



1

3D - VIEW

BZA01

PROJECT NARATIVE:

THIS PROJECT IS PROPOSING TO CONSTRUCT A NEW 3-STORY 8-UNIT APARTMENT BUILDING. FULL MECHANICAL, ELECTRICAL, PLUMBING SCOPE TO BE INCLUDED. A RAZE APPLICATION IS ASSOCIATED WITH THIS PROJECT WITH PERMIT #R2600007.

ZONING INFO

Address:	1908 IRVING ST NE WASHINGTON, DC 20018
SSL:	4207 0005
Zoning:	RA-1
Historic District:	N/A
Lot Area:	8,311 SF
Lot Width :	50 FT
ANC:	5B

	EXISTING	ALLOWED/REQ.	PROPOSED
Land Use:	EMPTY LOT	RESIDENTIAL	MULTI-FAMILY 8-UNITS
# of Stories:	n/a	3 MAX	3 + CELLAR
Rear Yard:	n/a	20 FT MIN	50 FT
Side Yard:	n/a	8 FT MIN.	8 FT & 10 FT
Building Height:	n/a	40 FT MAX	32'-0"
FAR:	n/a	1.08 W/ IZ	1.08 W/ IZ
Lot Occupancy:	n/a	40%	36%
Gross Building Area:	n/a	8,973 SF	8,973 SF
GAR:	n/a	0.4	0.4
Vehicle parking:	n/a	1 Space	4 Spaces
(long-term)Bicycle parking:	n/a	3 Spaces	4 Spaces
(short-term) Bicycle Parking	n/a	n/a	2 Spaces

DRAWING LIST - BZA SHEETS

Sheet Number	Sheet Name
BZA01	COVER SHEET
BZA02	LOCATION & EXISTING PHOTOS
BZA03	SITE PLAN - EXISTING
BZA05	PROPOSED CELLAR
BZA06	PROPOSED 1ST FLOOR
BZA07	PROPOSED 2ND FLOOR
BZA08	PROPOSED 3RD FLOOR
BZA09	PROPOSED ROOF PLAN
BZA10	BUILDING SECTION
BZA11	ELEVATIONS
BZA12	ELEVATIONS
BZA13	ELEVATIONS
BZA18	3D RENDERING
BZA19	3D RENDERING
BZA20	3D RENDERING
BZA21	SOLAR STUDY - SPRING
BZA22	SOLAR STUDY - SPRING
BZA23	SOLAR STUDY - SUMMER
BZA24	SOLAR STUDY - SUMMER
BZA25	SOLAR STUDY - FALL
BZA26	SOLAR STUDY - FALL
BZA27	SOLAR STUDY - WINTER
BZA28	SOLAR STUDY - WINTER
BZA29	BIKE STORAGE

REV IR

BZA01
COVER SHEET

03/12/26
1908 IRVING ST NE
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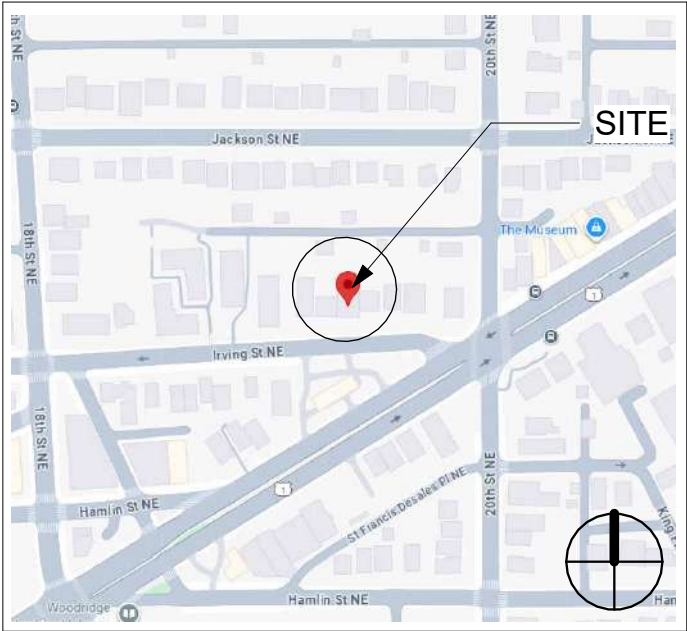


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Raze Application is associated with this project with permit #R2600007.

