

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
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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

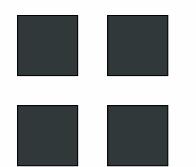
BZA01

COVER SHEET

05/24/22

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

 R. MICHAEL CROSS
DESIGN GROUP

LOCATION MAP

1615 5TH ST NW

1613 5TH ST NW

1611 5TH ST NW



bright^{MLS}

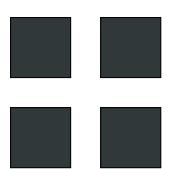
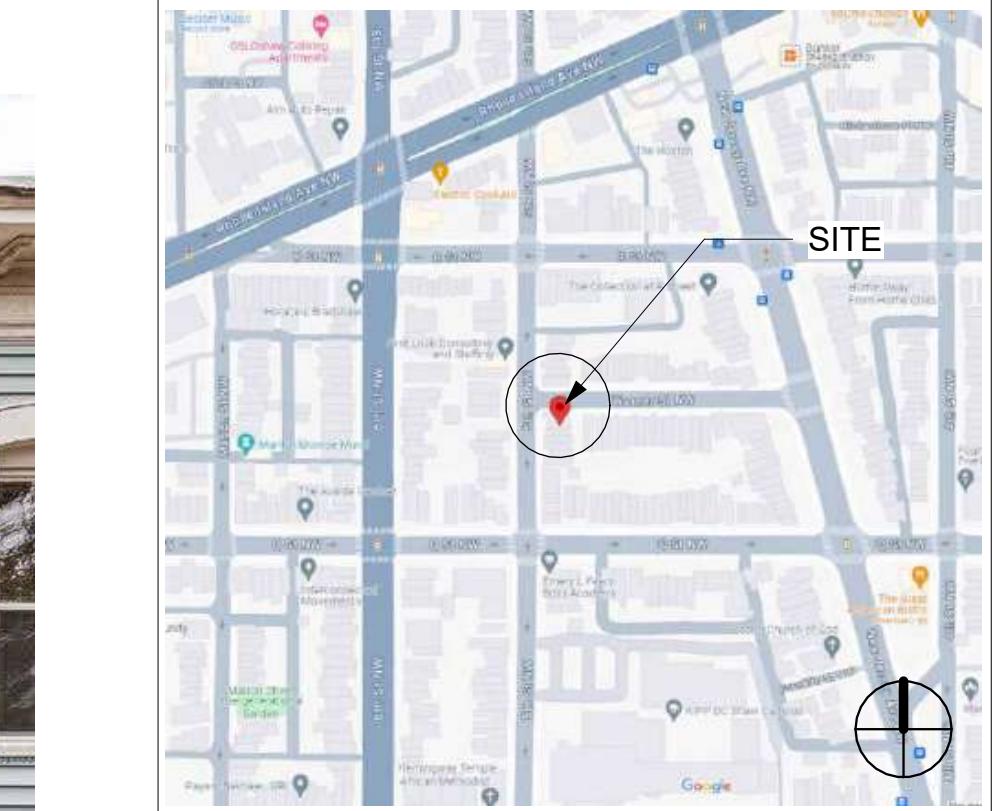
MAI 5S

BZA02

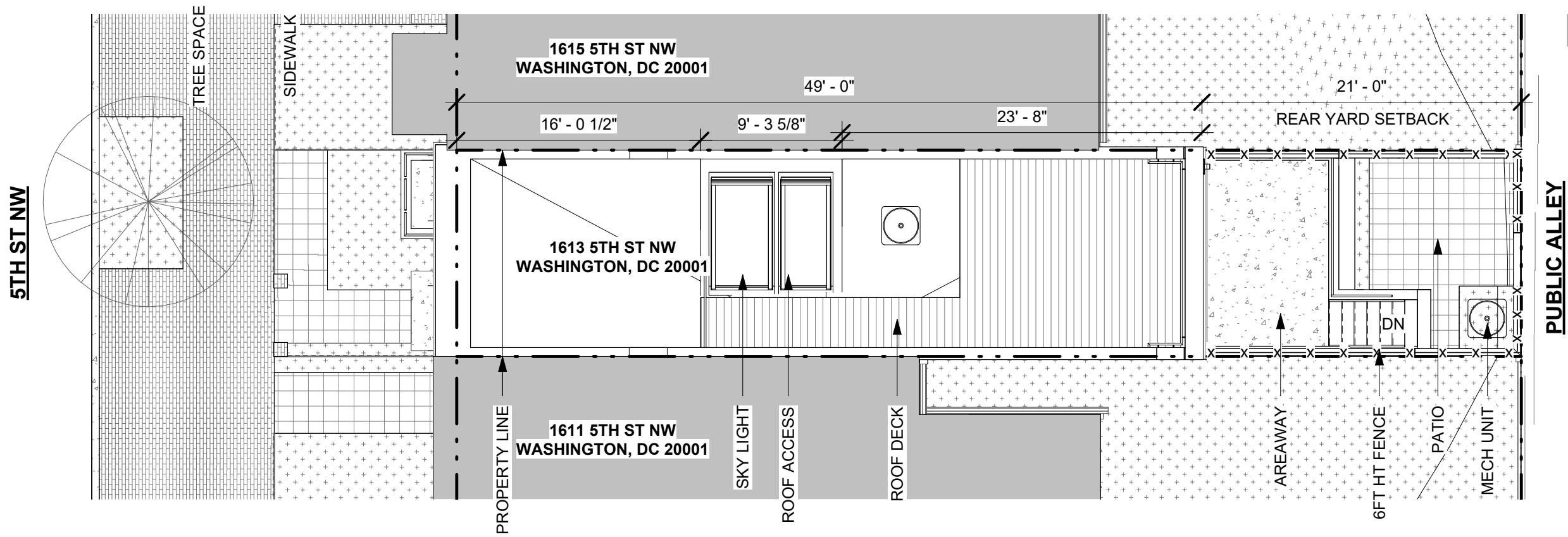
LOCATION & EXISTING PHOTOS CHRISTOPHER & NATHALIE MAIERSON

05/24/22

1613 5TH ST NW



**R. MICHAEL CROSS
DESIGN GROUP**



1
A201 BZA04 1/8" = 1'-0"

SITE PLAN - PROPOSED

8' 4' 0' 8' 16'

MAI 5S

BZA04
SITE PLAN - PROPOSED

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

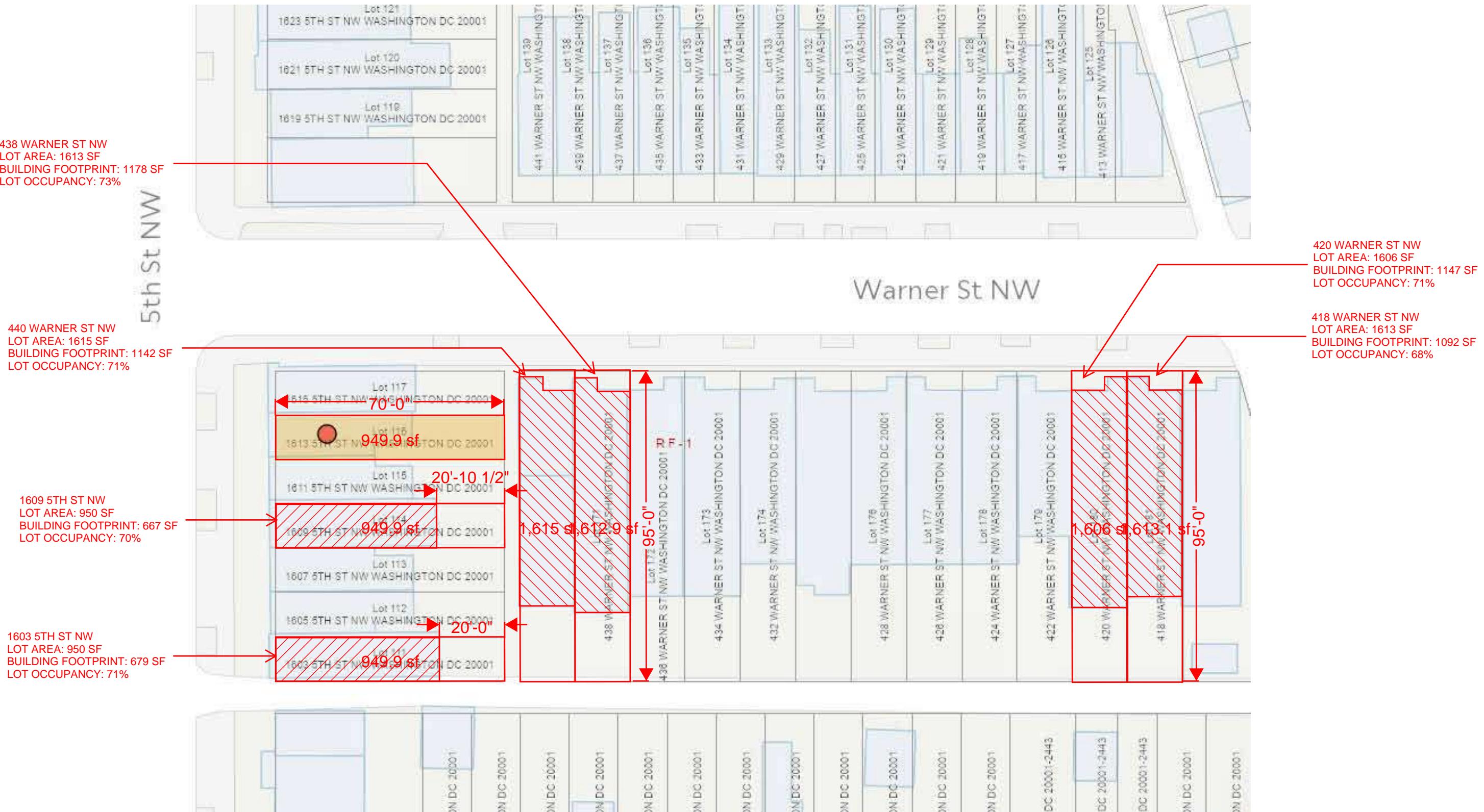
**R. MICHAEL CROSS
DESIGN GROUP**



MAI 5S
BZA23
3D RENDERING

05/24/22
1613 5th St NW
CHRISTOPHER & NATHALIE MAIERSON

 R. MICHAEL CROSS
DESIGN GROUP



1 PRECEDENT COMPARISON

BZA25 1" = 30'-0"

