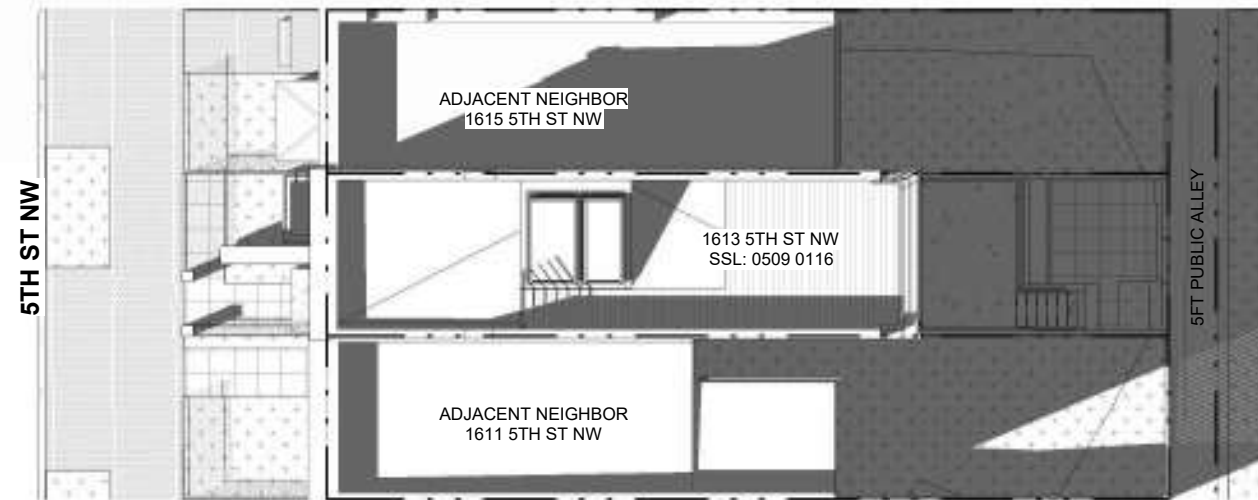




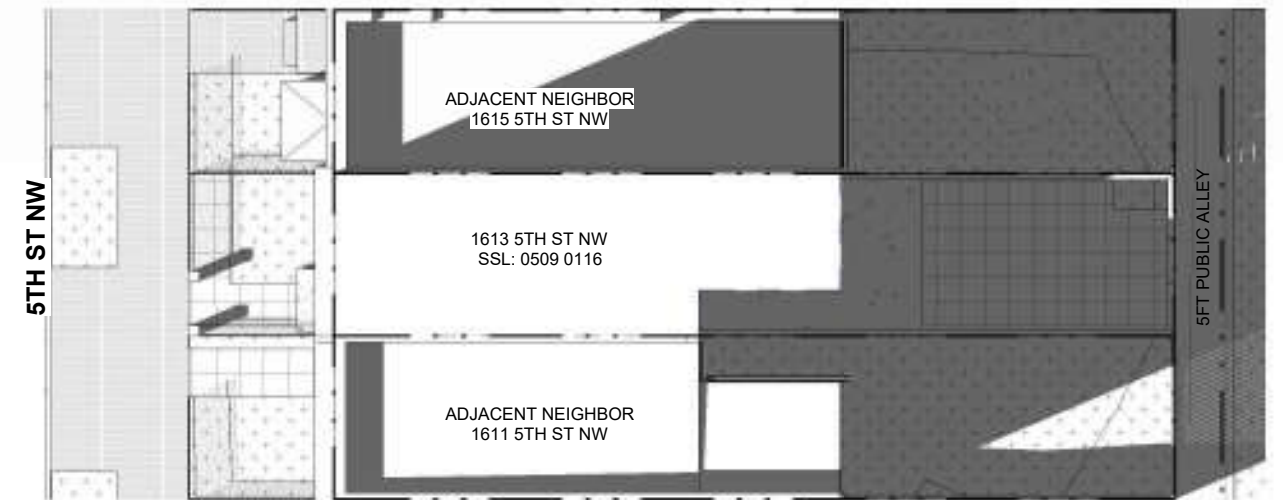
1 SOLAR STUDY - SE - 2PM
A201 | BZA15 1/16" = 1'-0"