LOCATION MAP



REV IR

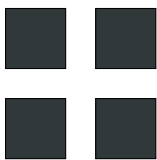
BZA002

LOCATION & EXISTING PHOTOS

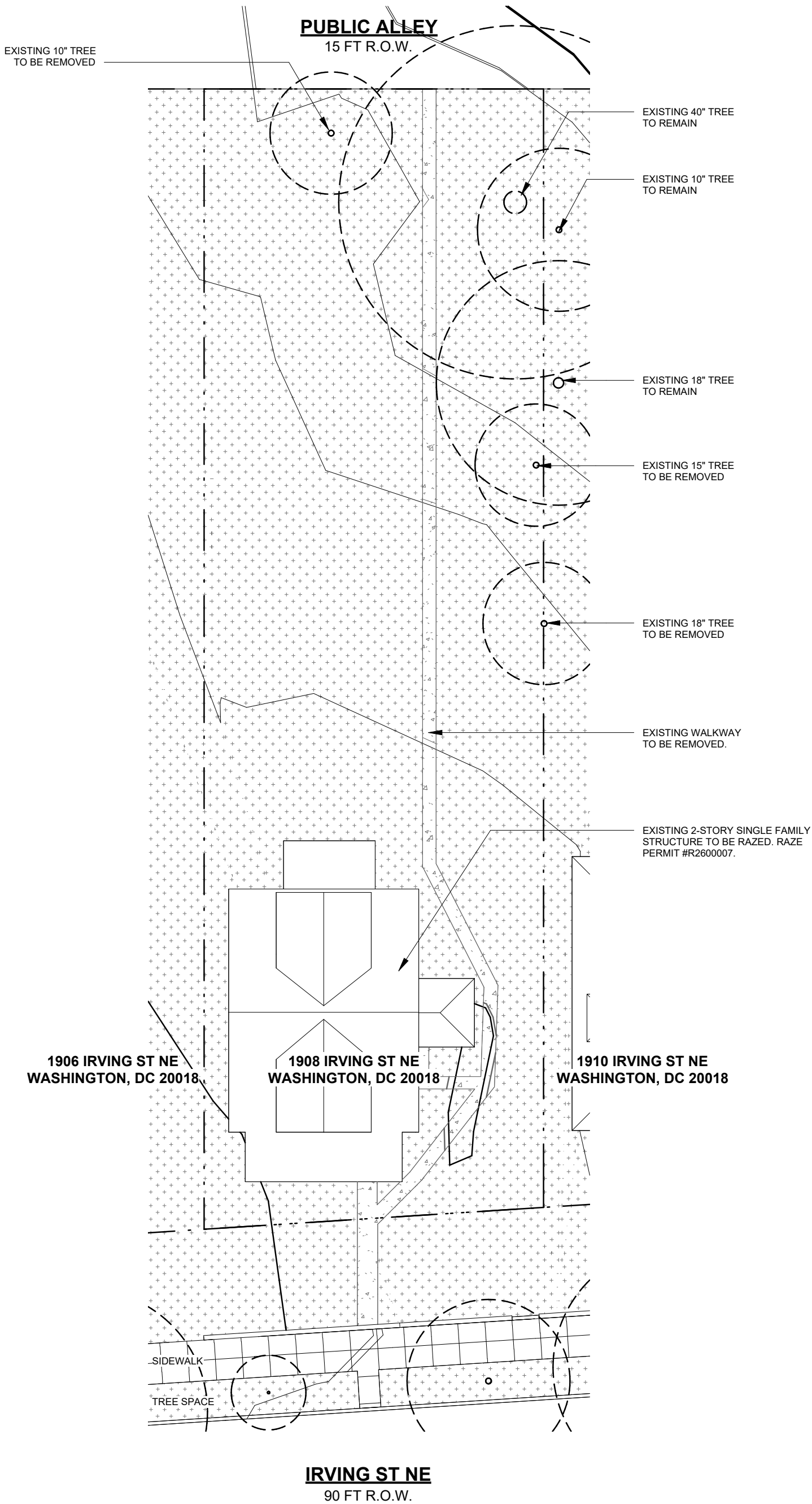
05/24/22

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1 SITE PLAN - EXISTING - BZA

A002 | BZA03 1/16" = 1'-0"