MAI 5S

BZA25

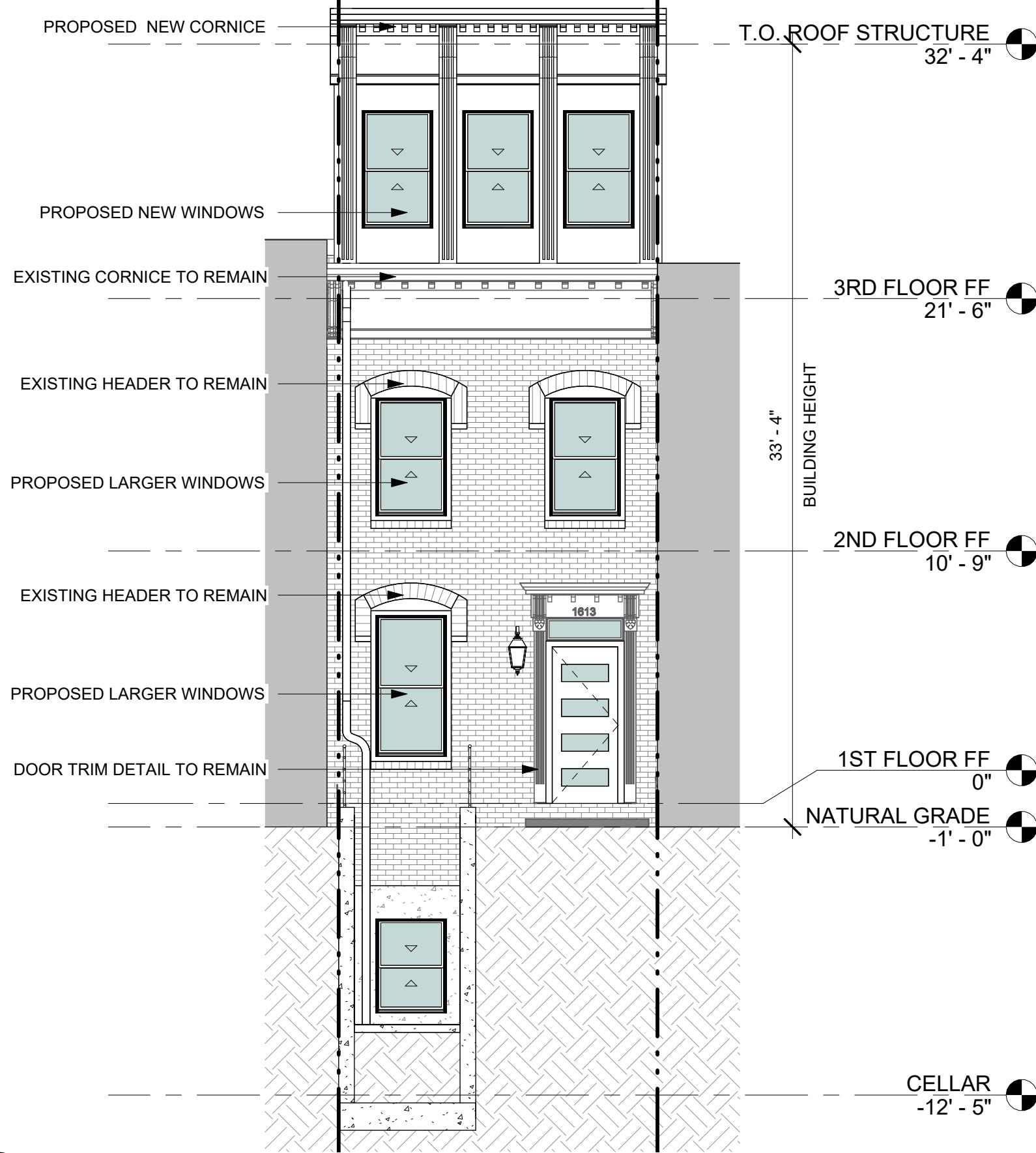
PRECEDENT COMPARISON

CHRISTOPHER & NATHALIE MAIERSON

05/24/22

1613 5TH ST NW

R. MICHAEL CROSS DESIGN GROUP



MAI 5S

BZA12
ELEVATIONS

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

1 FRONT ELEVATION

BZA12 3/16" = 1'-0"

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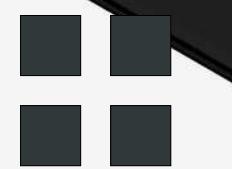


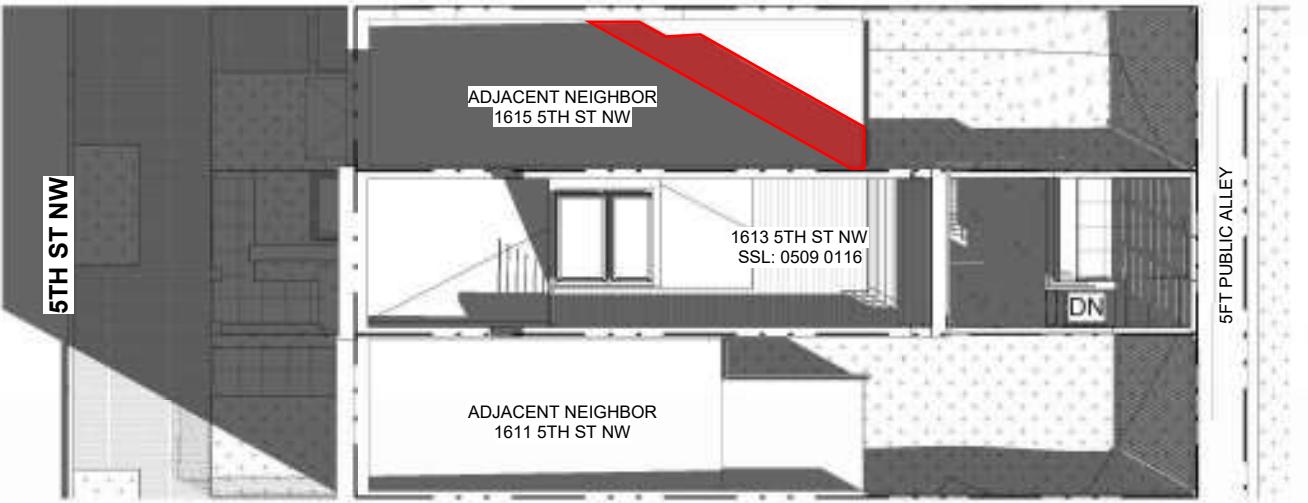
1
BZA22

3D VIEW - FRONT

MAI 5S
BZA22
3D RENDERING

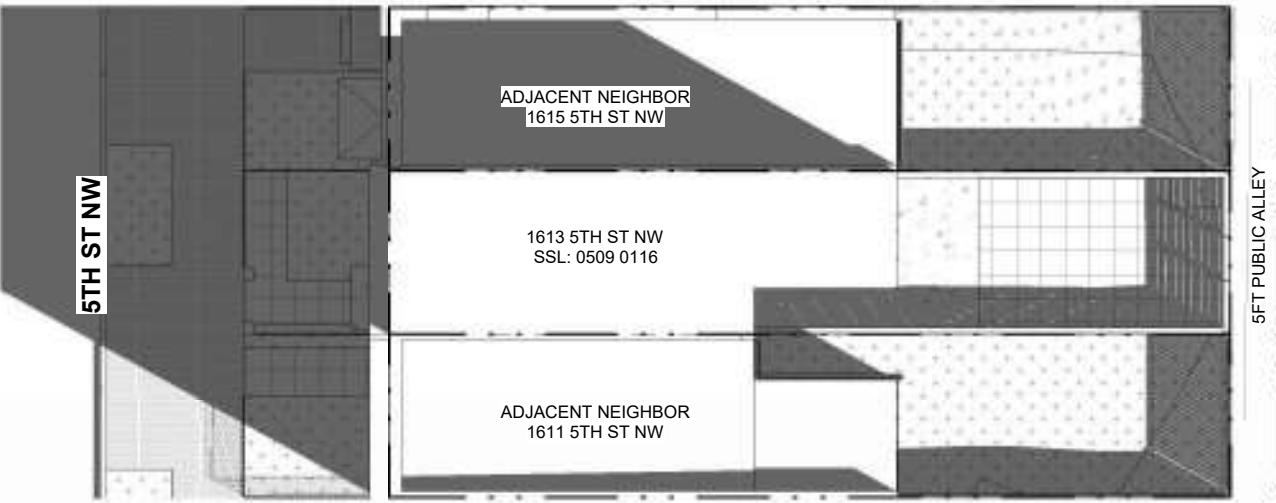
05/24/22
1613 5TH ST NW
CHRISTOPHER & NATHALIE MAIERSON

 R. MICHAEL CROSS
DESIGN GROUP



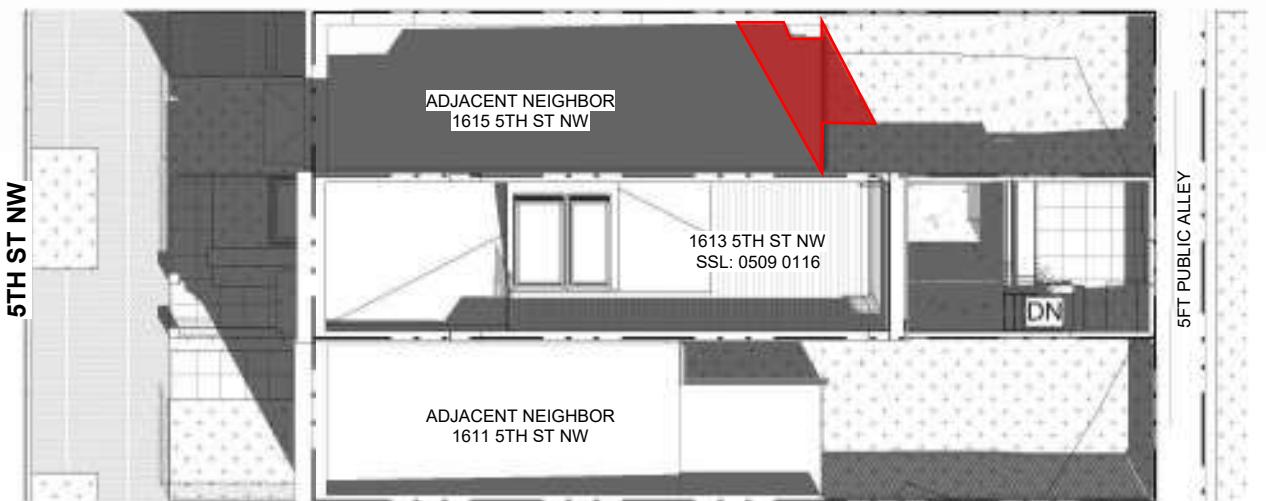
3 SOLAR STUDY - SE - 10AM

A201 BZA14 1/16" = 1'-0"



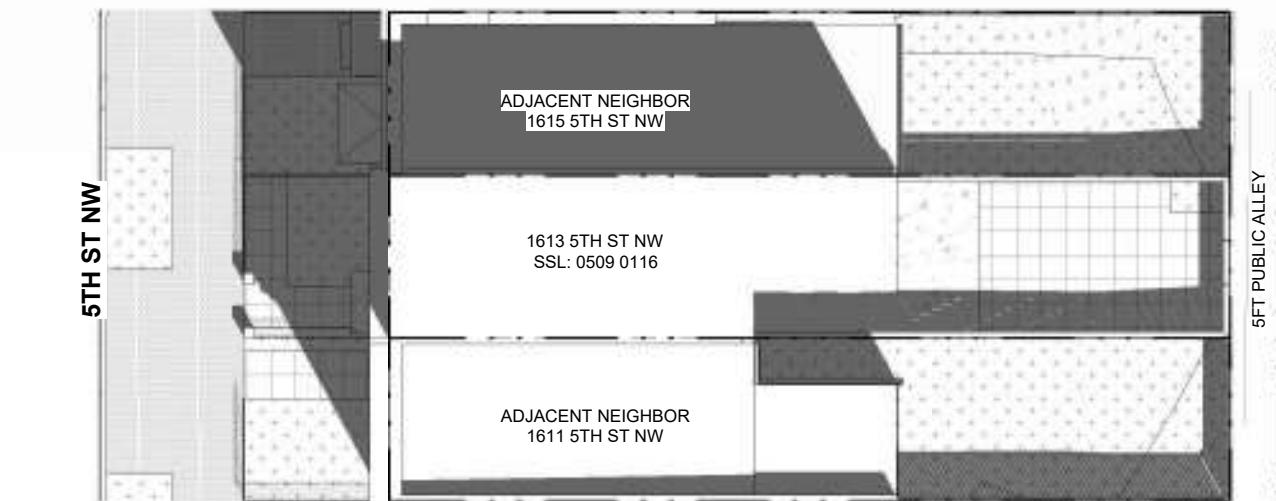
1 SOLAR STUDY - SE - 10AM MATTER-OF-RIGHT

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"

16' 8' 0' 16' 32'