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

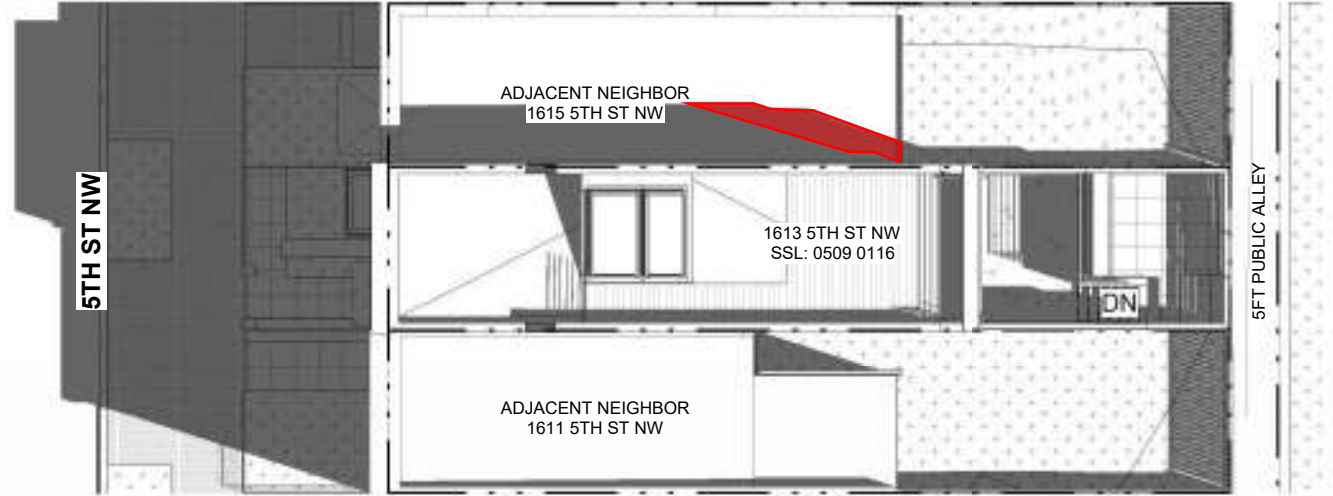


2 SOLAR STUDY - SE - 5PM
A201 | BZA15 1/16" = 1'-0"

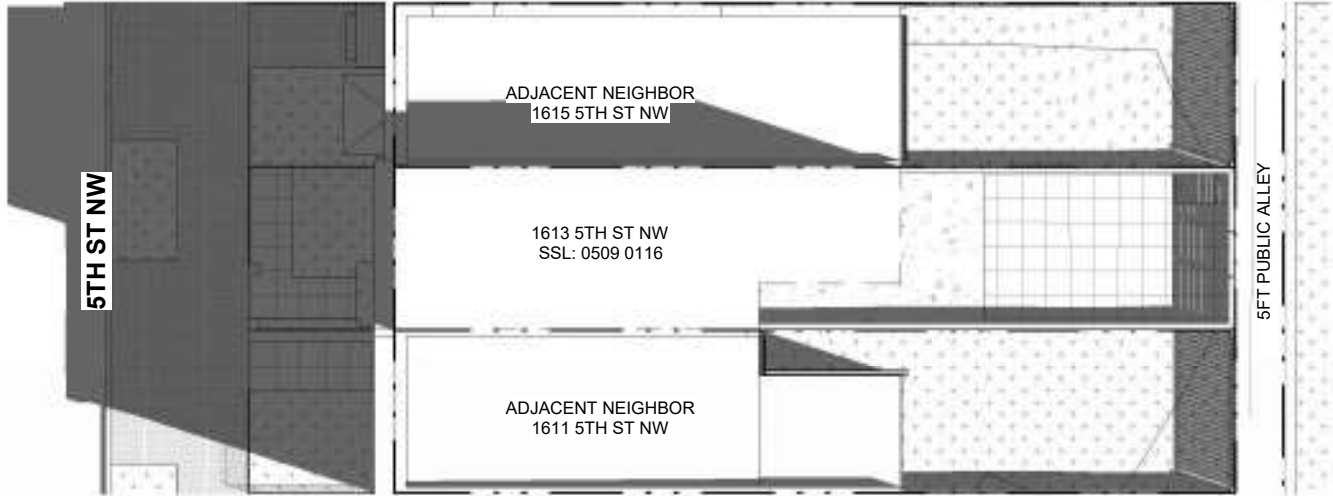


4 SOLAR STUDY - SE - 5PM MATTER-OF-RIGHT
A201 | BZA15 1/16" = 1'-0"

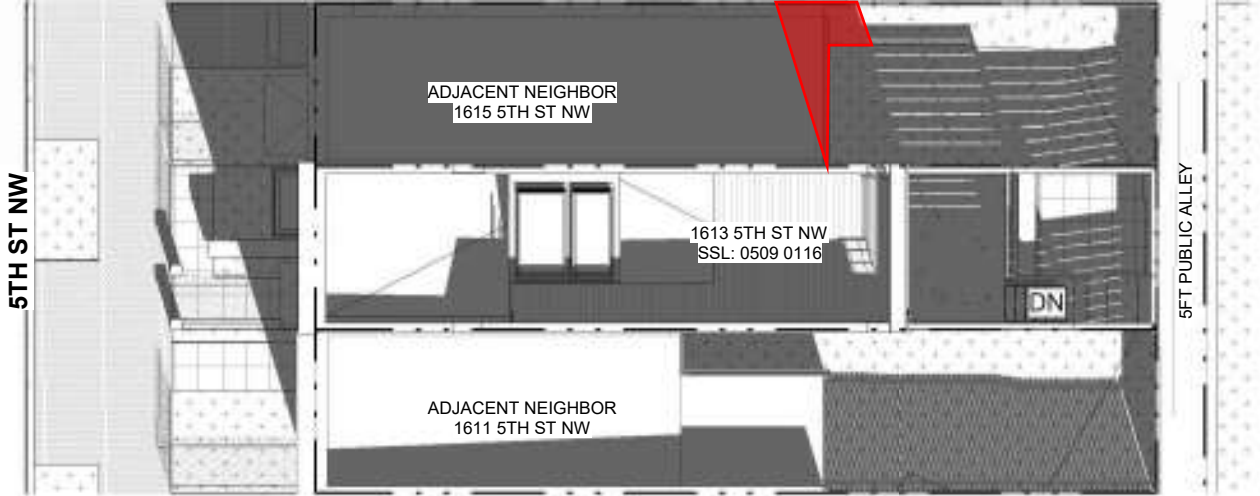




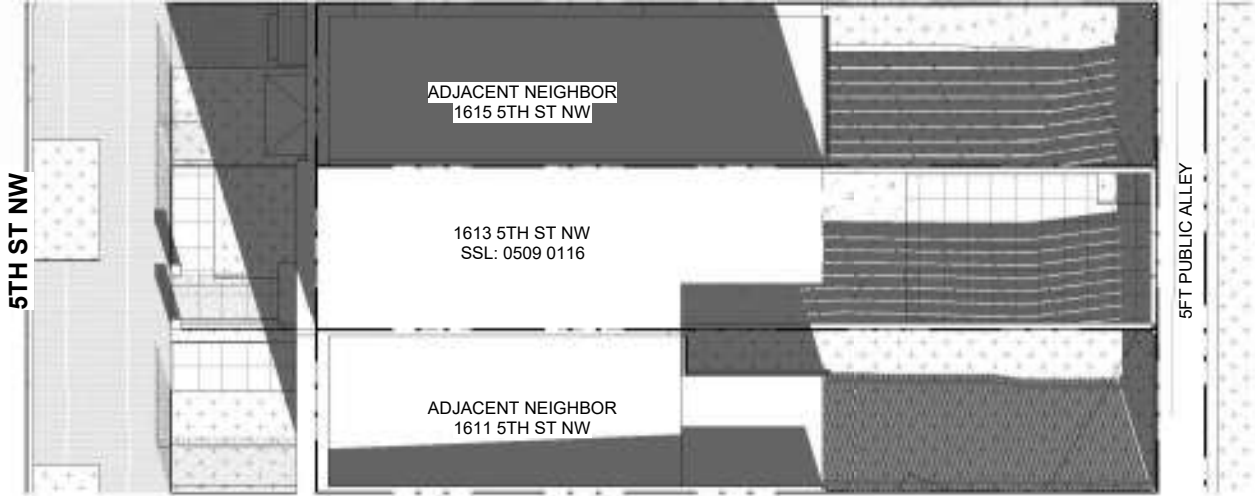
1 SOLAR STUDY - WS - 10AM
A201 | BZA20 1/16" = 1'-0"



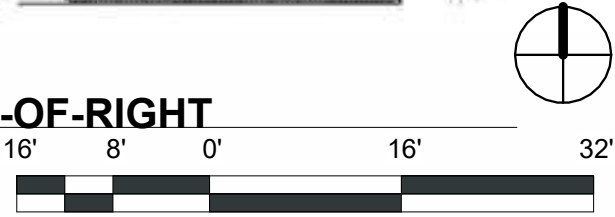
3 SOLAR STUDY - WS - 10AM MATTER-OF-RIGHT
A201 | BZA20 1/16" = 1'-0"