REV IR

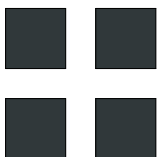
BZA03

SITE PLAN - EXISTING

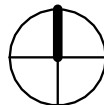
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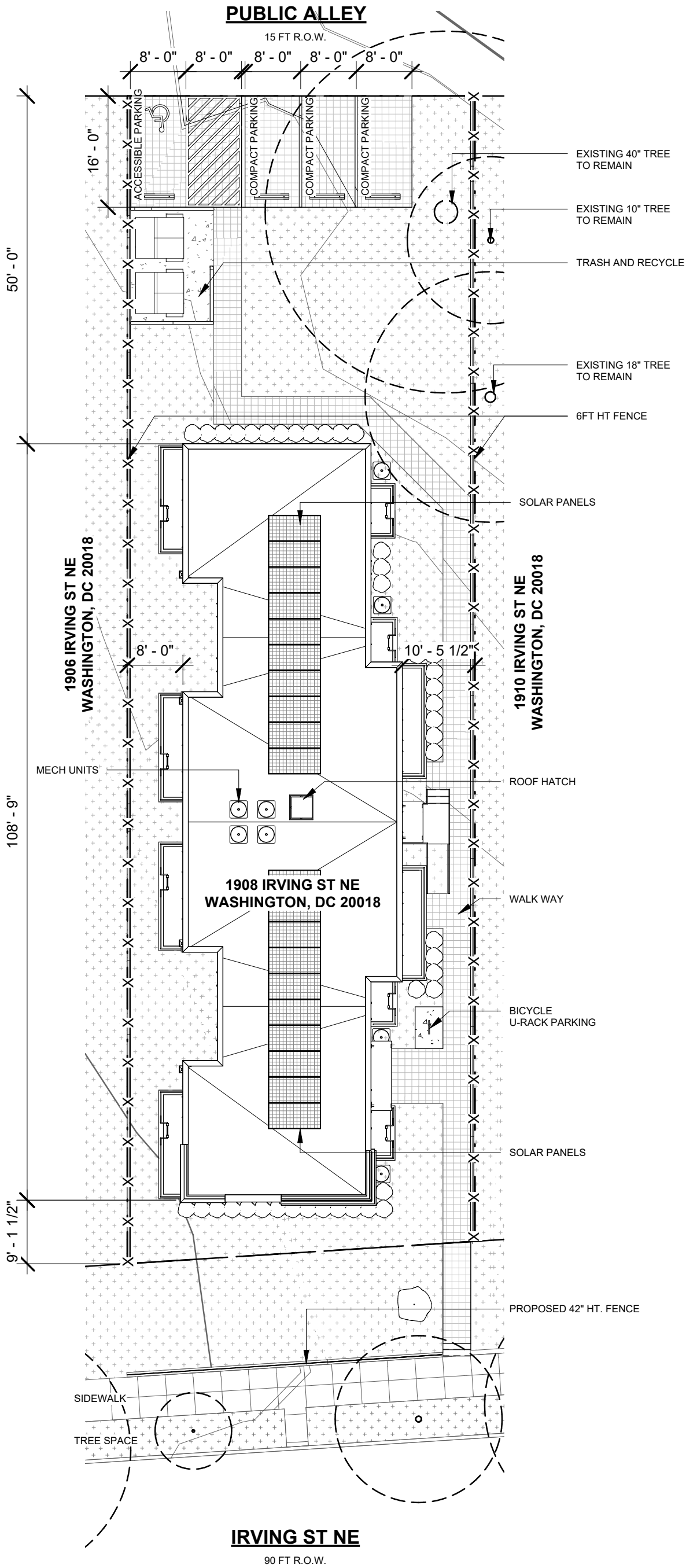
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1 SITE PLAN - PROPOSED

A002 | BZA04 1/16" = 1'-0"

REV IR

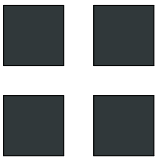
BZA04

SITE PLAN - PROPOSED

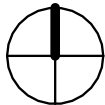
05/24/22

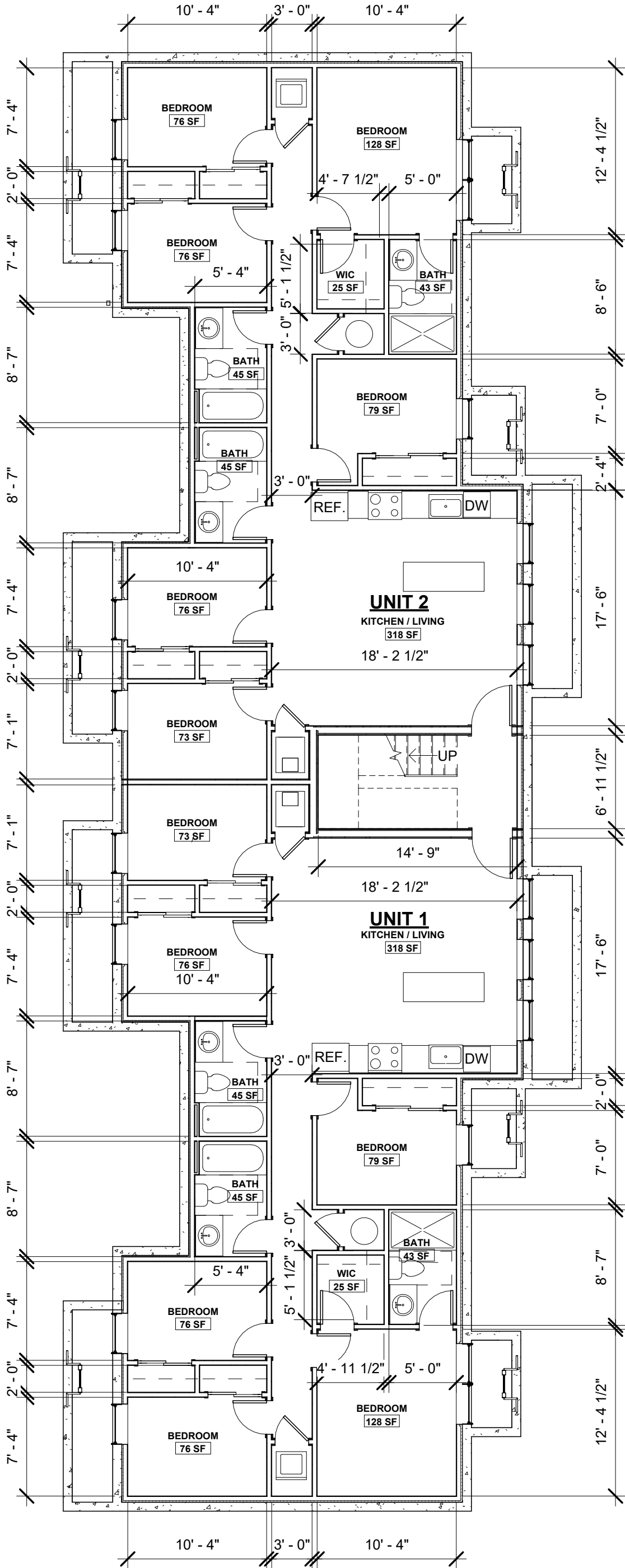
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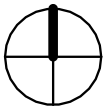
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1 FLOOR PLAN - CELLAR