MAI 5S

BZA14
SOLAR STUDY - SPRING

04/29/24

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

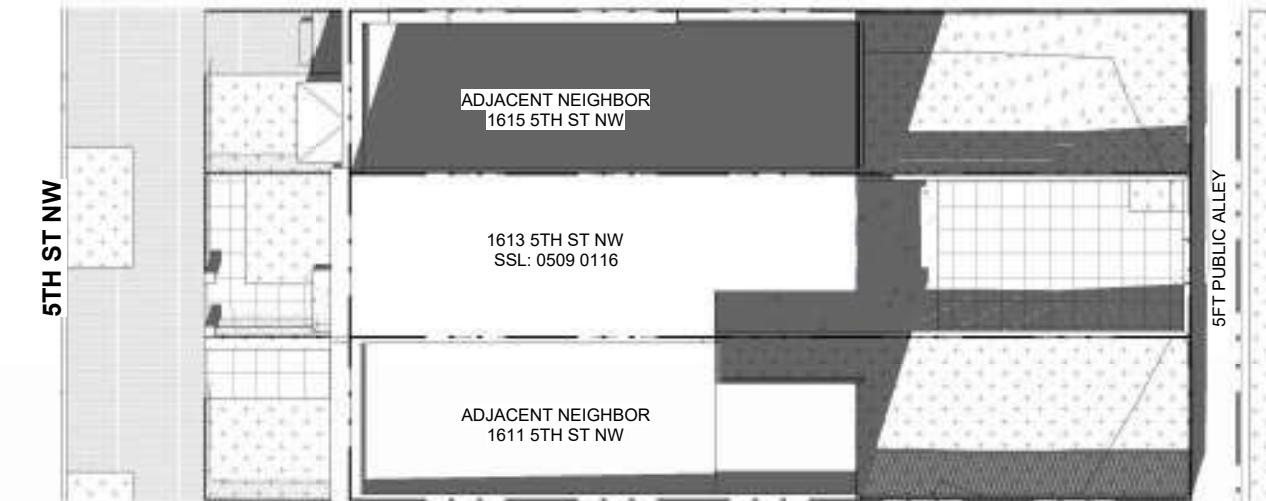


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DESIGN GROUP**



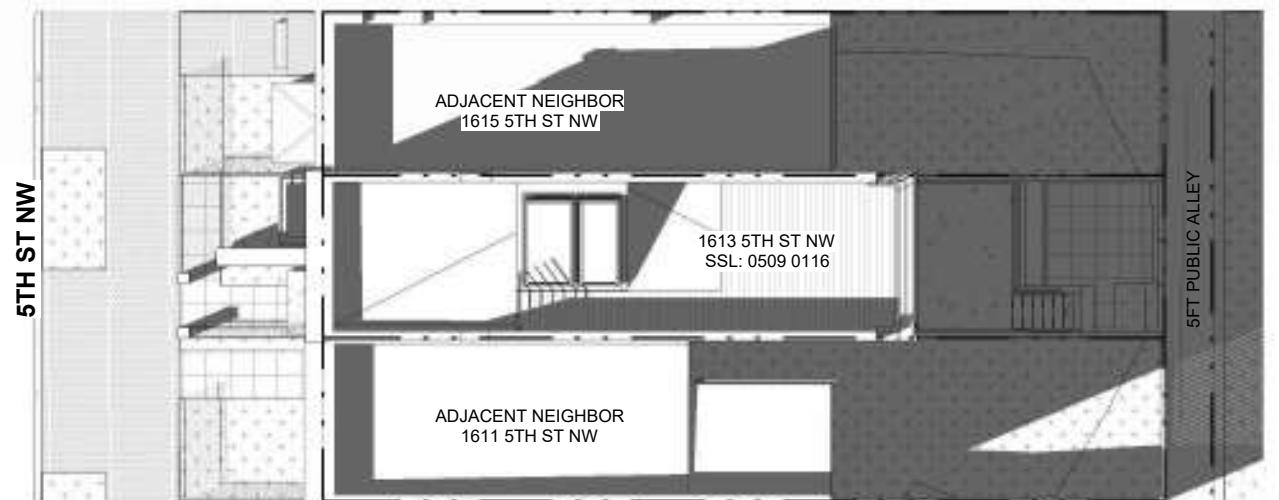
1 SOLAR STUDY - SE - 2PM

A201 BZA15 1/16" = 1'-0"



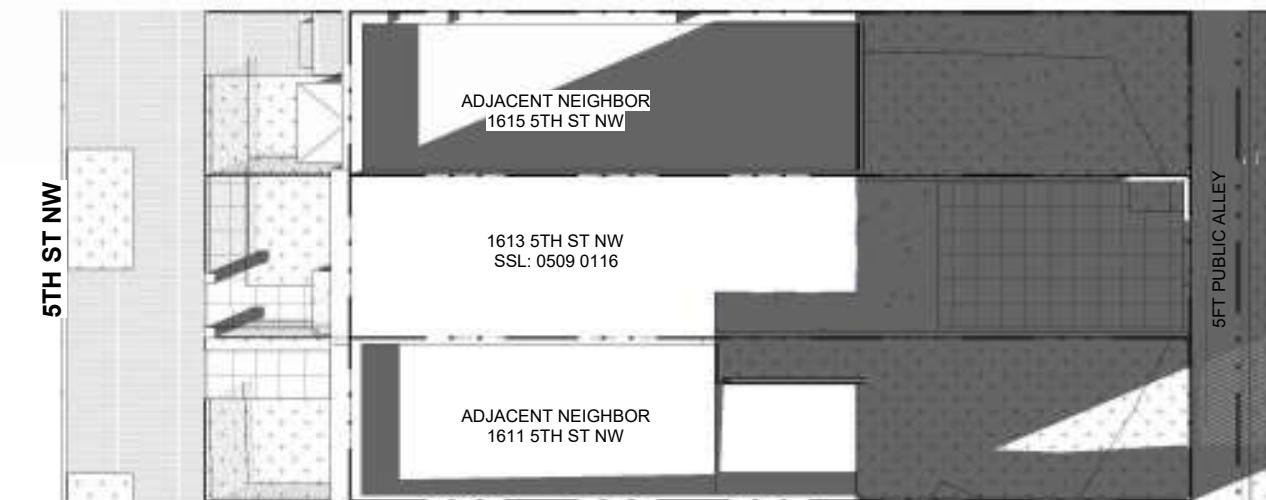
3 SOLAR STUDY - SE - 2PM MATTER-OF-RIGHT

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"

16' 8' 0' 16' 32'



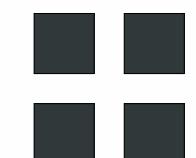
MAI 5S

BZA15
SOLAR STUDY - SPRING

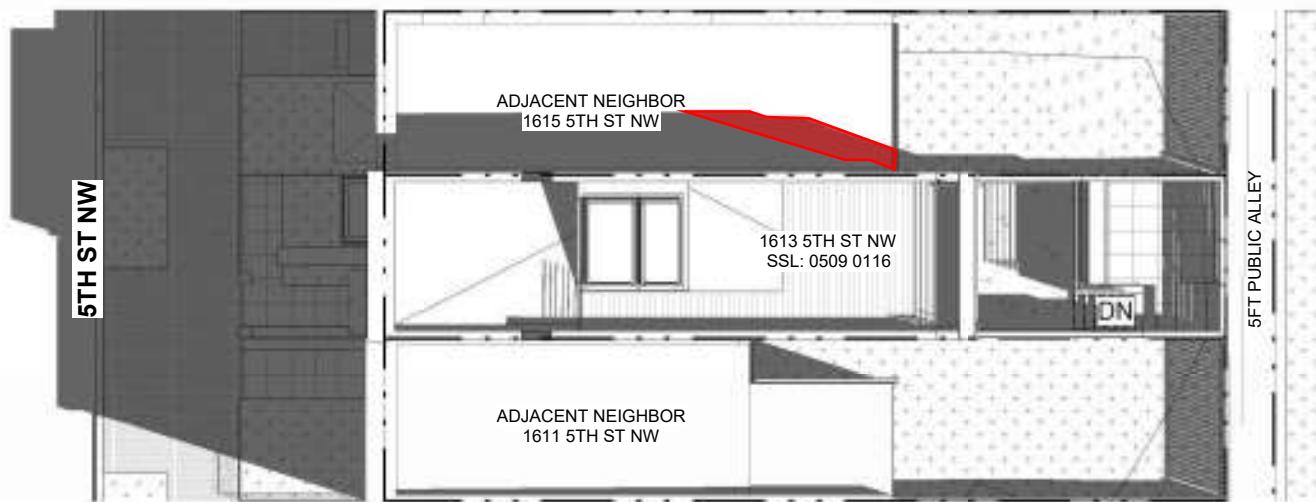
05/24/22

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

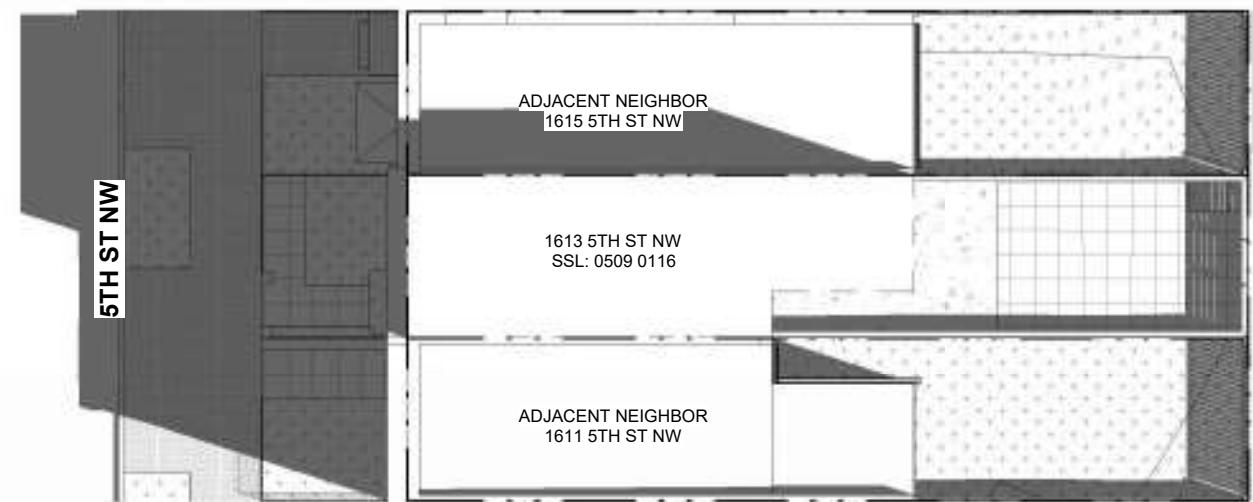


R. MICHAEL CROSS
DESIGN GROUP



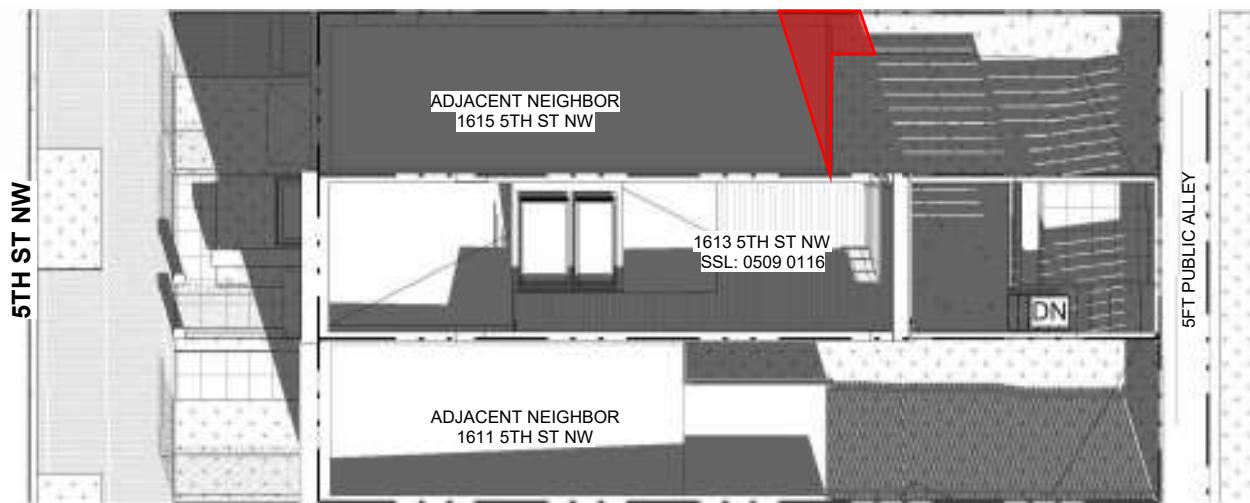
1 SOLAR STUDY - WS - 10AM

A201 BZA20 1/16" = 1'-0"



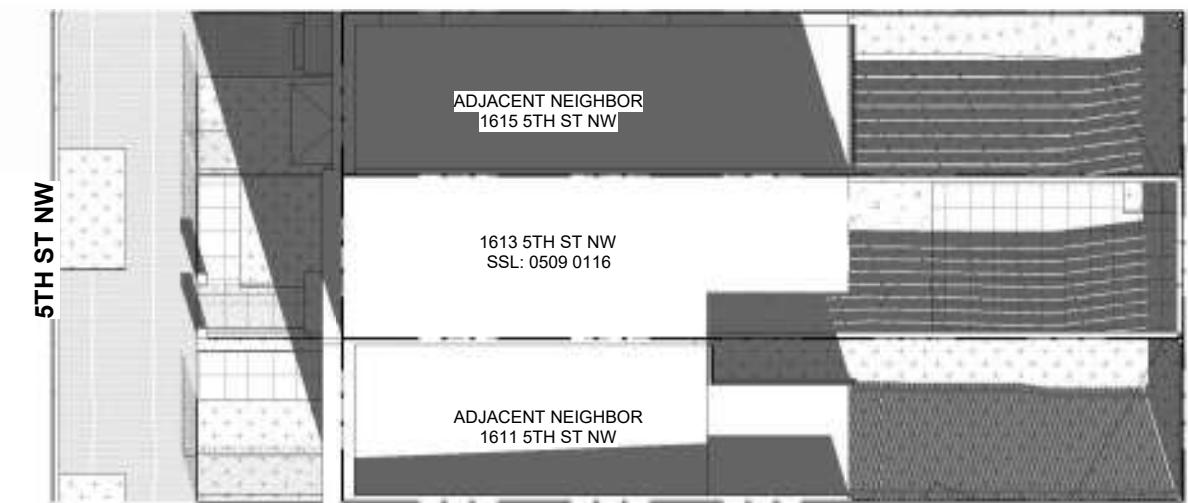
3 SOLAR STUDY - WS - 10AM MATTER-OF-RIGHT