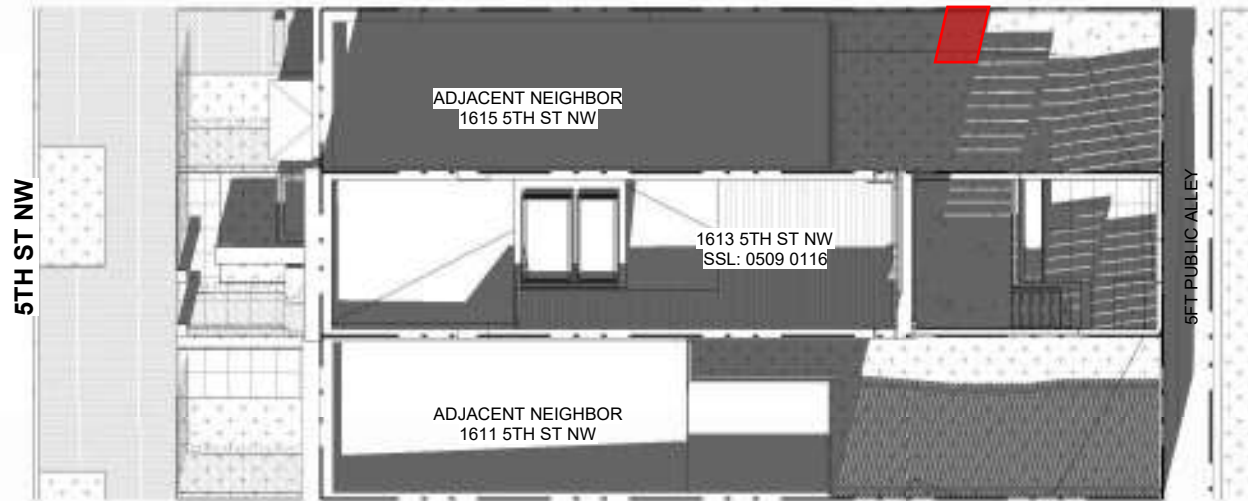


2 SOLAR STUDY - WS - 12PM
A201 | BZA20 1/16" = 1'-0"

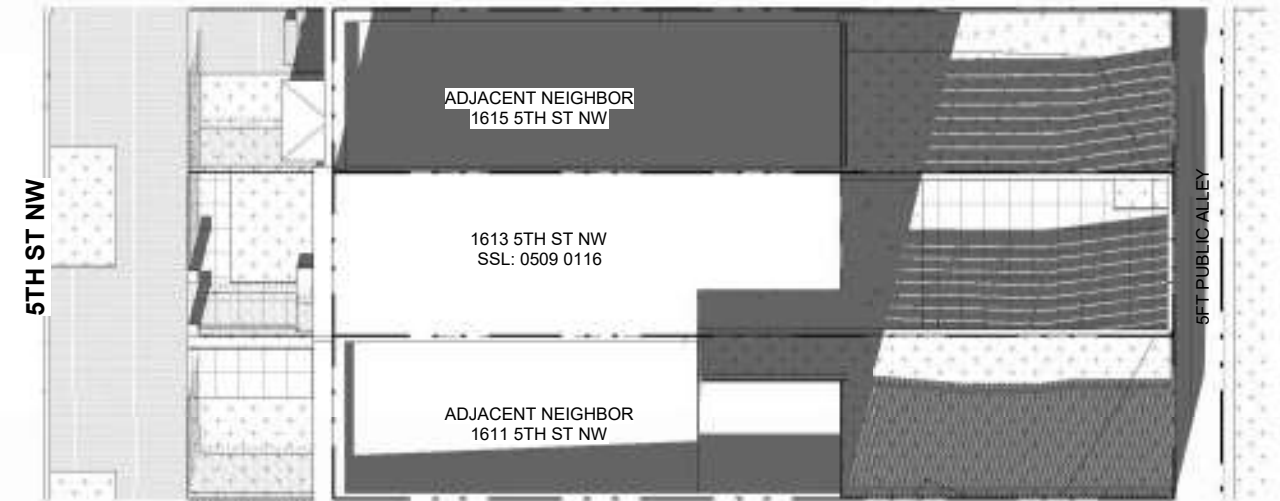


4 SOLAR STUDY - WS - 12PM MATTER-OF-RIGHT
A201 | BZA20 1/16" = 1'-0"





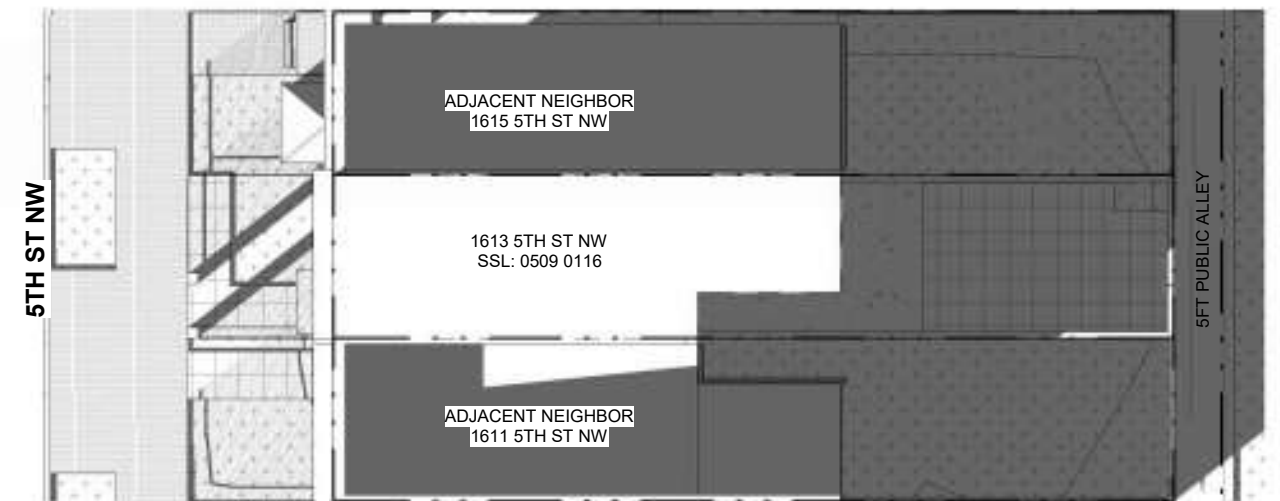
3 SOLAR STUDY - WS - 2PM
A201 | BZA21 1/16" = 1'-0"



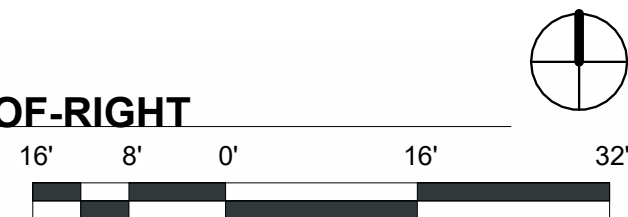
1 SOLAR STUDY - WS - 2PM MATTER-OF-RIGHT
A201 | BZA21 1/16" = 1'-0"

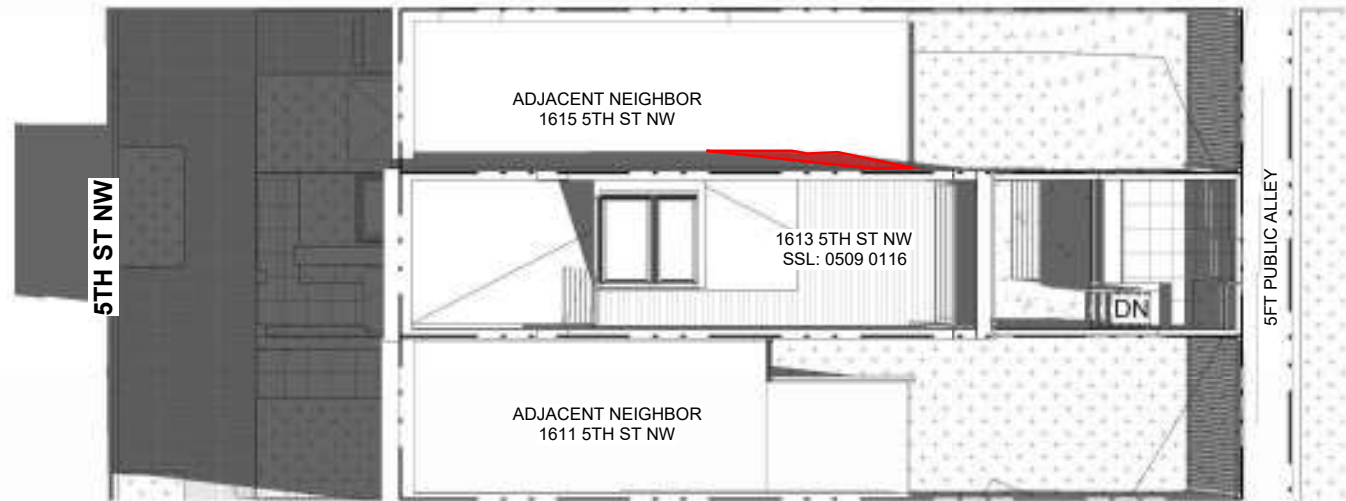


4 SOLAR STUDY - WS - 5PM
A201 | BZA21 1/16" = 1'-0"



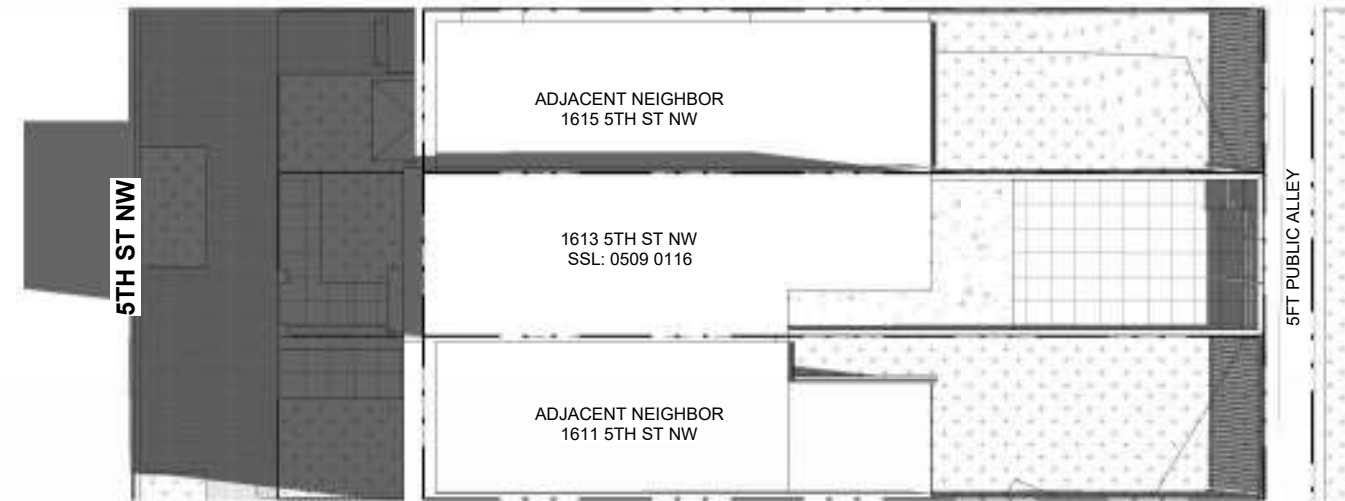
2 SOLAR STUDY - WS - 5PM MATTER-OF-RIGHT
A201 | BZA21 1/16" = 1'-0"