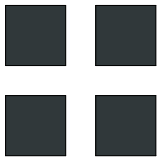
A002 | BZA05 1/8" = 1'-0"



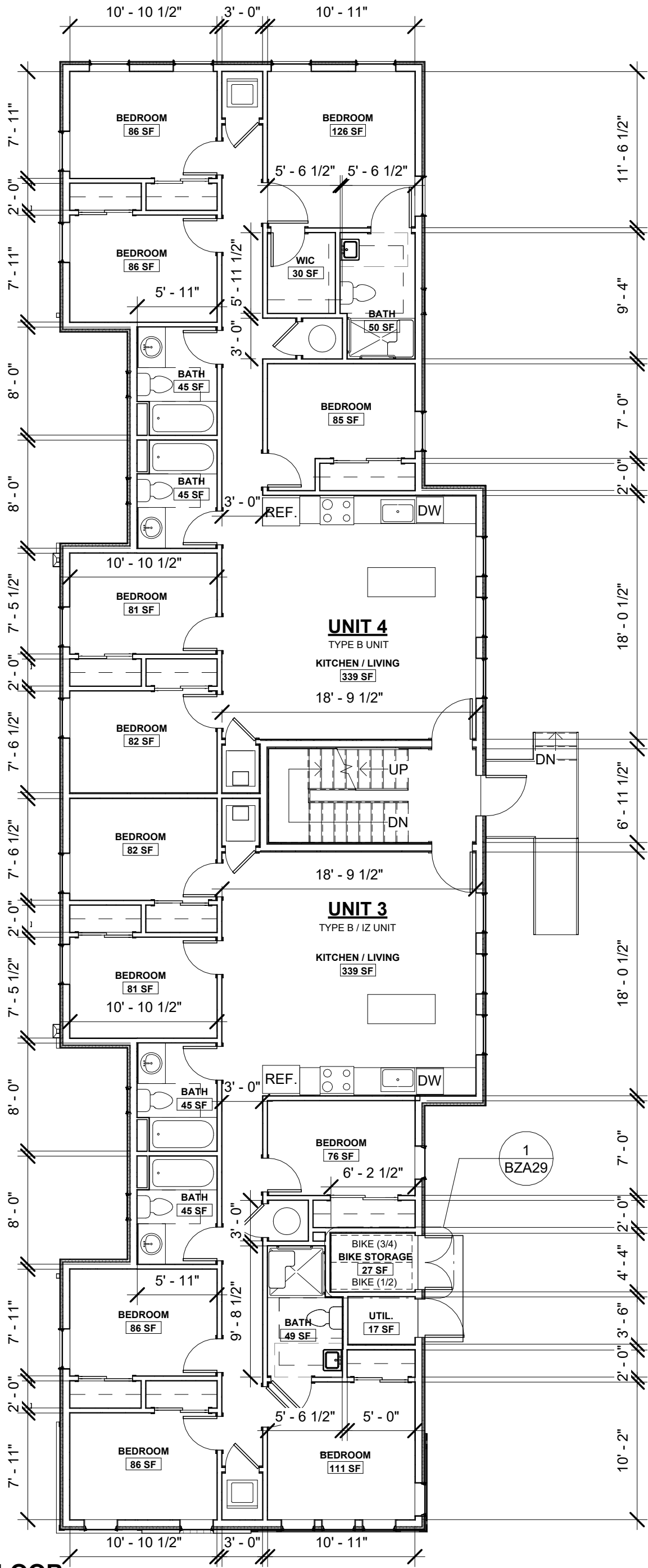
REV IR

BZA05
PROPOSED CELLAR

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1 FLOOR PLAN - 1ST FLOOR

A002 | BZA06 1/8" = 1'-0"

REV IR

BZA06

PROPOSED 1ST FLOOR

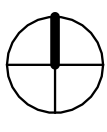
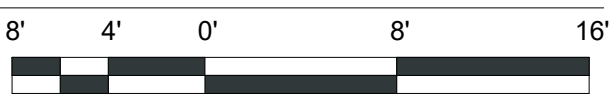
05/24/22