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"

16' 8' 0' 16' 32'



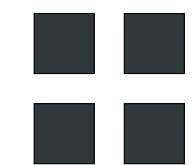
MAI 5S

BZA20
SOLAR STUDY - WINTER

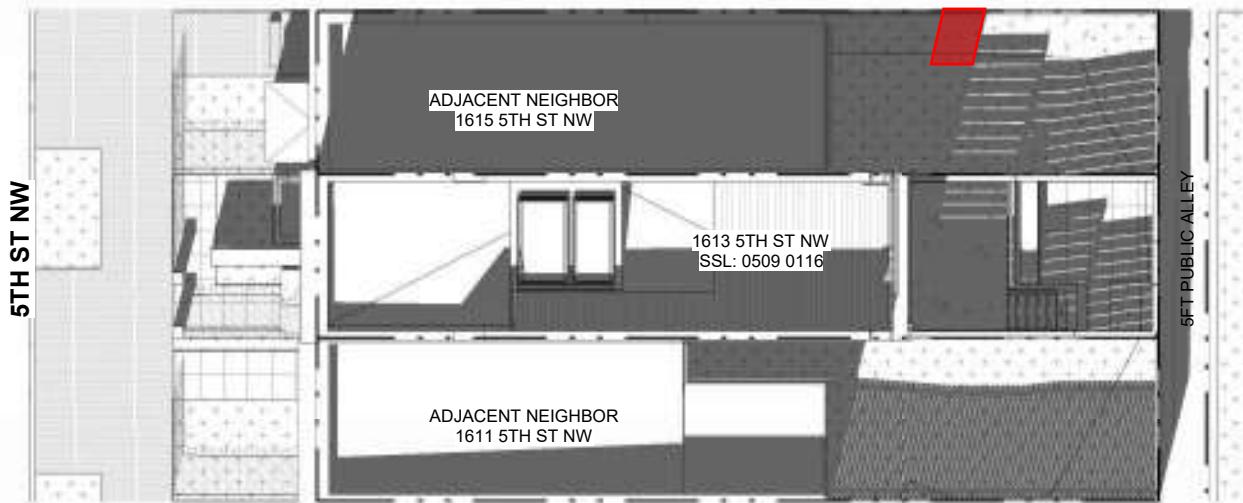
05/24/22

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

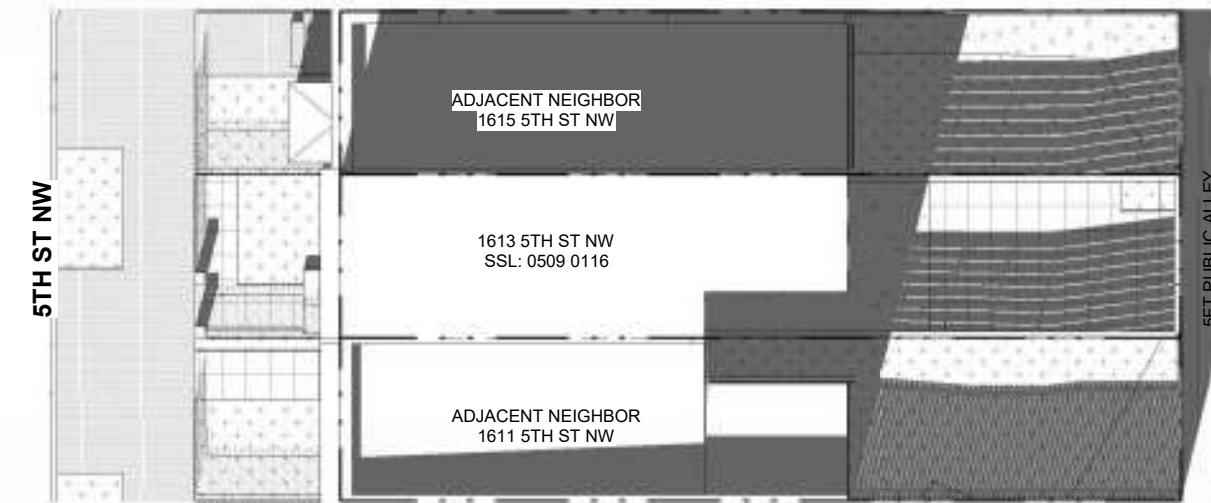


R. MICHAEL CROSS
DESIGN GROUP



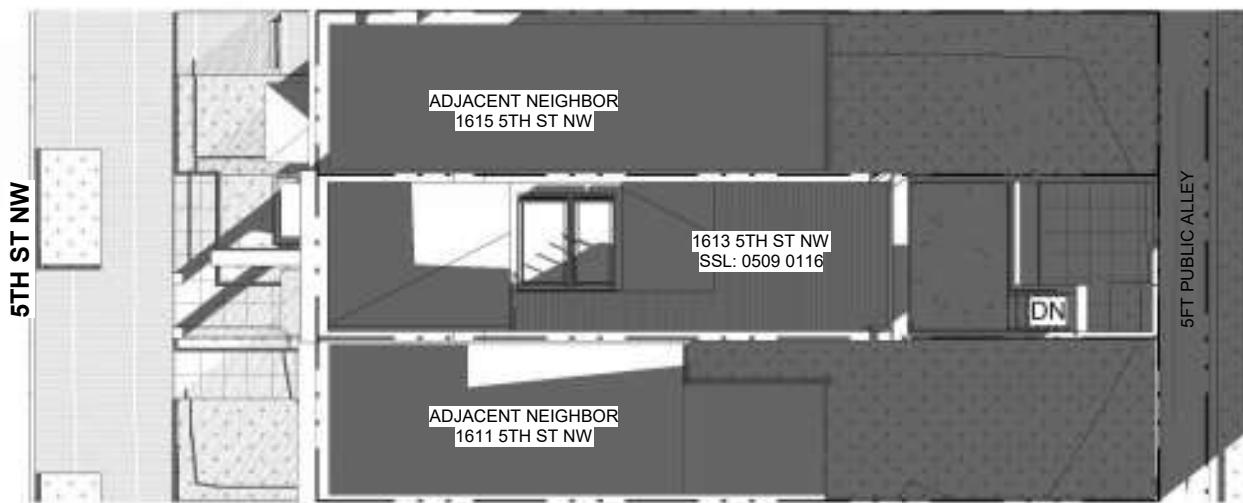
3 SOLAR STUDY - WS - 2PM

A201 BZA21 1/16" = 1'-0"



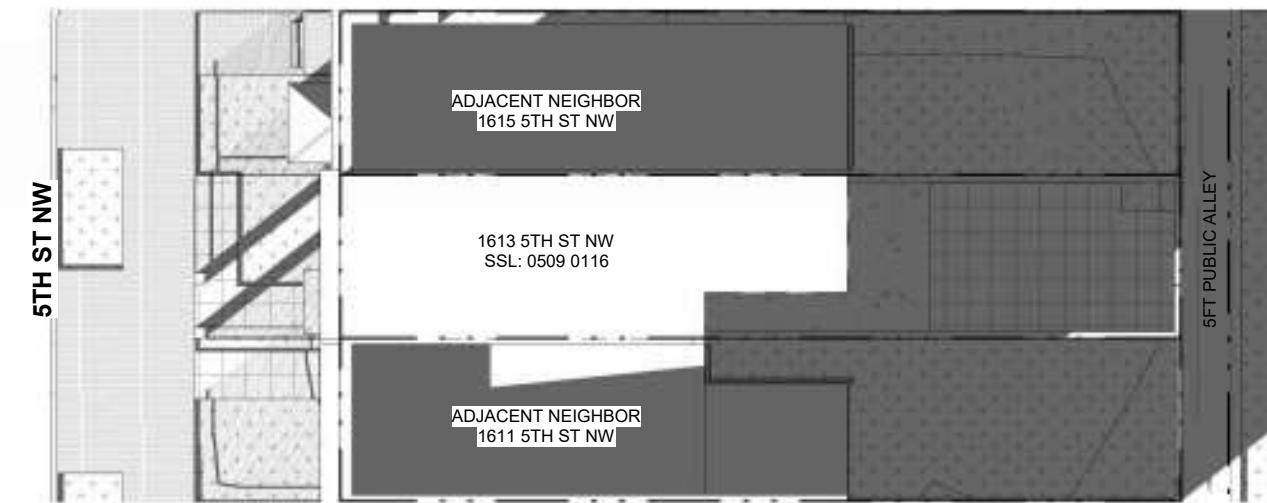
1 SOLAR STUDY - WS - 2PM MATTER-OF-RIGHT

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"

16' 8' 0' 16' 32'