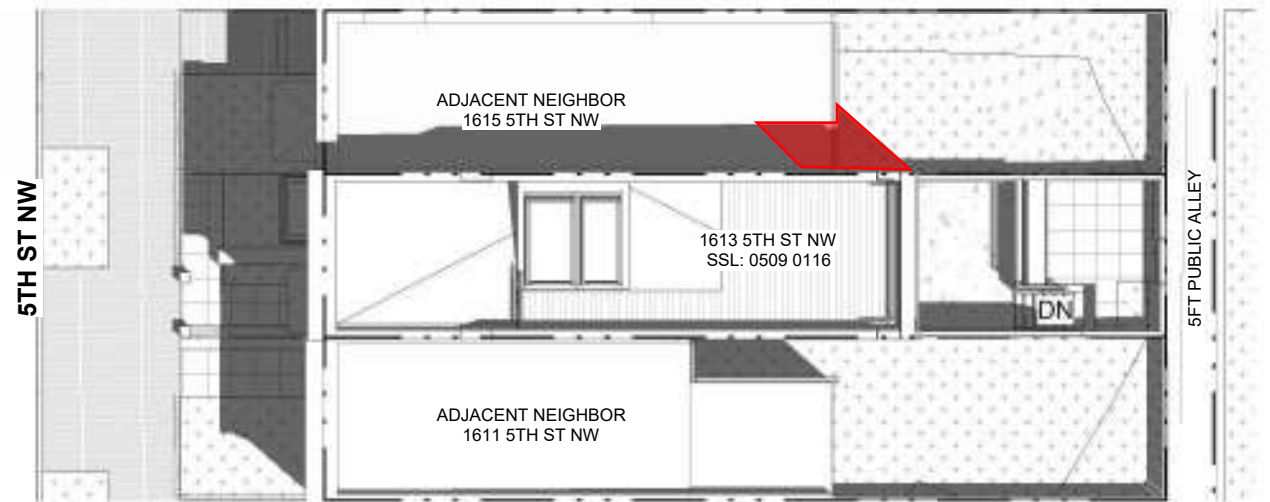
1 SOLAR STUDY - SS - 10AM

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



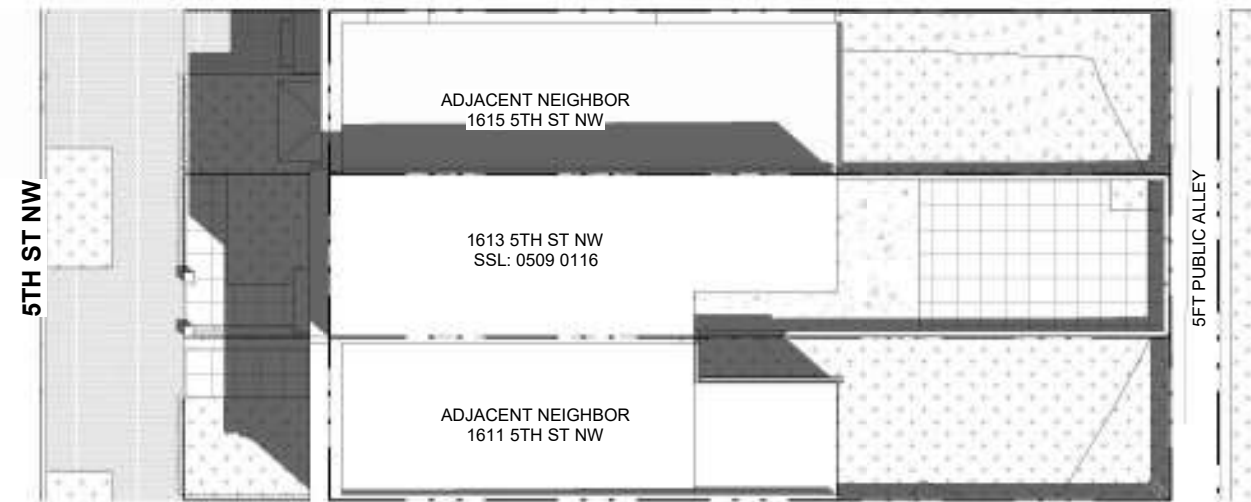
3 SOLAR STUDY - SS - 10AM MATTER-OF-RIGHT

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

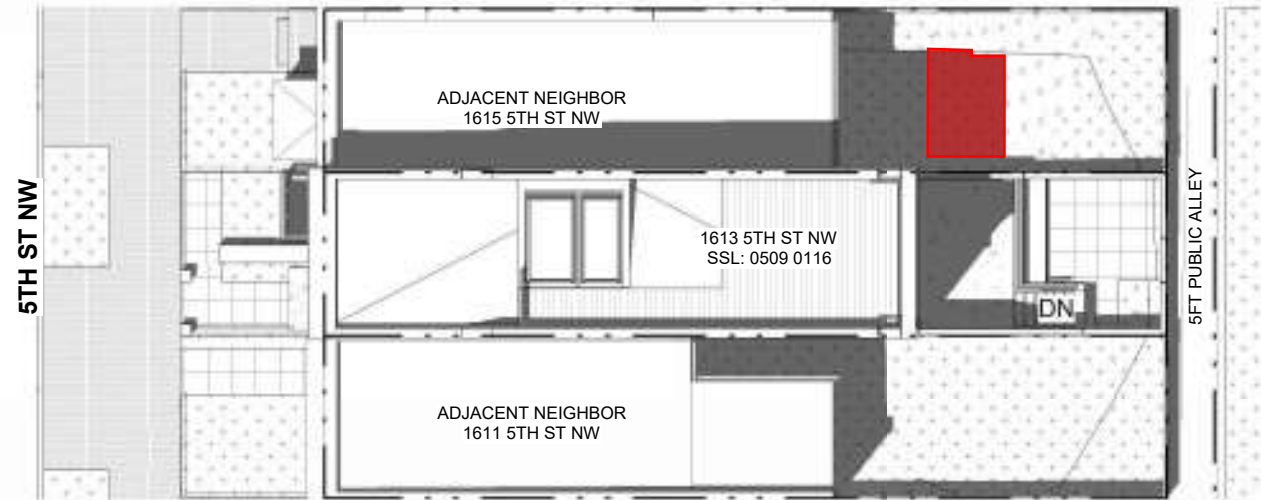
SOLAR STUDY - SUMMER

05/24/22

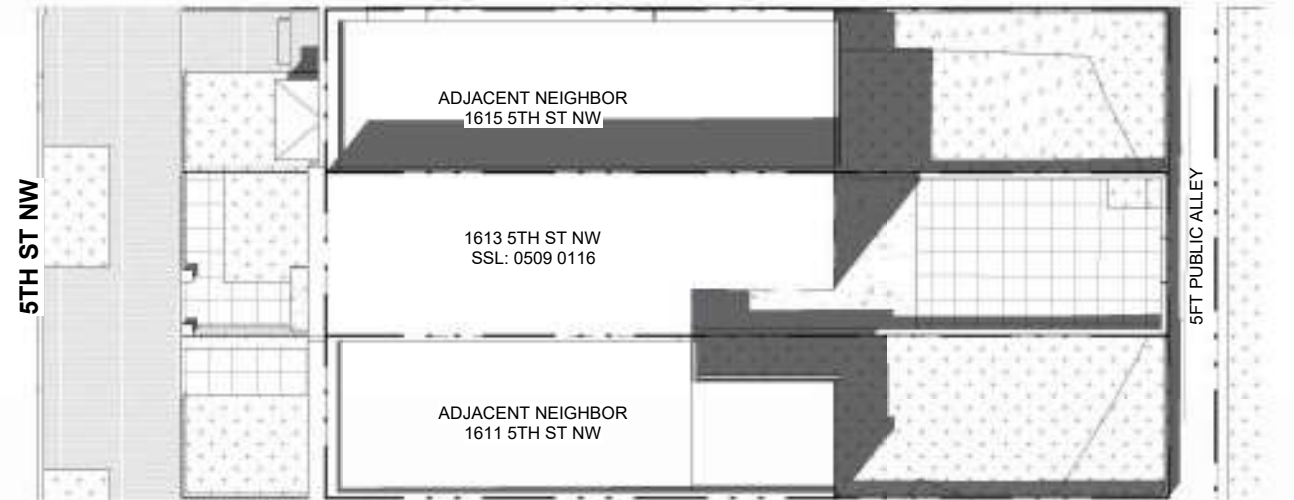
1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