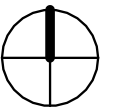
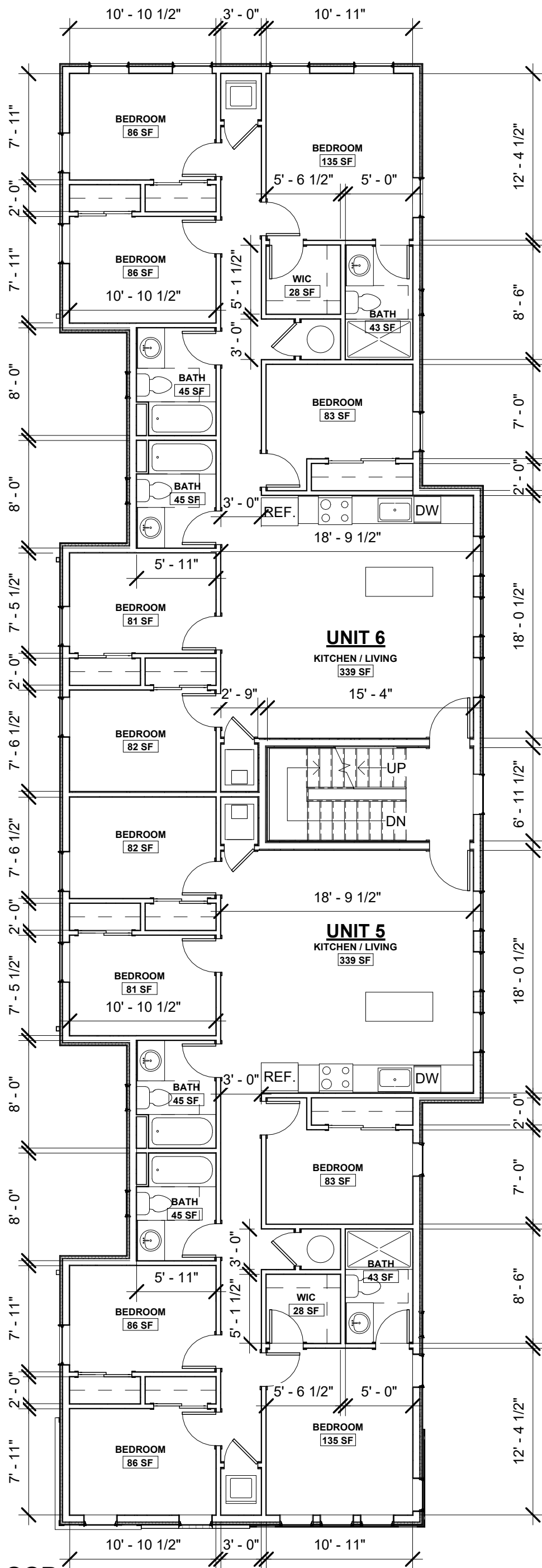
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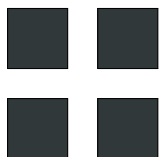
1 FLOOR PLAN - 2ND FLOOR

A002 BZA07 1/8" = 1'-0"

REV IR

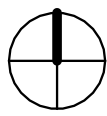
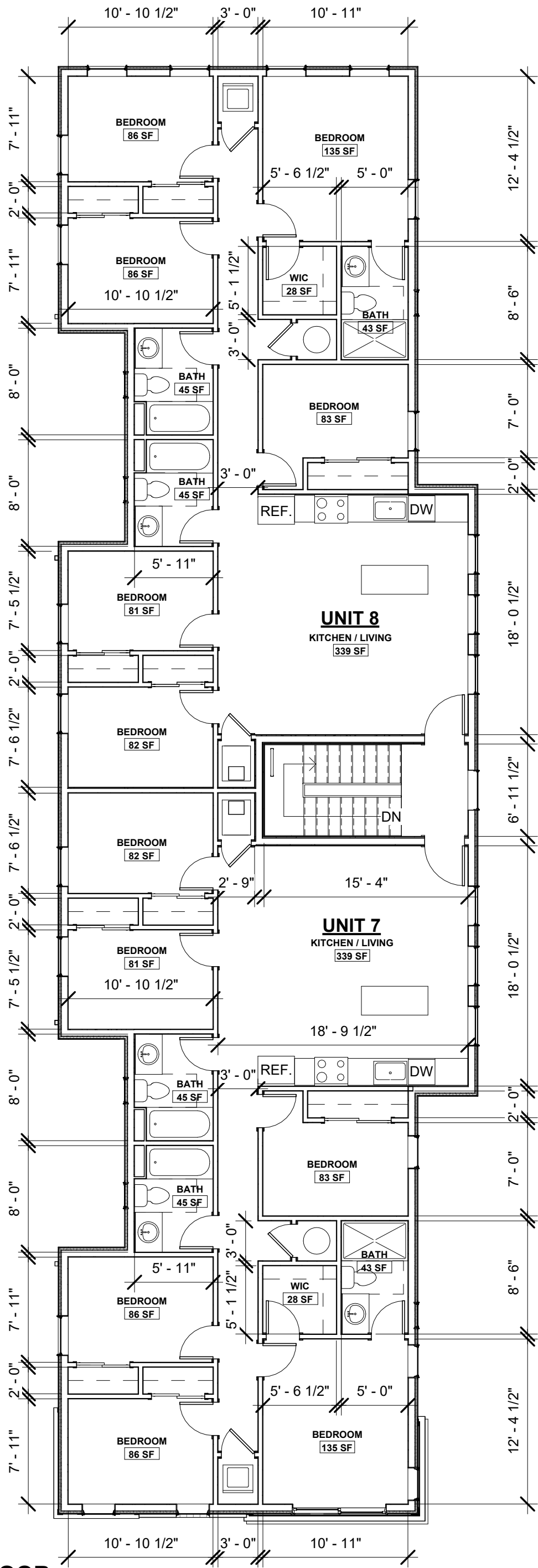
BZA07
PROPOSED 2ND FLOOR

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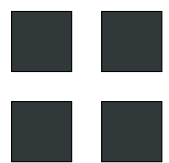
1 FLOOR PLAN - 3RD FLOOR

A002 BZA08 1/8" = 1'-0"