MAI 5S

BZA21
SOLAR STUDY - WINTER

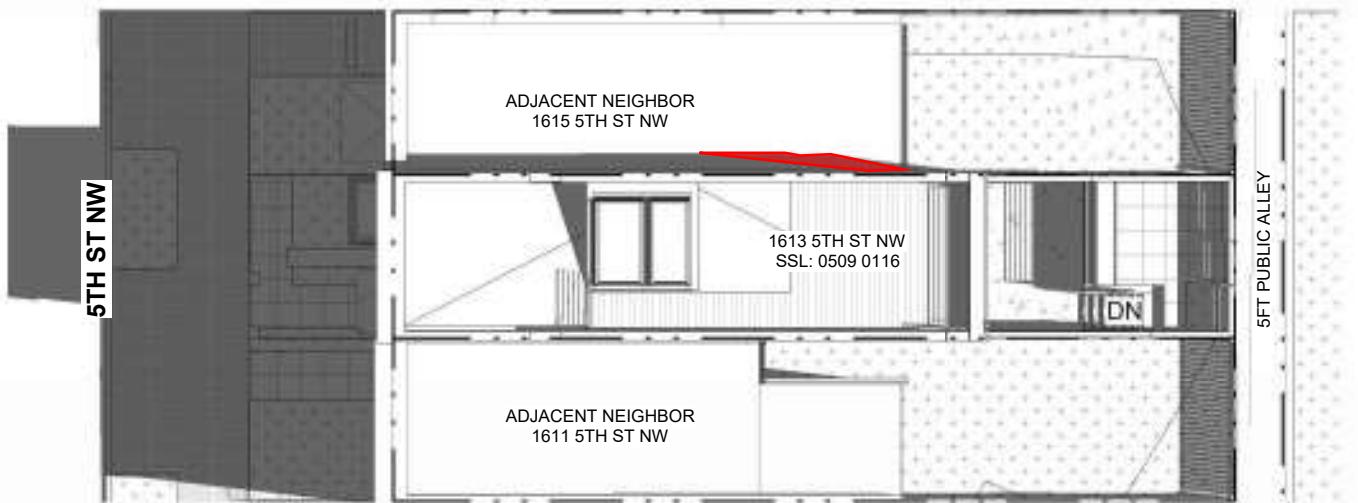
05/24/22

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

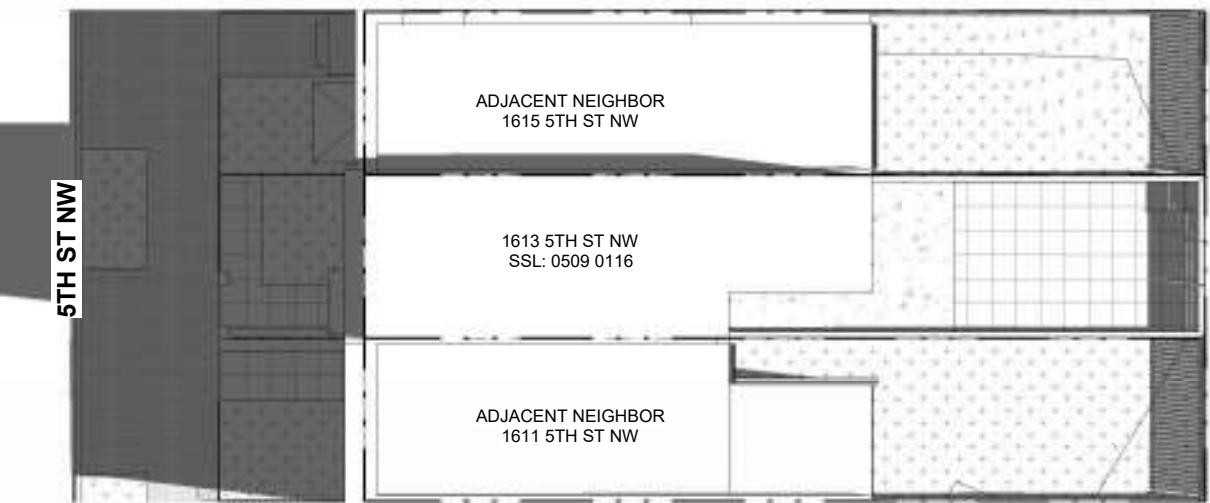


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DESIGN GROUP**



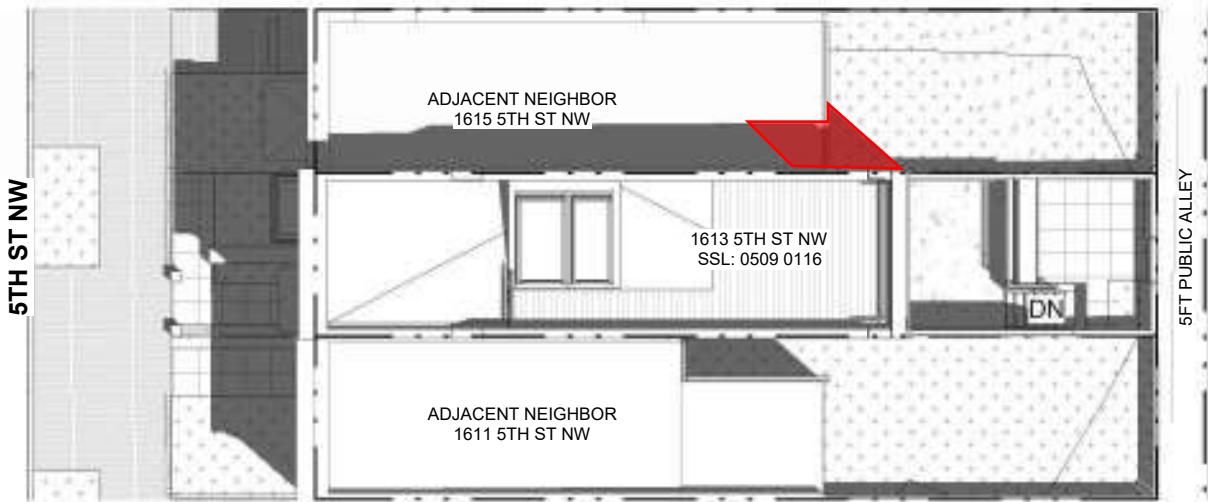
1 SOLAR STUDY - SS - 10AM

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



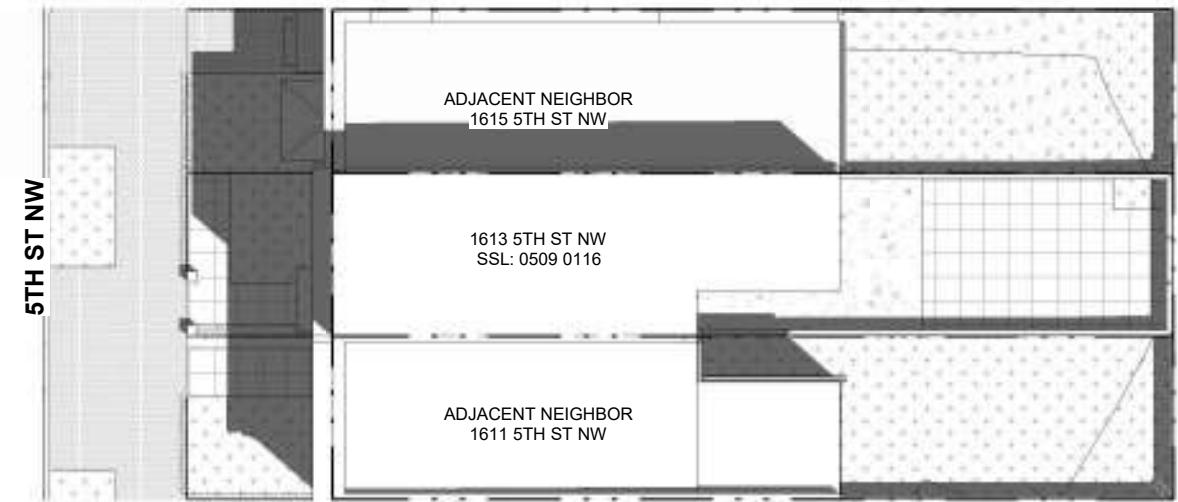
3 SOLAR STUDY - SS - 10AM MATTER-OF-RIGHT

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"

16' 8' 0' 16' 32'



MAI 5S

BZA16
SOLAR STUDY - SUMMER

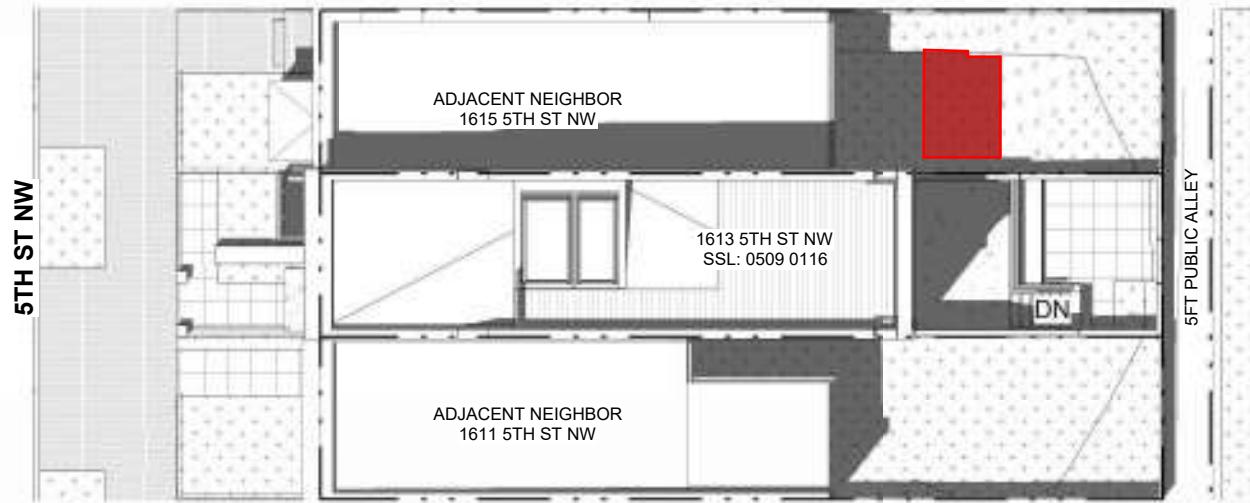
05/24/22

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

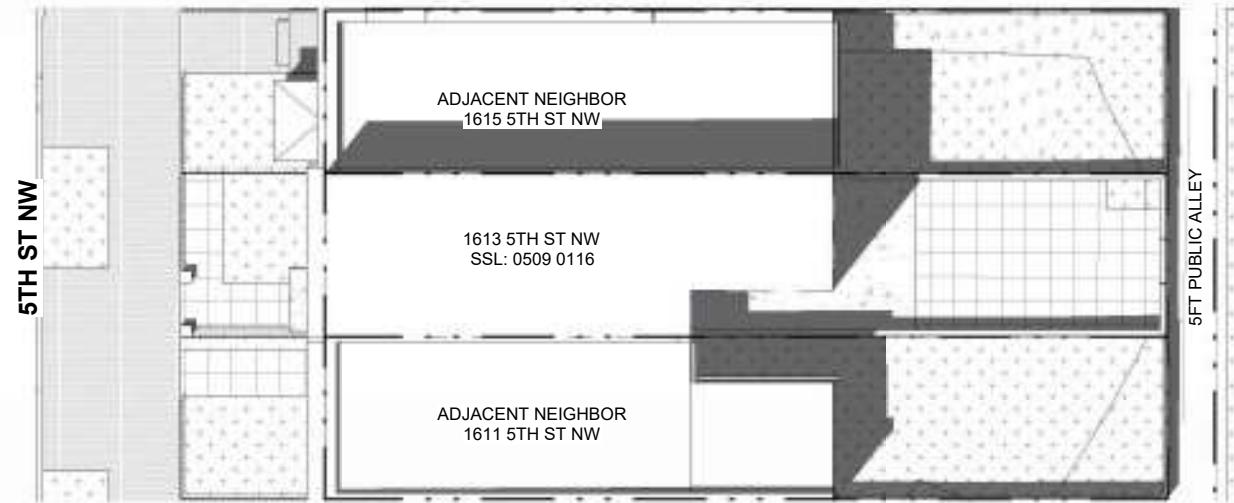


R. MICHAEL CROSS
DESIGN GROUP



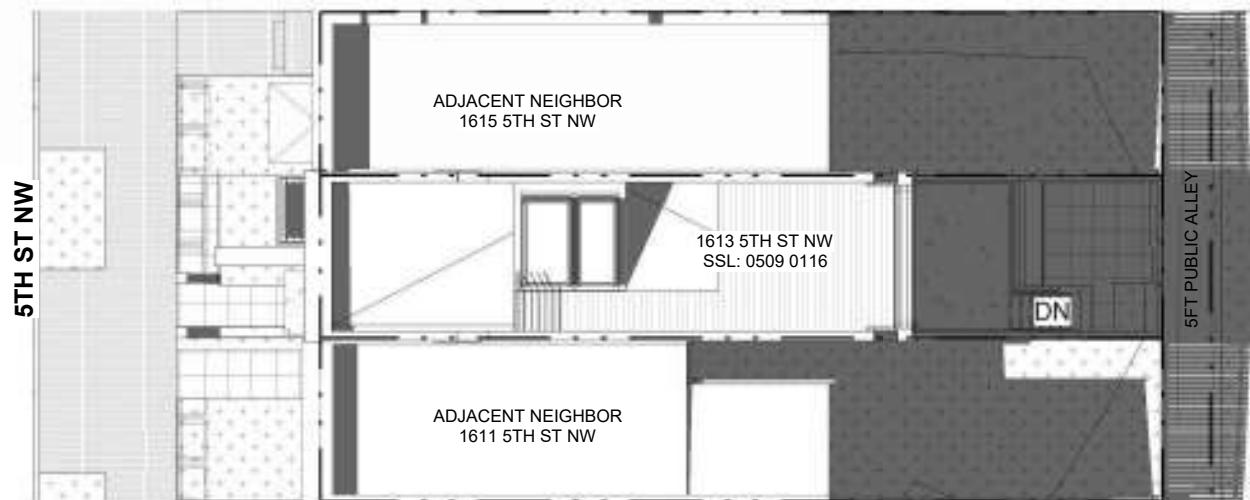
1 SOLAR STUDY - SS - 2PM

A201 BZA17 1/16" = 1'-0"



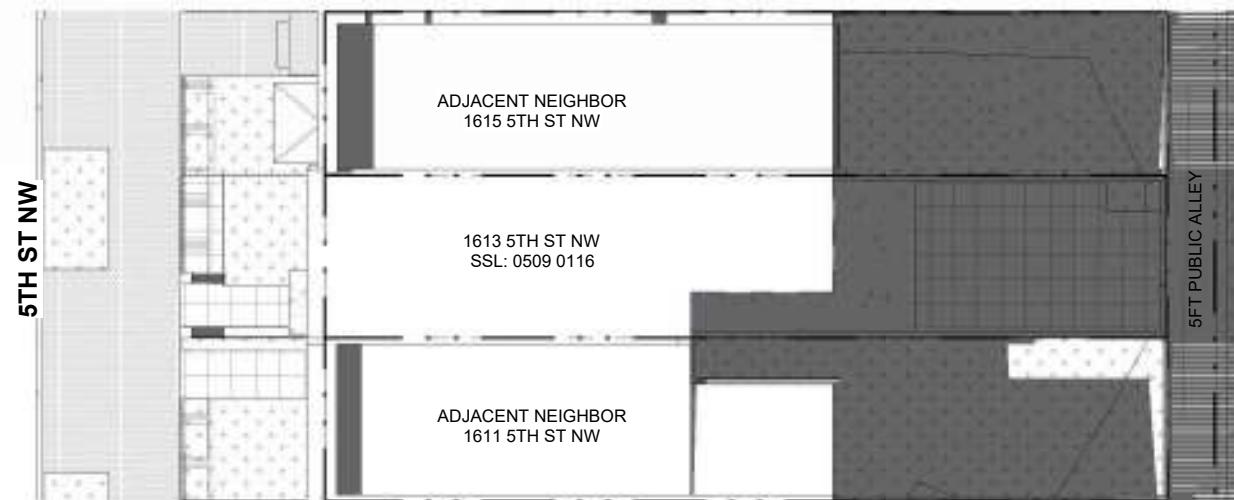
3 SOLAR STUDY - SS - 2PM MATTER-OF-RIGHT