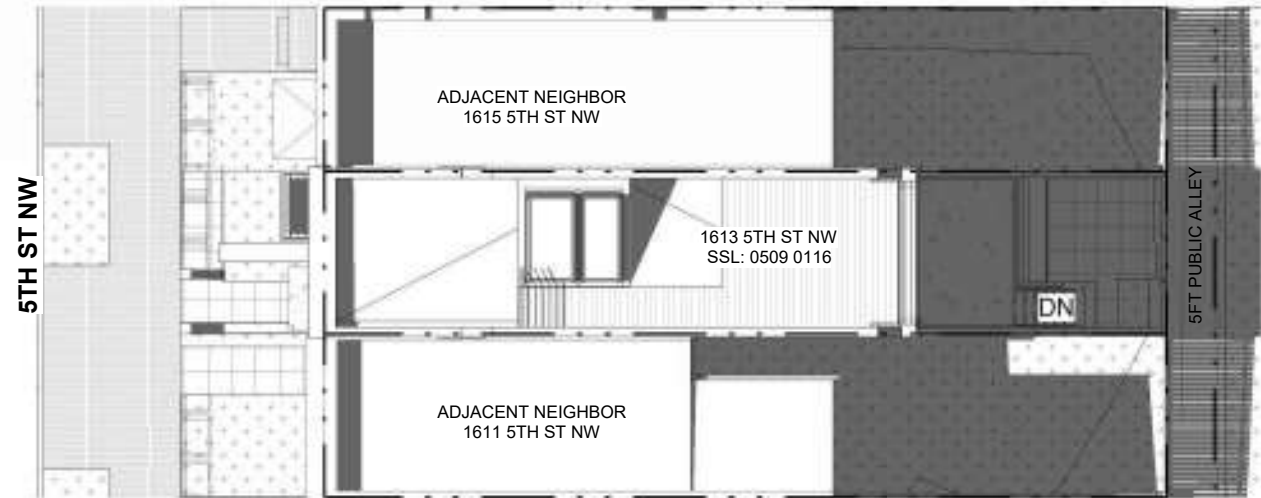
**R. MICHAEL CROSS
DESIGN GROUP**



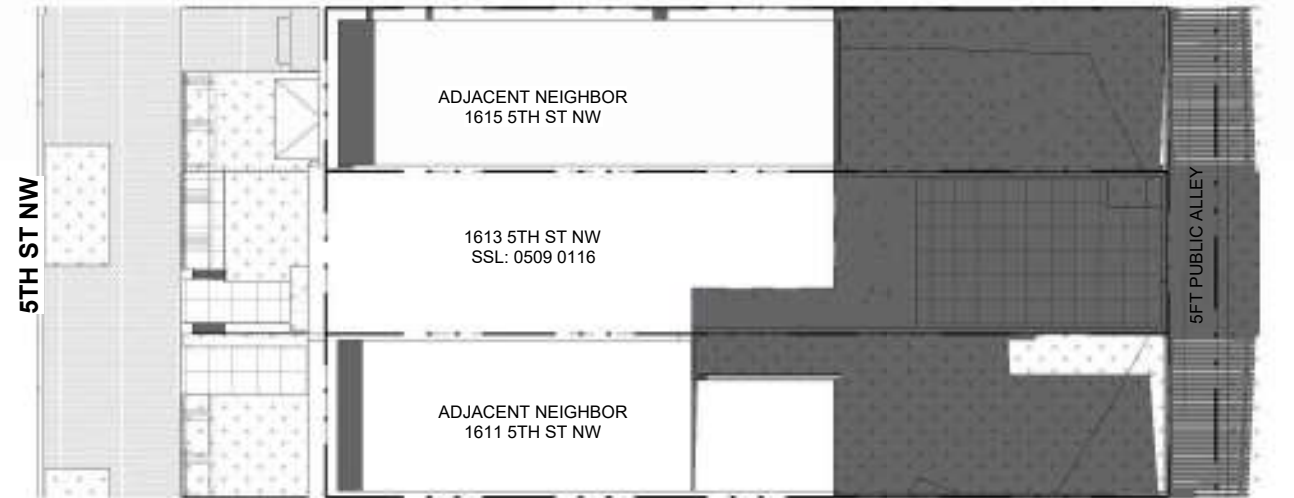
1 SOLAR STUDY - SS - 2PM
A201 | BZA17 1/16" = 1'-0"



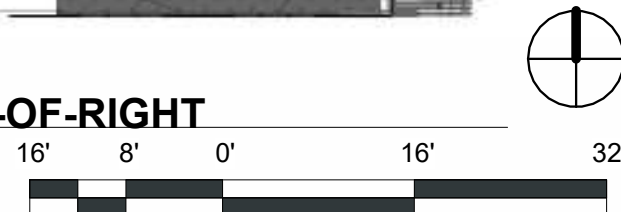
3 SOLAR STUDY - SS - 2PM MATTER-OF-RIGHT
A201 | BZA17 1/16" = 1'-0"



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"