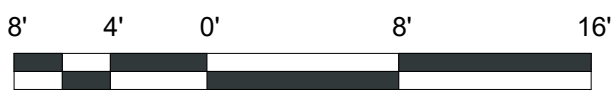
REV IR

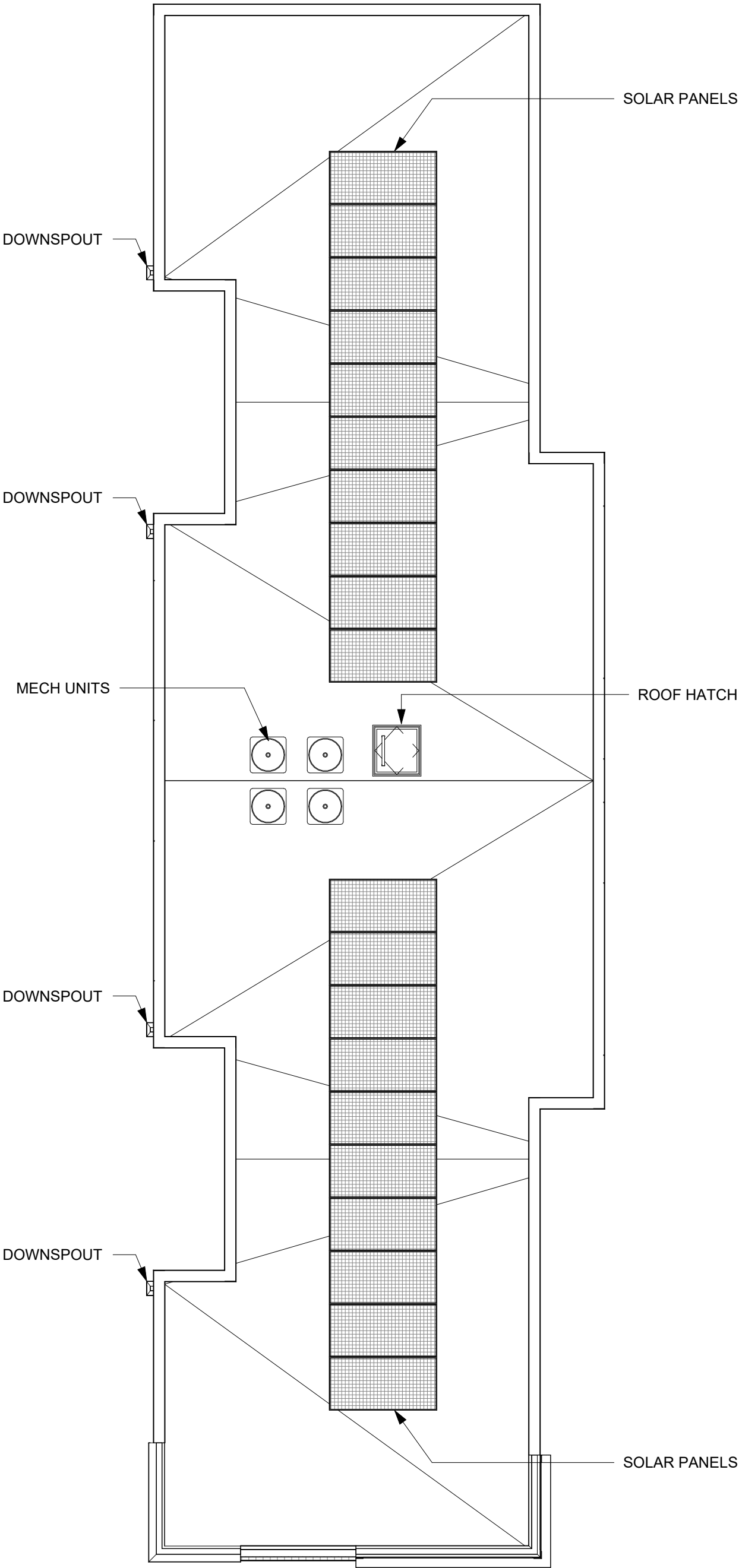
BZA08
PROPOSED 3RD FLOOR

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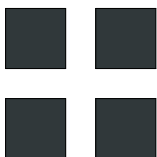
1 FLOOR PLAN - ROOF

A002 | BZA09 1/8" = 1'-0"