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"

16' 8' 0' 16' 32'



MAI 5S

BZA17
SOLAR STUDY - SUMMER

05/24/22

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

**R. MICHAEL CROSS
DESIGN GROUP**



2 REAR PERSPECTIVE

BZA24

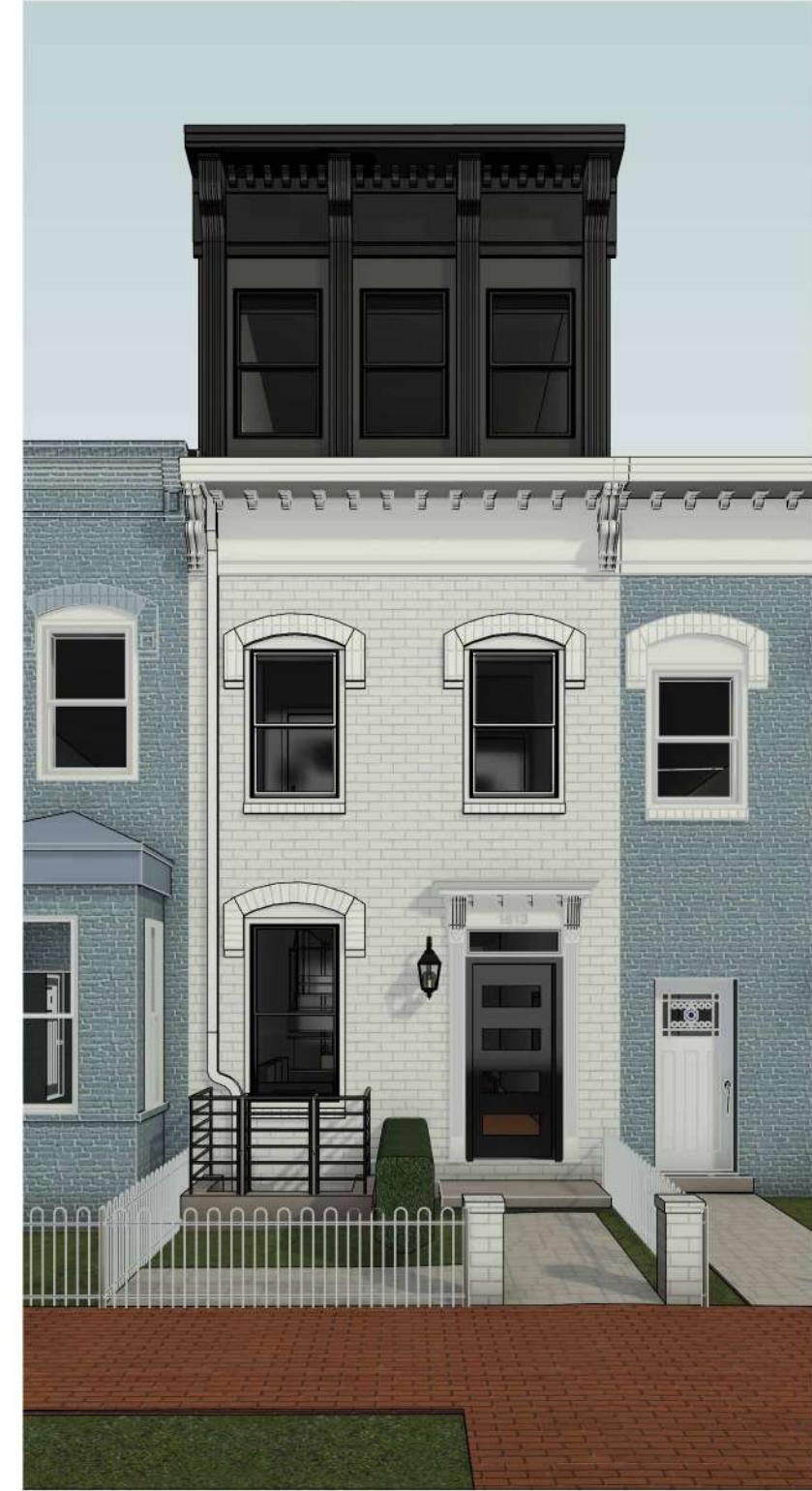
MAI 5S

BZA24
3D RENDERING

05/24/22

1613 5TH ST NW

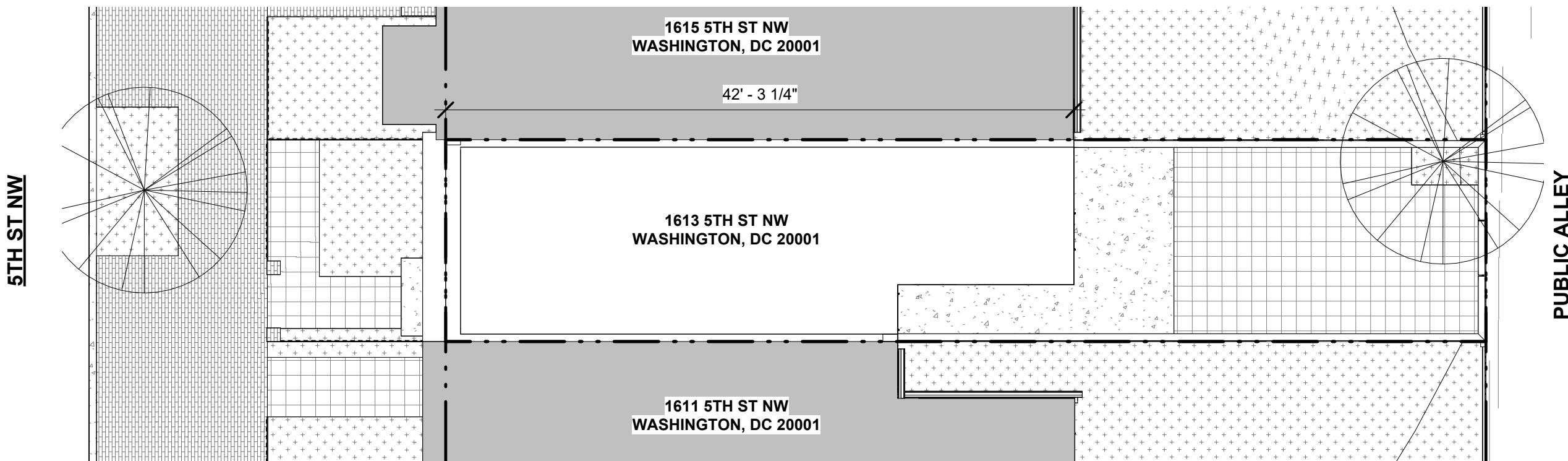
CHRISTOPHER & NATHALIE MAIERSON



1 FRONT PERSPECTIVE

BZA24

**R. MICHAEL CROSS
DESIGN GROUP**



1 SITE PLAN - EXISTING

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

8' 4' 0' 8' 16'