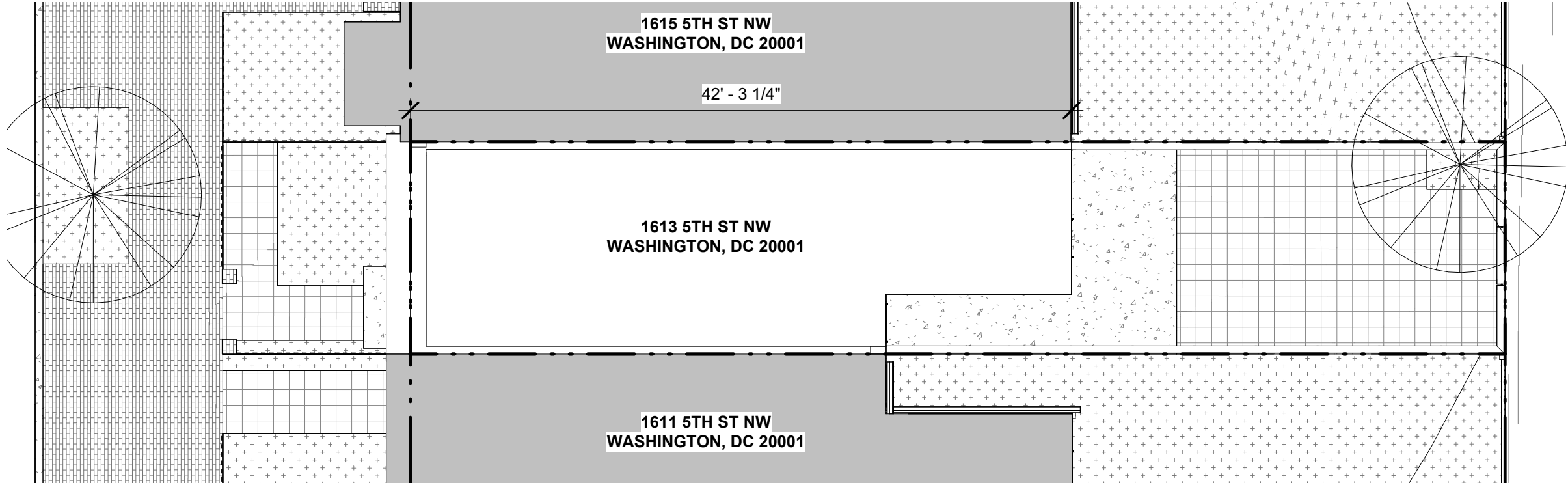


2 REAR PERSPECTIVE
BZA24

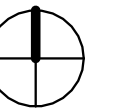


1 FRONT PERSPECTIVE
BZA24

5TH ST NW



PUBLIC ALLEY



1 SITE PLAN - EXISTING
A201 | BZA03 1/8" = 1'-0"



MAI 5S

BZA03

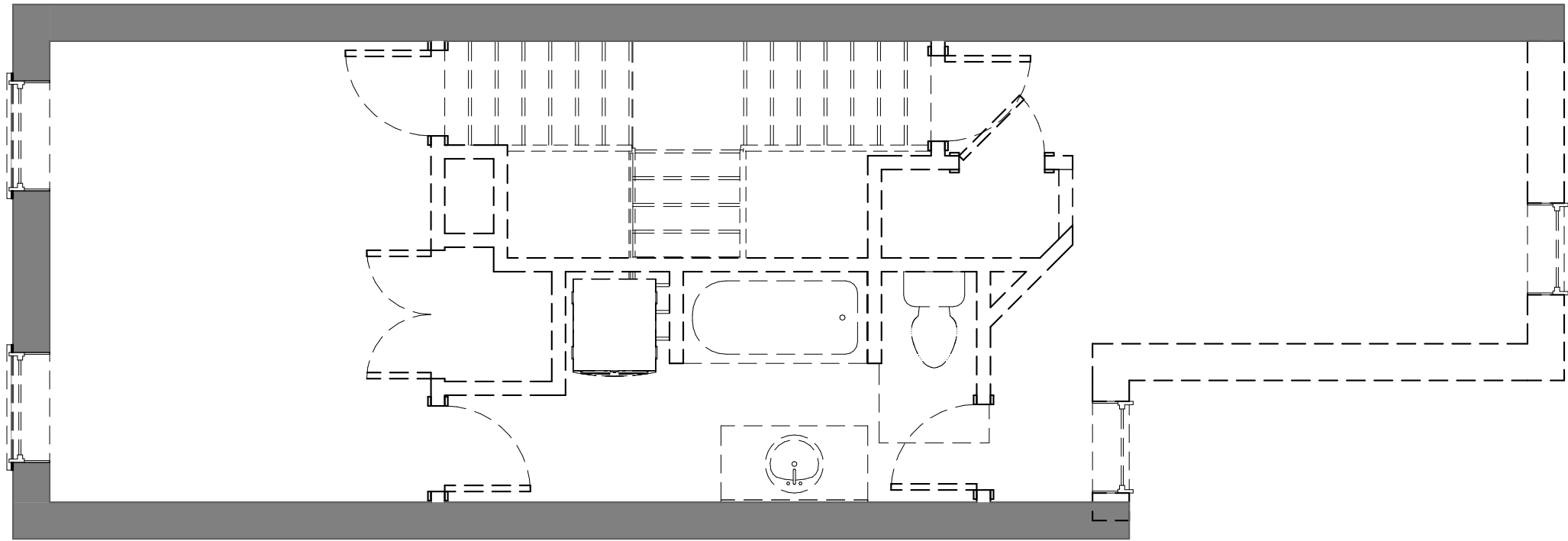
SITE PLAN - EXISTING

05/24/22

1613 5TH ST NW

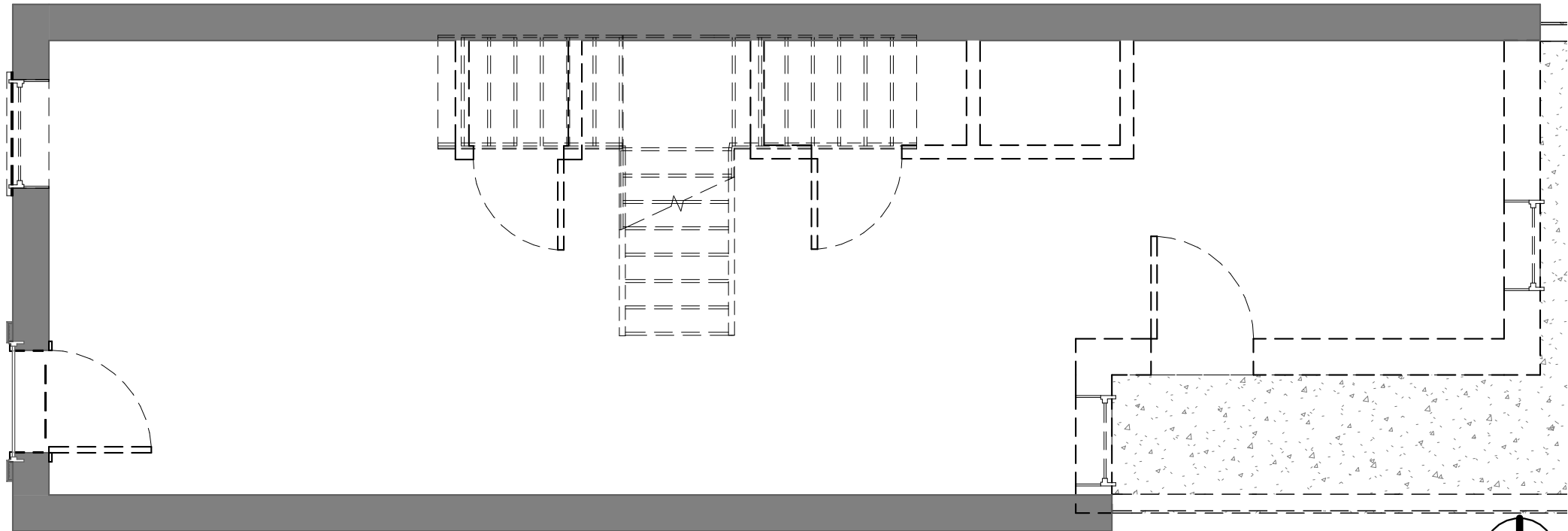
CHRISTOPHER & NATHALIE MAIERSON

**R. MICHAEL CROSS
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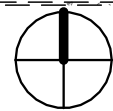
2 DEMO PLAN - 2nd FLOOR

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



1 DEMO PLAN - 1st FLOOR

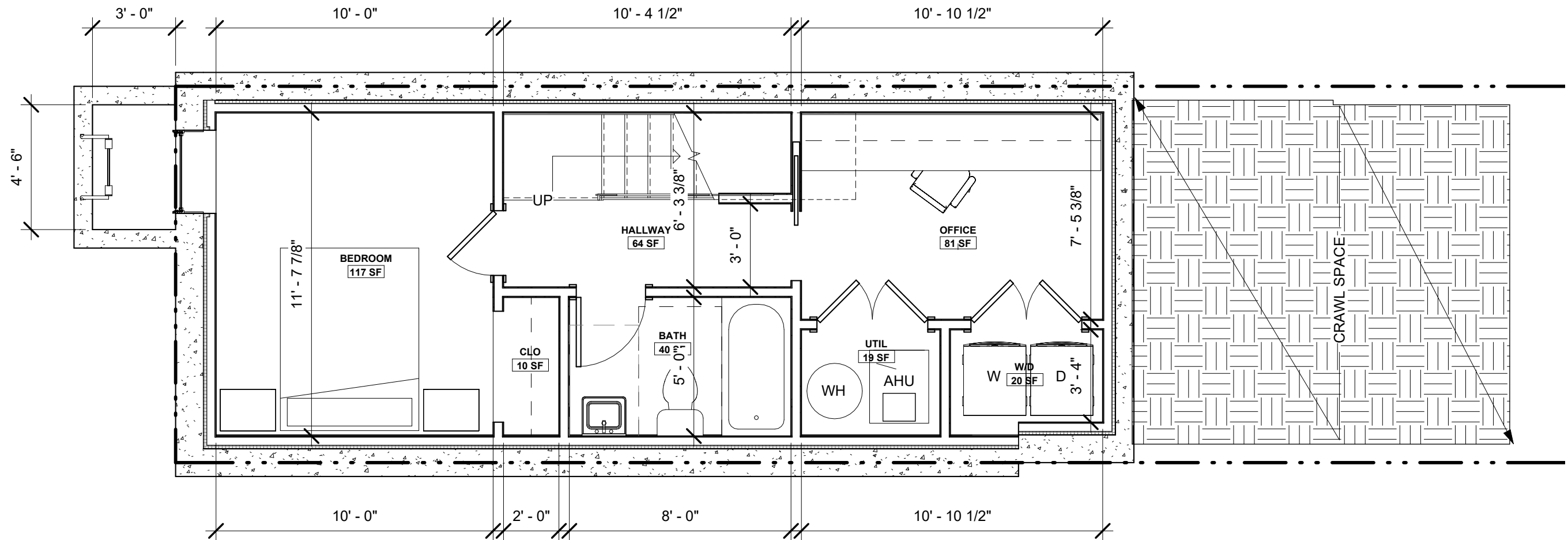
A201 | BZA05 1/4" = 1'-0"



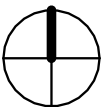
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MAI 5S
BZA05
EXISTING PLANS