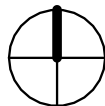
REV IR

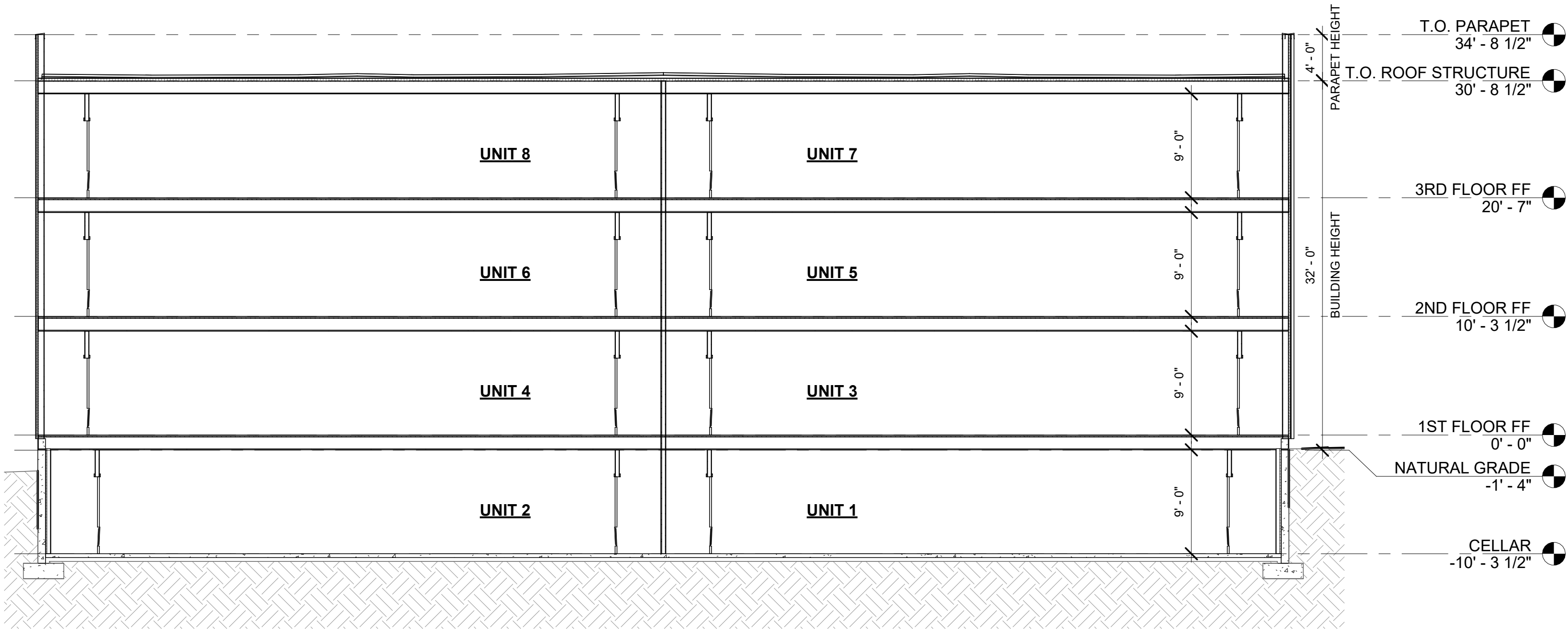
BZA09
PROPOSED ROOF PLAN

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1 LONGITUDINAL SECTION

BZA10 1/8" = 1'-0"