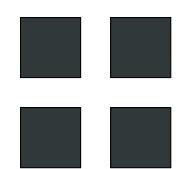
MAI 5S

BZA03
SITE PLAN - EXISTING

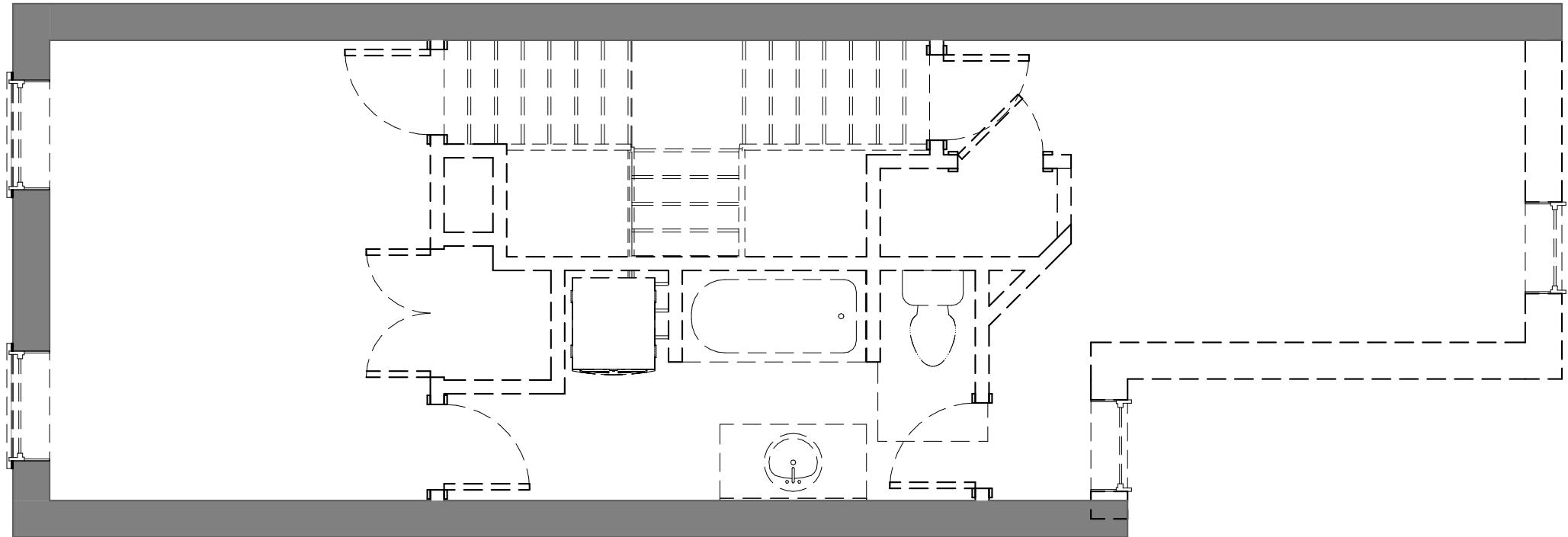
05/24/22

1613 5TH ST NW

CHRISTOPHER & NATHALIE MAIERSON

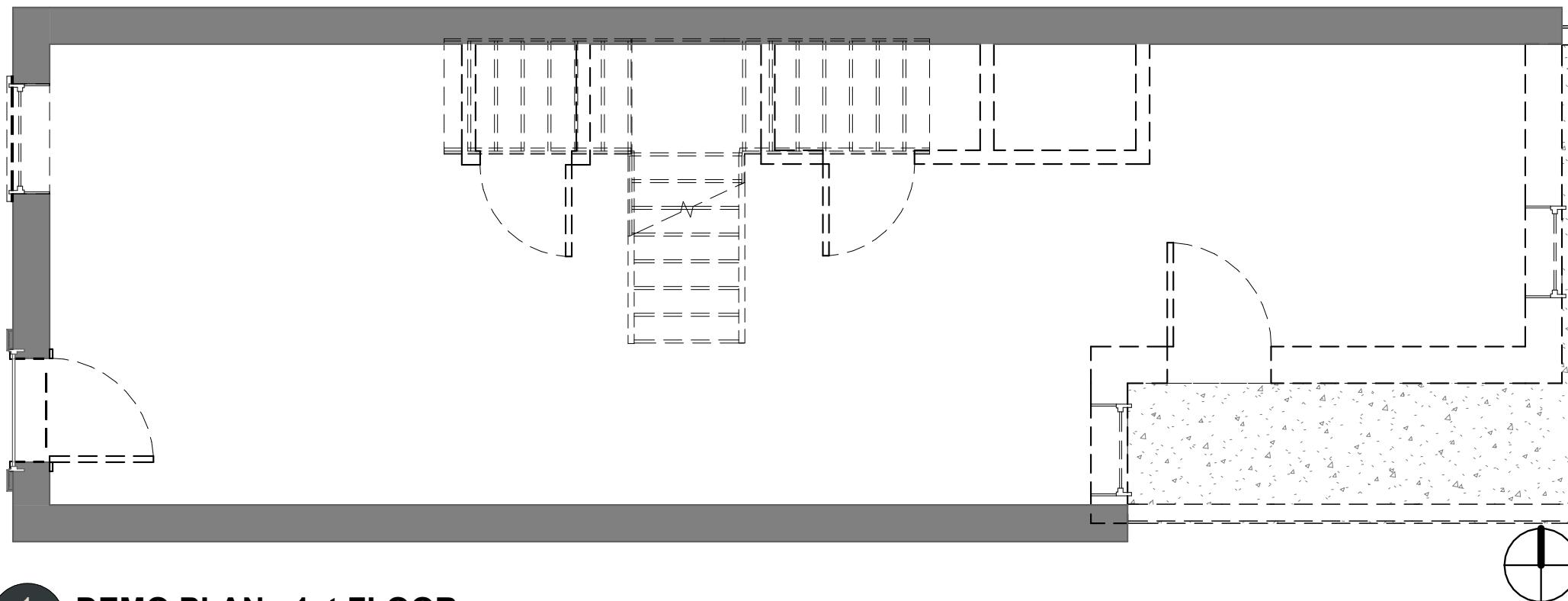


**R. MICHAEL CROSS
DESIGN GROUP**



DEMO PLAN - 2nd FLOOR

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



DEMO PLAN - 1st FLOOR

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

MAI 5S

BZA05

EXISTING PLANS

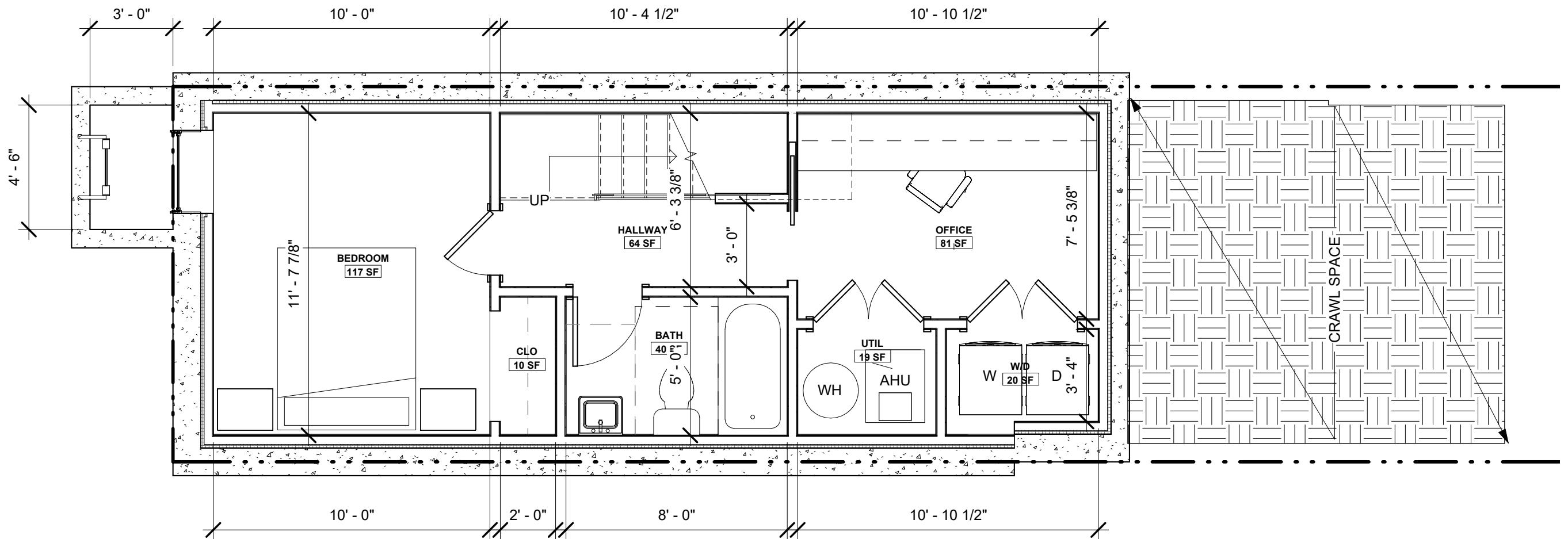
1613 51H ST NW
CHRISTOPHER & NATHALIE MAIERSON

05/24/22

1613 5TH ST NW

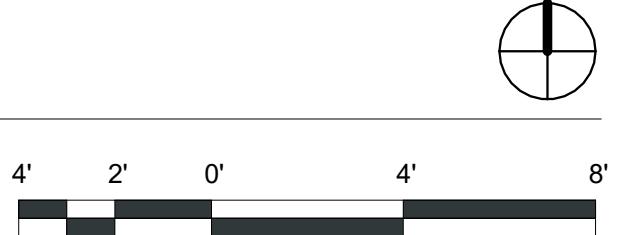
R. MICHA
DESIGN C

R. MICHAEL CROSS DESIGN GROUP



1 FLOOR PLAN - CELLAR

A201 BZA06 1/4" = 1'-0"

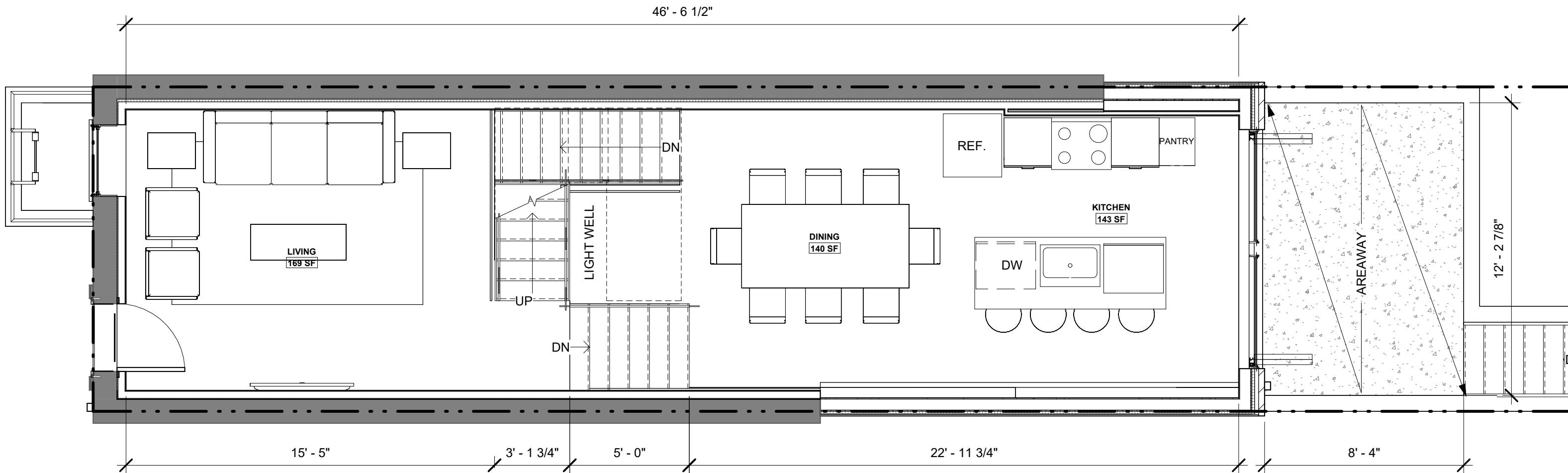


MAI 5S

BZA06
PROPOSED CELLAR

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

**R. MICHAEL CROSS
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1 FLOOR PLAN - 1ST FLOOR

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



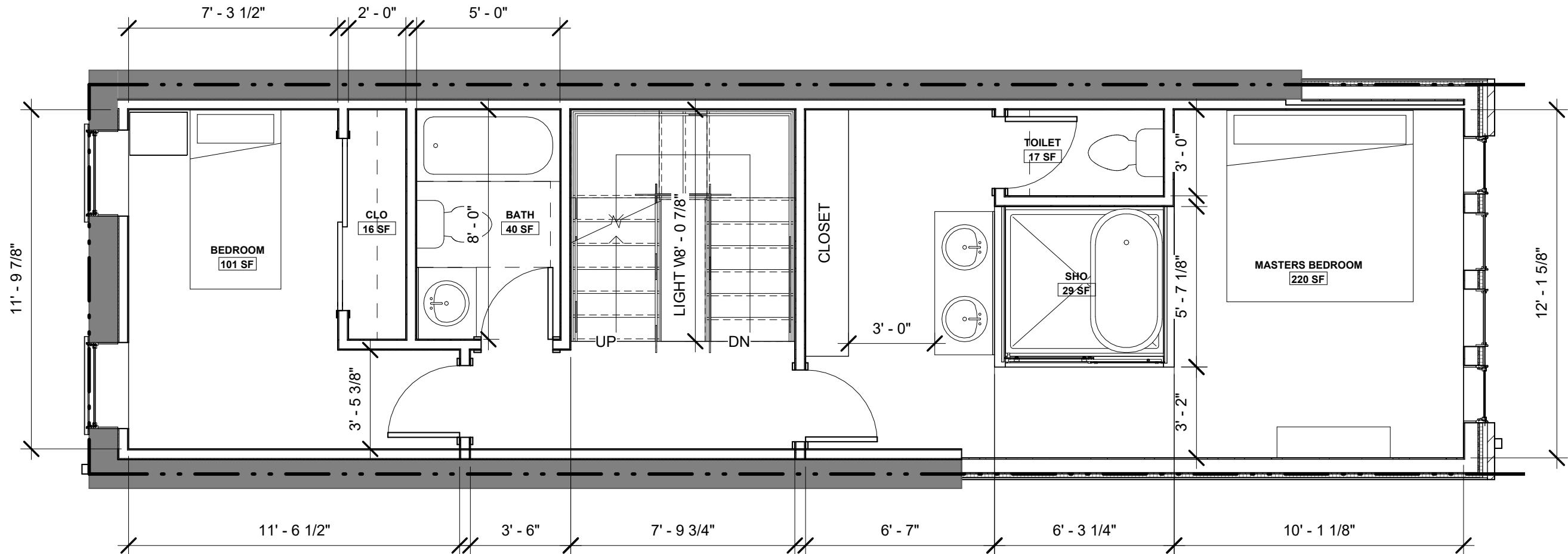
4' 2' 0' 4' 8'

MAI 5S

BZA07
PROPOSED 1ST FLOOR

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

**R. MICHAEL CROSS
DESIGN GROUP**



1
A201 BZA08 1/4" = 1'-0"

FLOOR PLAN - 2ND FLOOR

4' 2' 0' 4' 8'

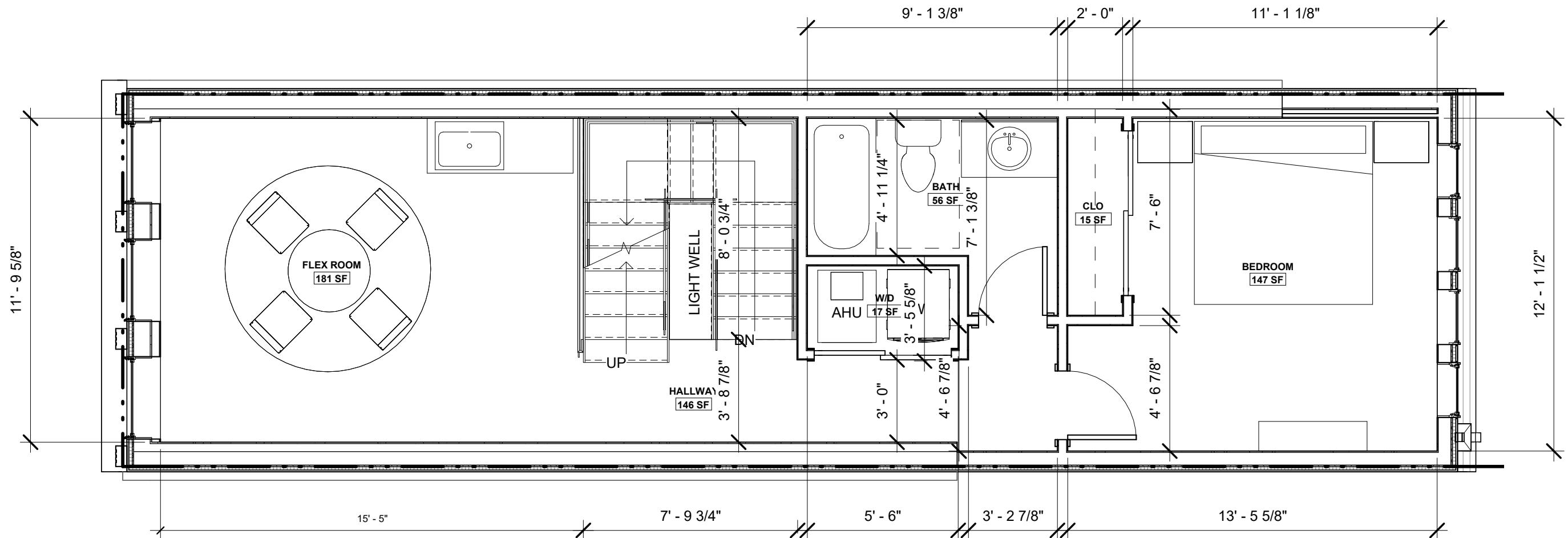
MAI 5S

BZA08
PROPOSED 2ND FLOOR

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



**R. MICHAEL CROSS
DESIGN GROUP**



1 FLOOR PLAN - 3RD FLOOR

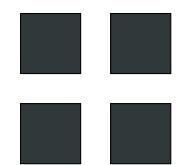
A201 BZA09 1/4" = 1'-0"