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



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

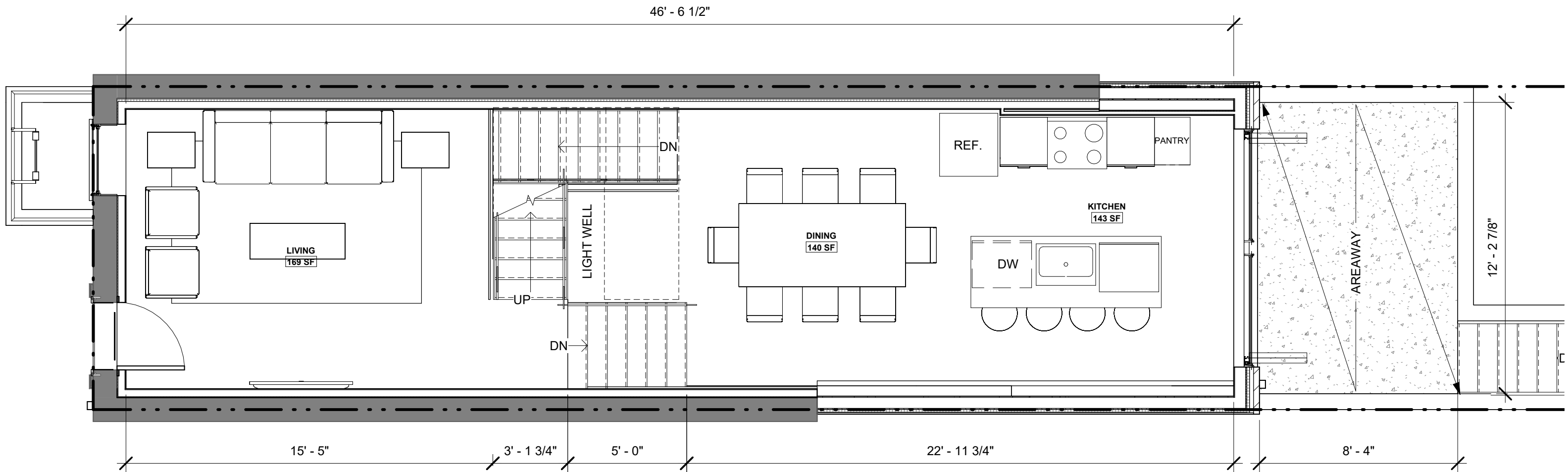


MAI 5S

BZA06
 PROPOSED CELLAR

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

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1 FLOOR PLAN - 1ST FLOOR

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



MAI 5S

BZA07

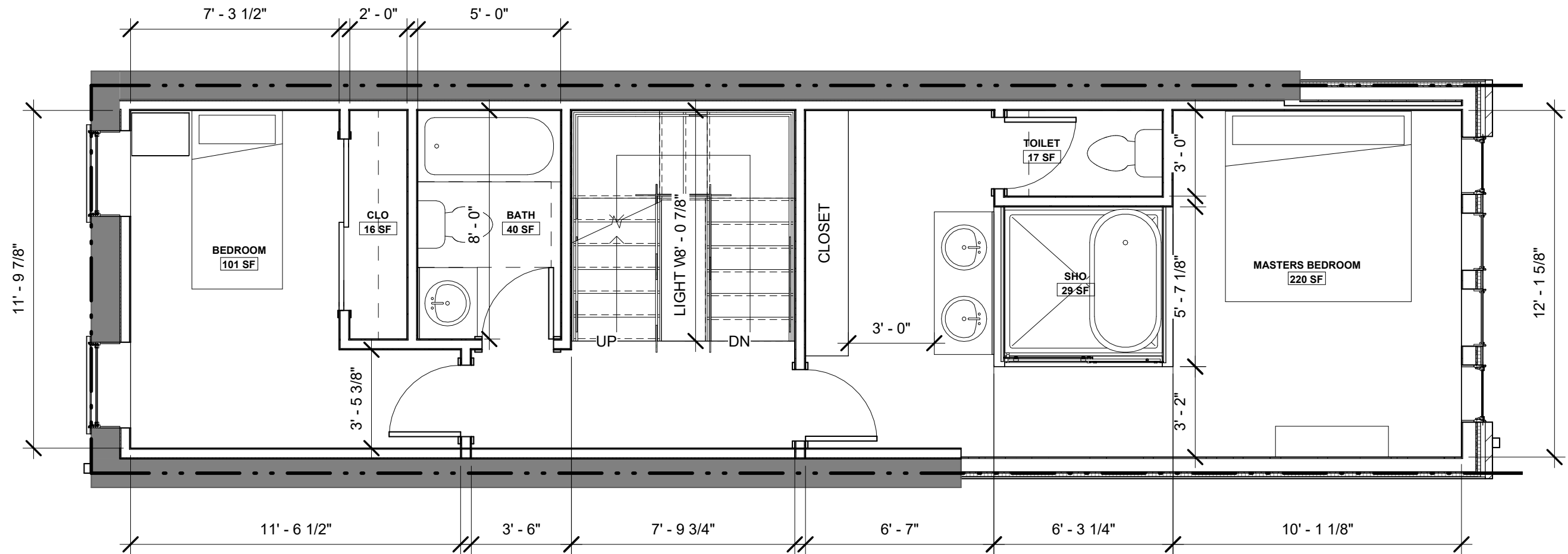
PROPOSED 1ST FLOOR

05/24/22

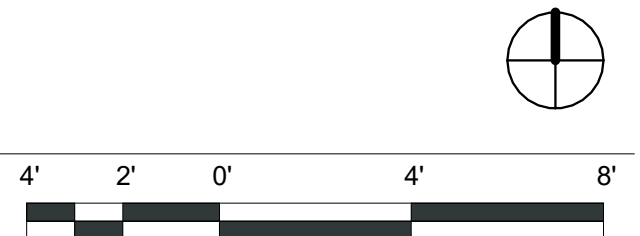
1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

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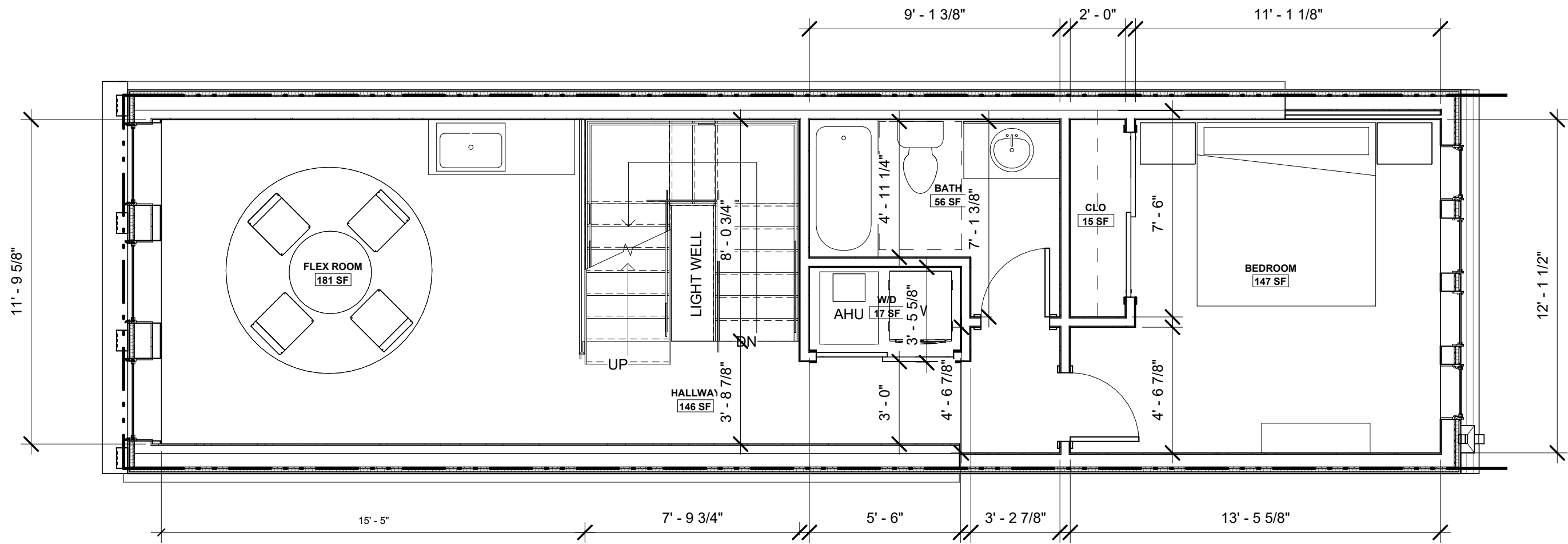
1 FLOOR PLAN - 2ND FLOOR
A201 BZA08 1/4" = 1'-0"



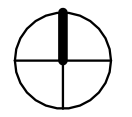
MAI 5S
BZA08
PROPOSED 2ND FLOOR

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

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



MAI 5S

BZA09

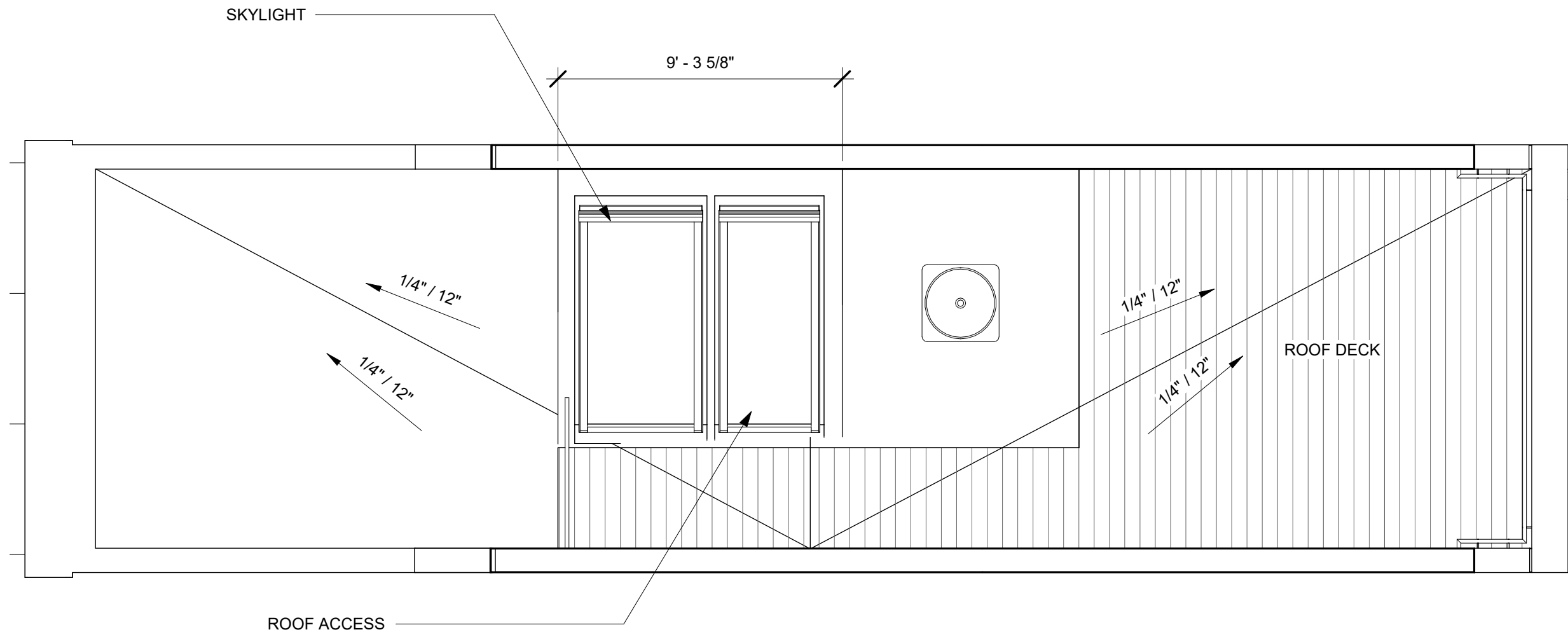
PROPOSED 3RD FLOOR

05/24/22

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

**R. MICHAEL CROSS
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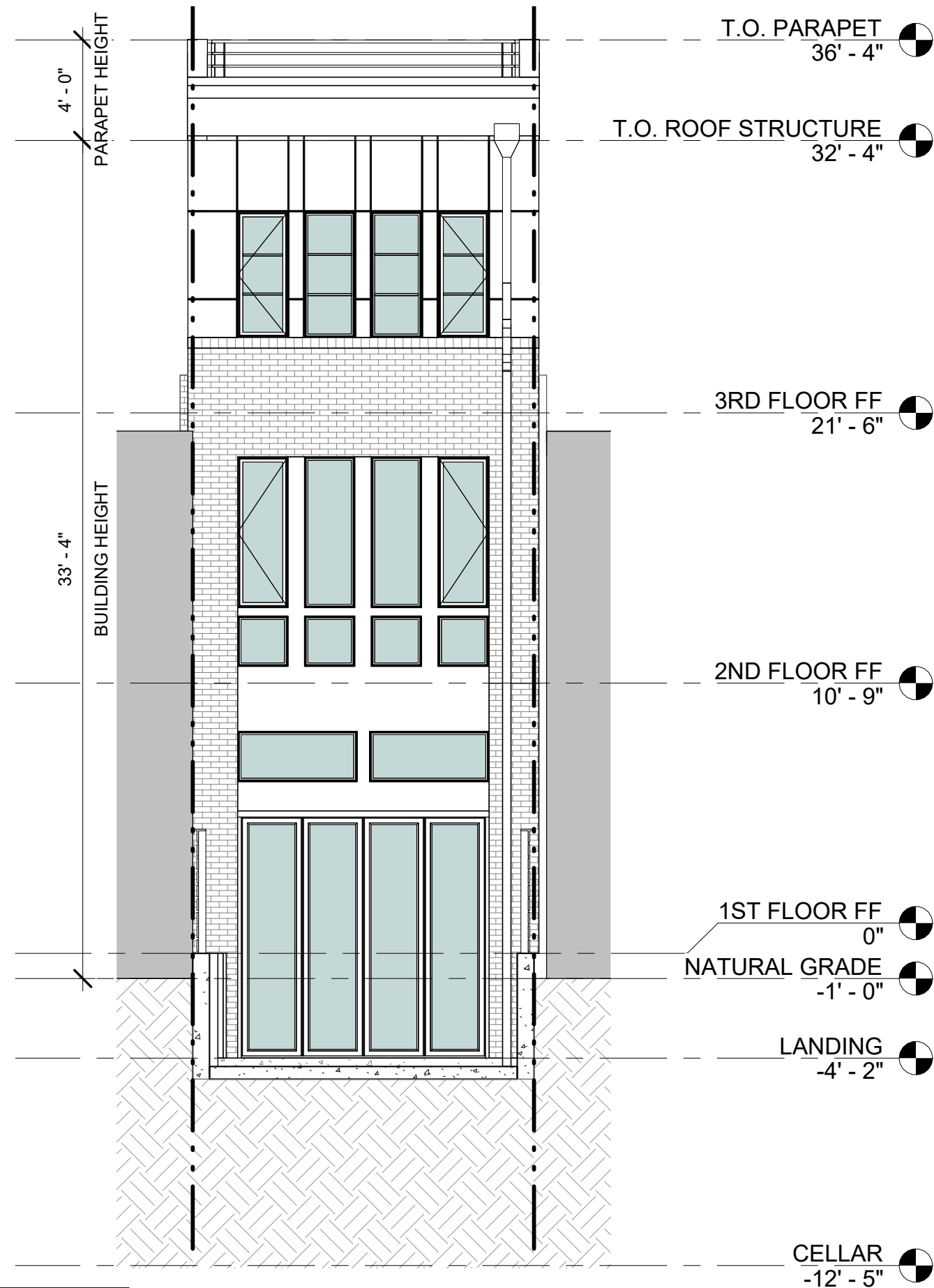
1 FLOOR PLAN - ROOF
 A201 | BZA10 1/4" = 1'-0"



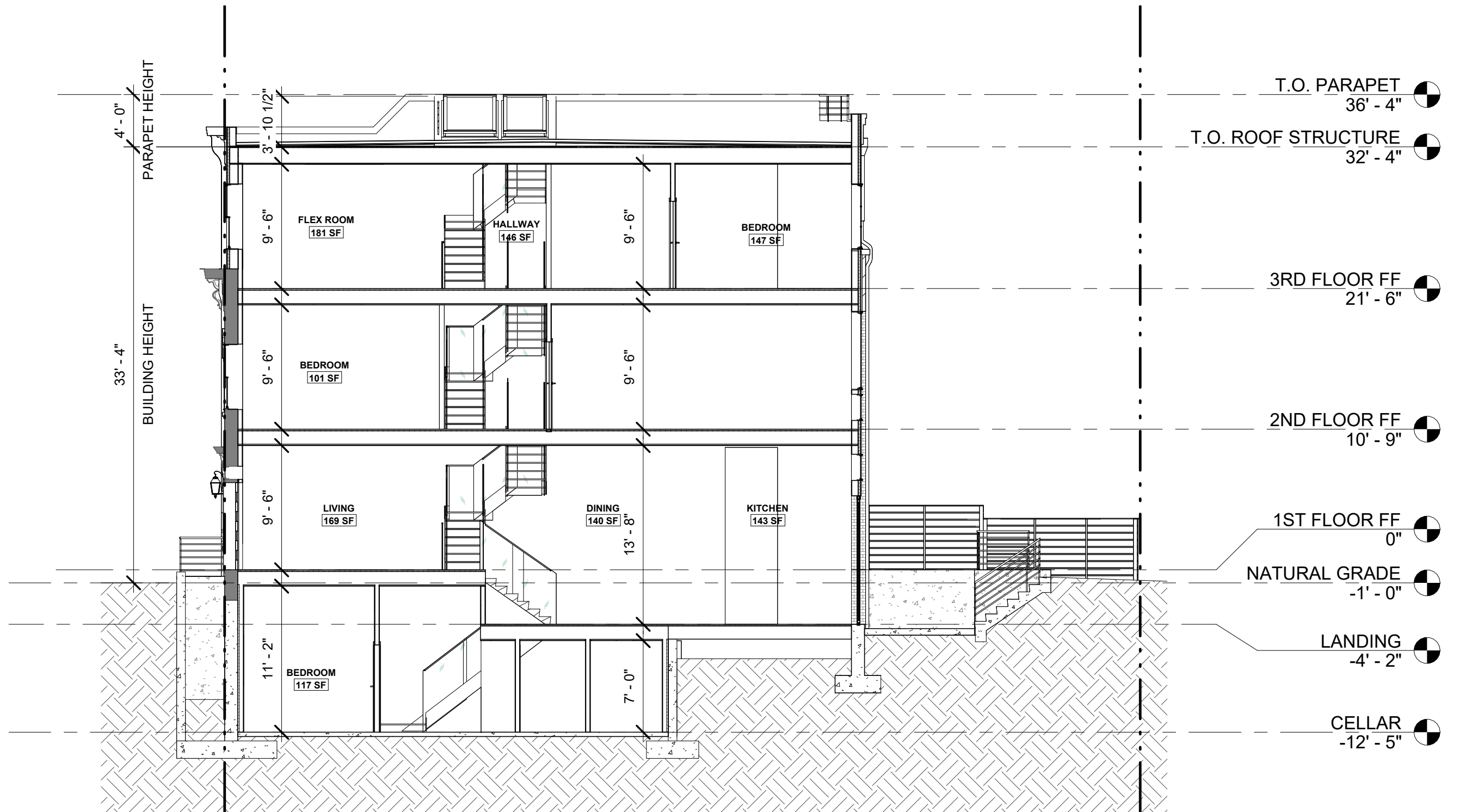
1 REAR ELEVATION
BZA13 3/16" = 1'-0"

MAI 5S
BZA13
ELEVATIONS

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



R. MICHAEL CROSS
DESIGN GROUP



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