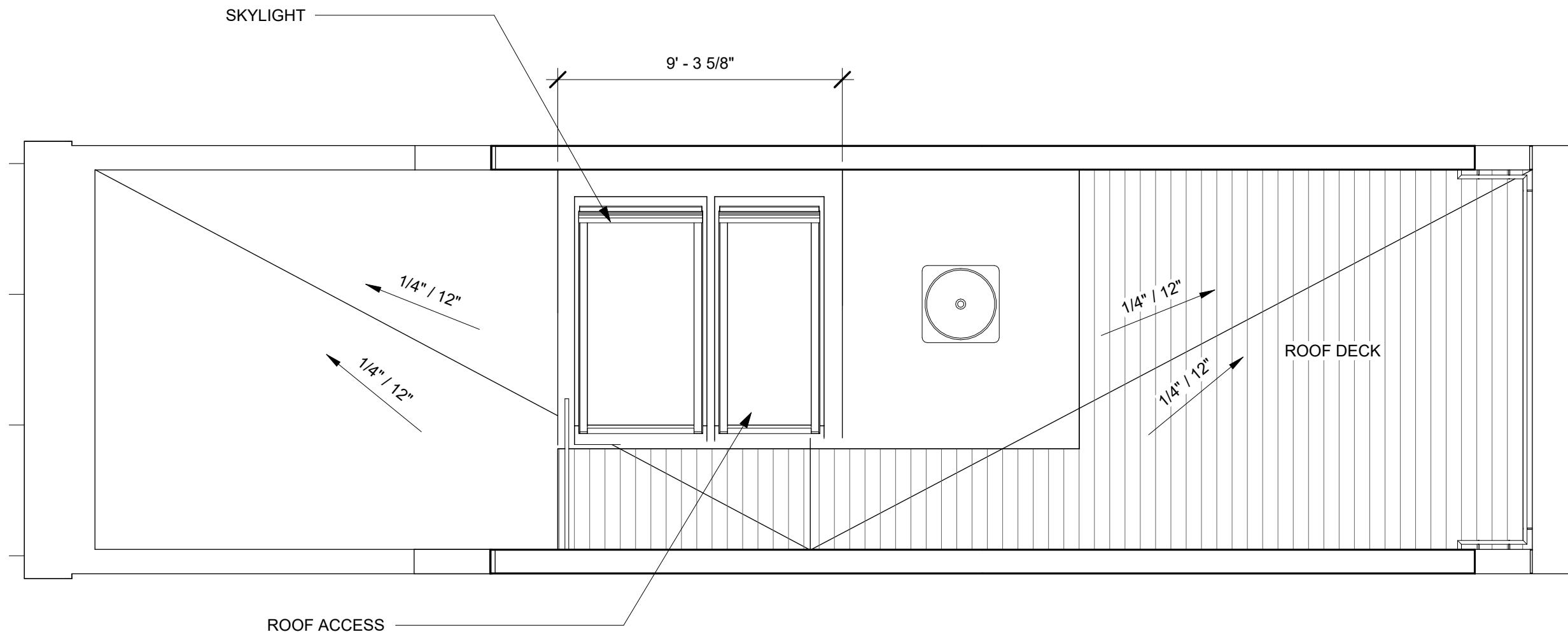
MAI 5S

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

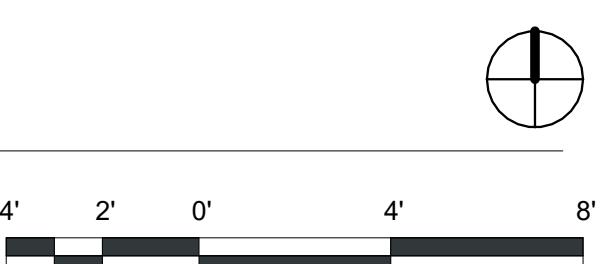
BZA10

PROPOSED ROOF PLAN

1613 51H ST NW
CHRISTOPHER & NATHALIE MAIERSON

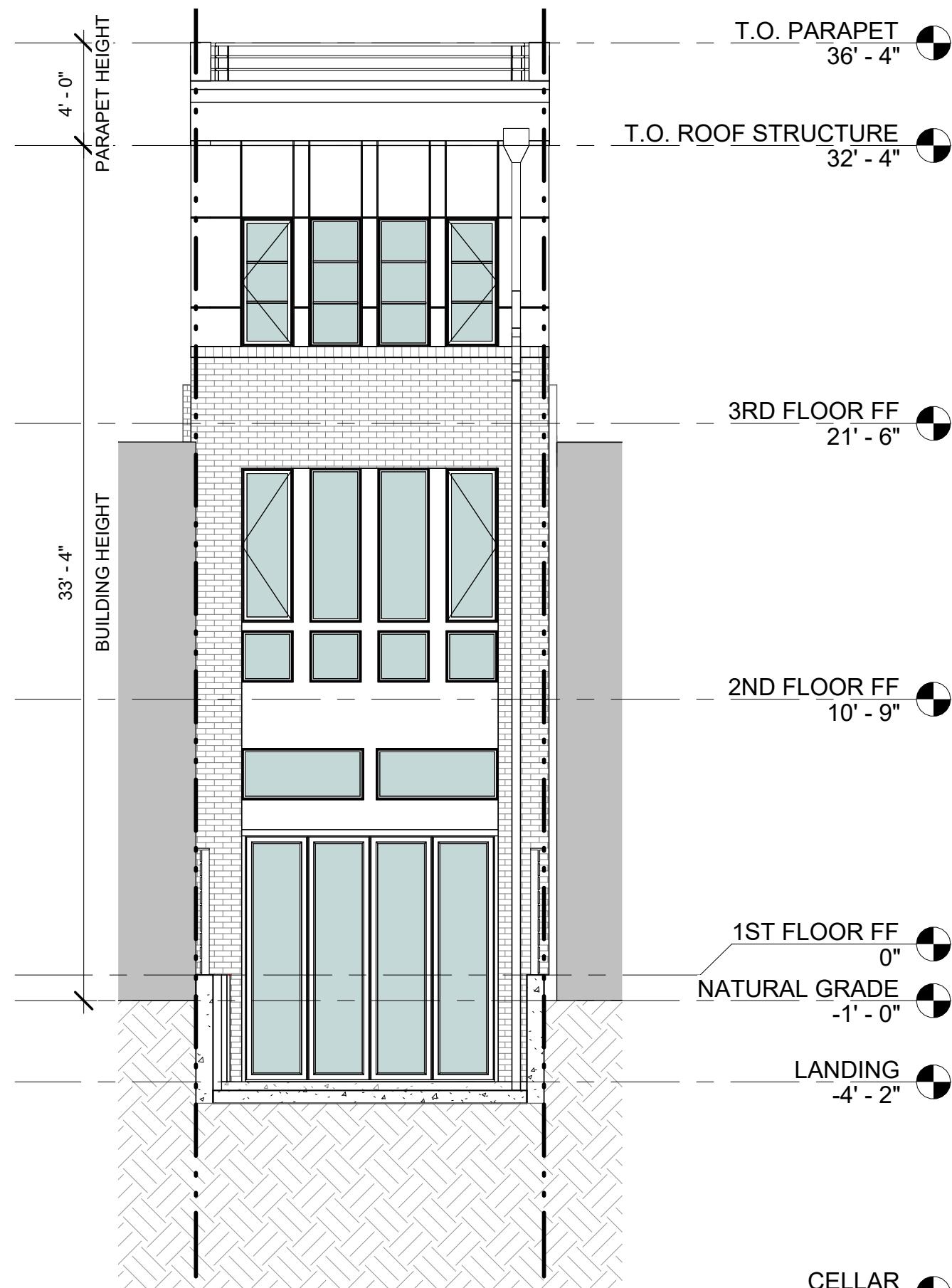
05/24/22

1613 5TH ST NW





R. MICHAEL CROSS DESIGN GROUP



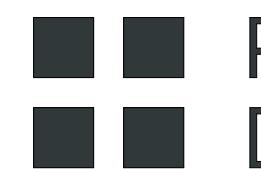
1 REAR ELEVATION
BZA13 3/16" = 1'-0"

MAI 5S

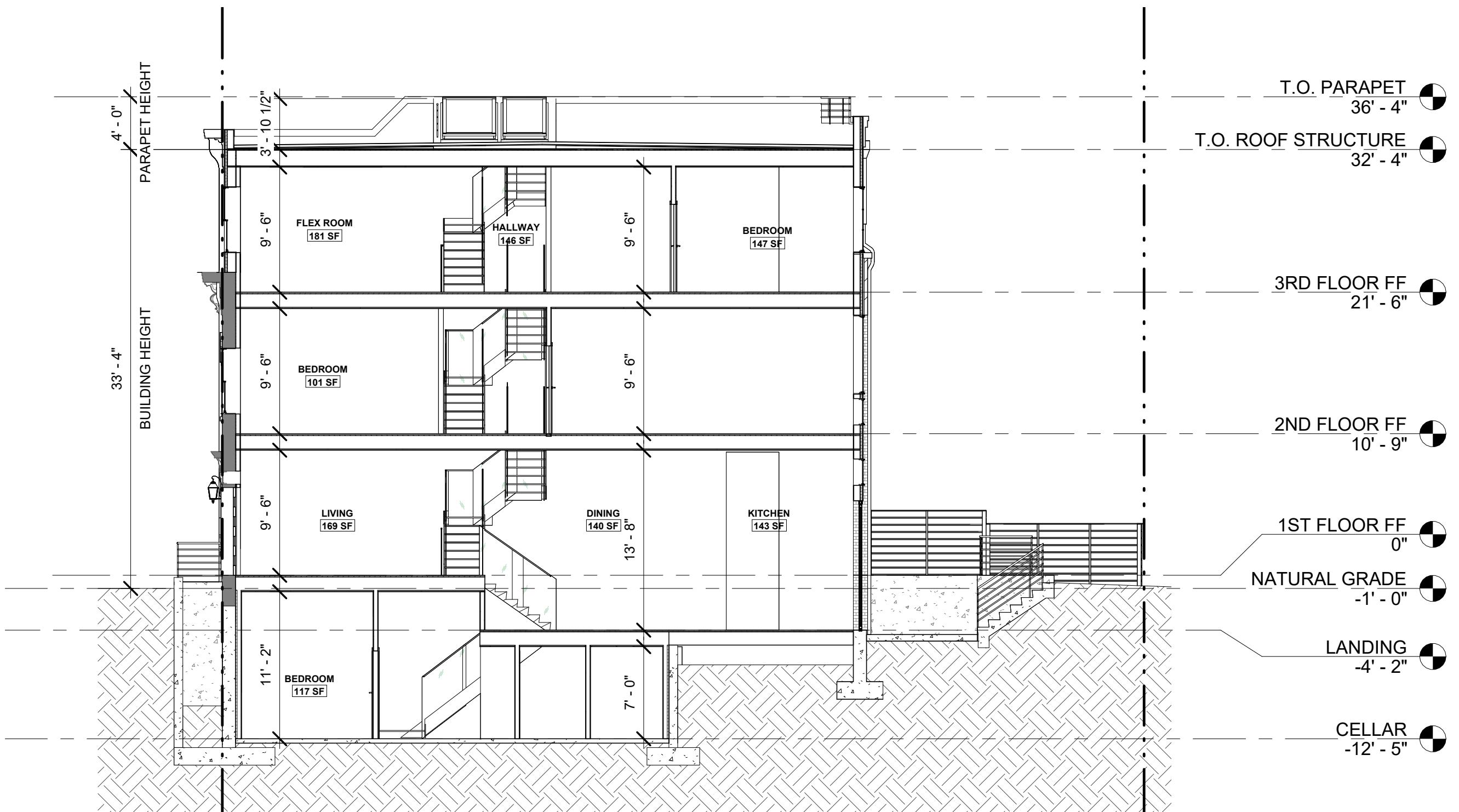
BZA13
ELEVATIONS

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

64" 32" 0" 64" 128"



**R. MICHAEL CROSS
DESIGN GROUP**



MAI 5S

BZA11
BUILDING SECTION

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

**R. MICHAEL CROSS
DESIGN GROUP**