REV IR

BZA10

BUILDING SECTION

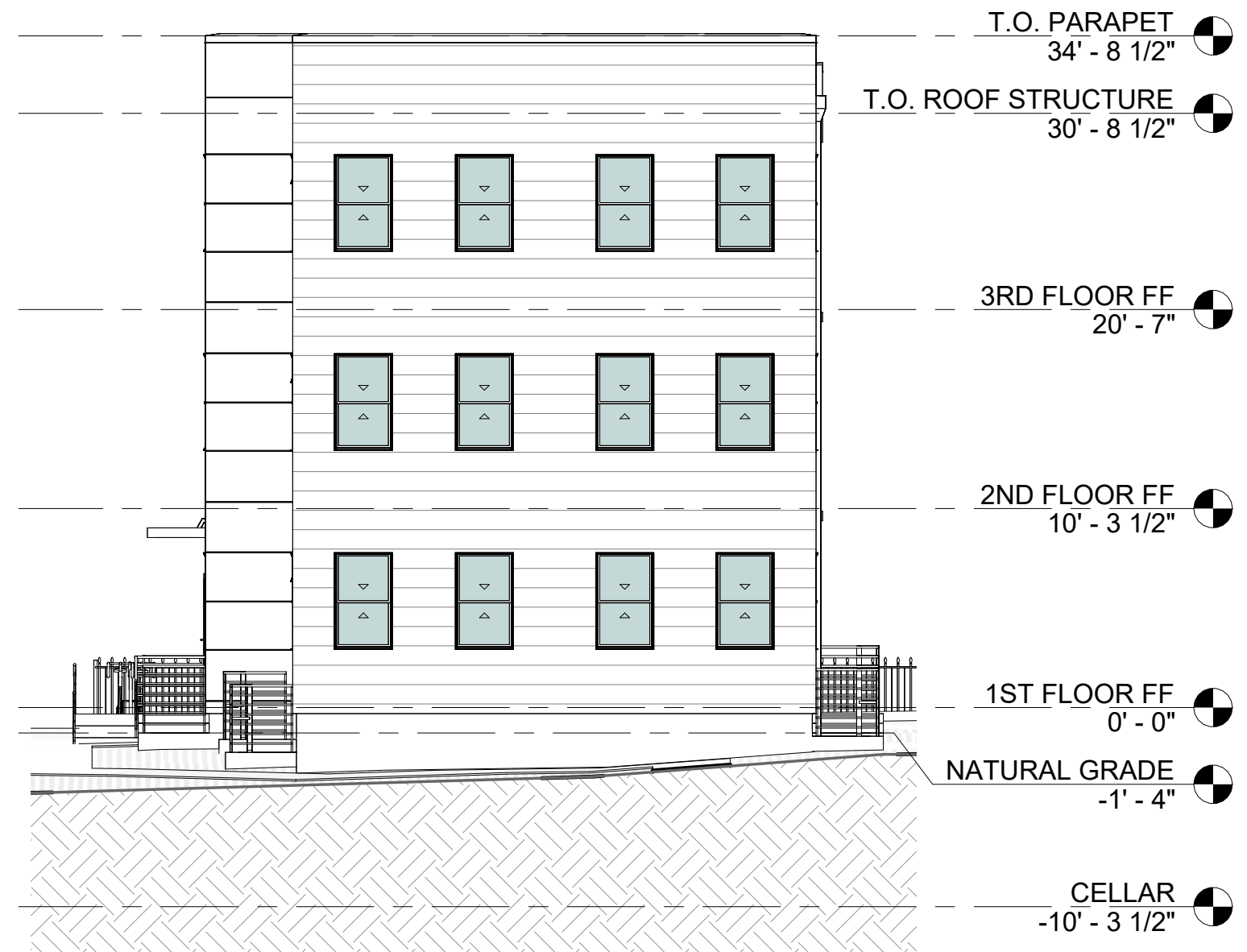
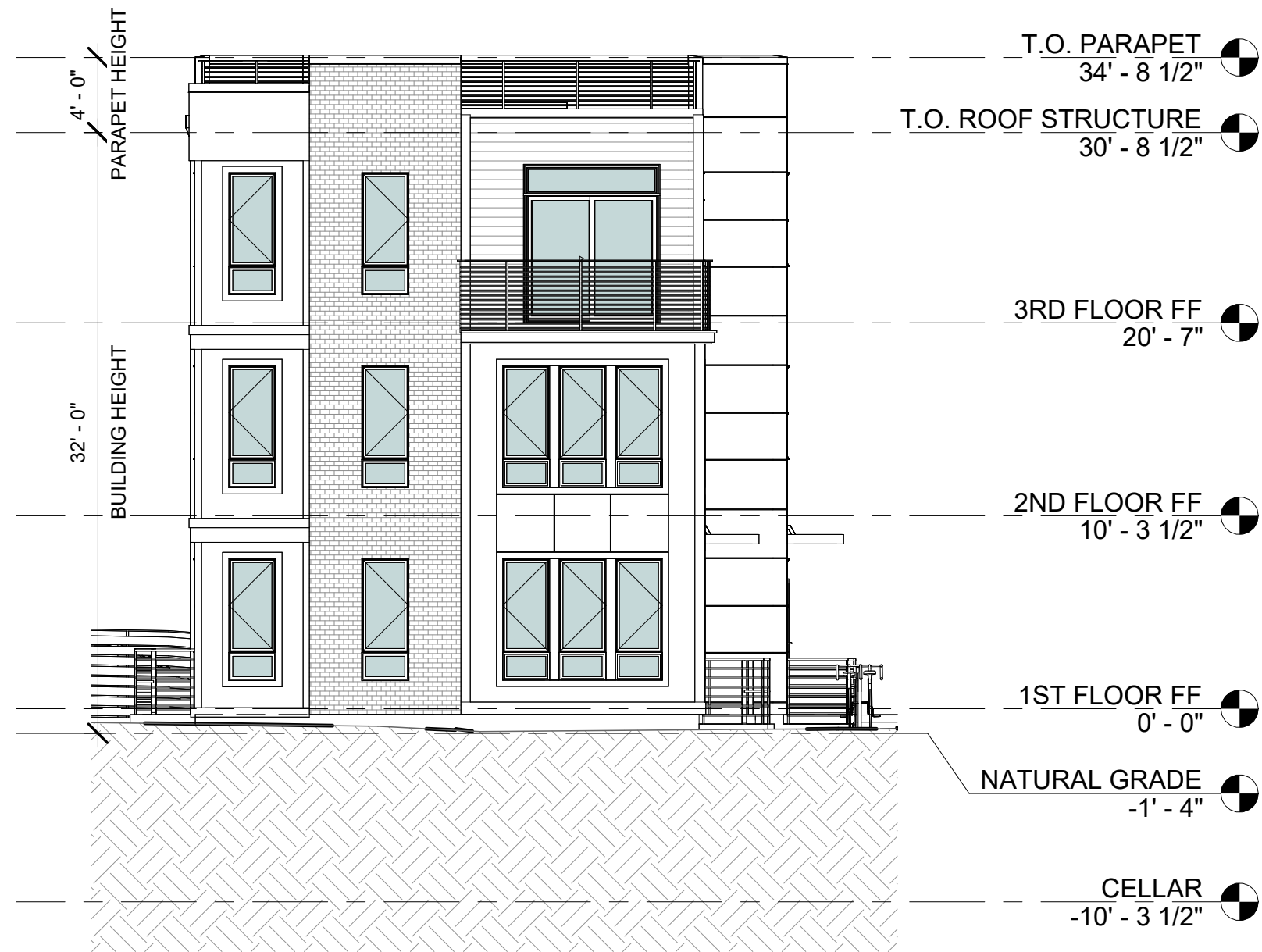
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1 ELEVATION - SOUTH
BZA11 1/8" = 1'-0"

2 ELEVATION - NORTH
BZA11 1/8" = 1'-0"



REV

IR

BZA11

ELEVATIONS

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1 ELEVATION - EAST
BZA12 1/8" = 1'-0"



REV IR

BZA12

ELEVATIONS

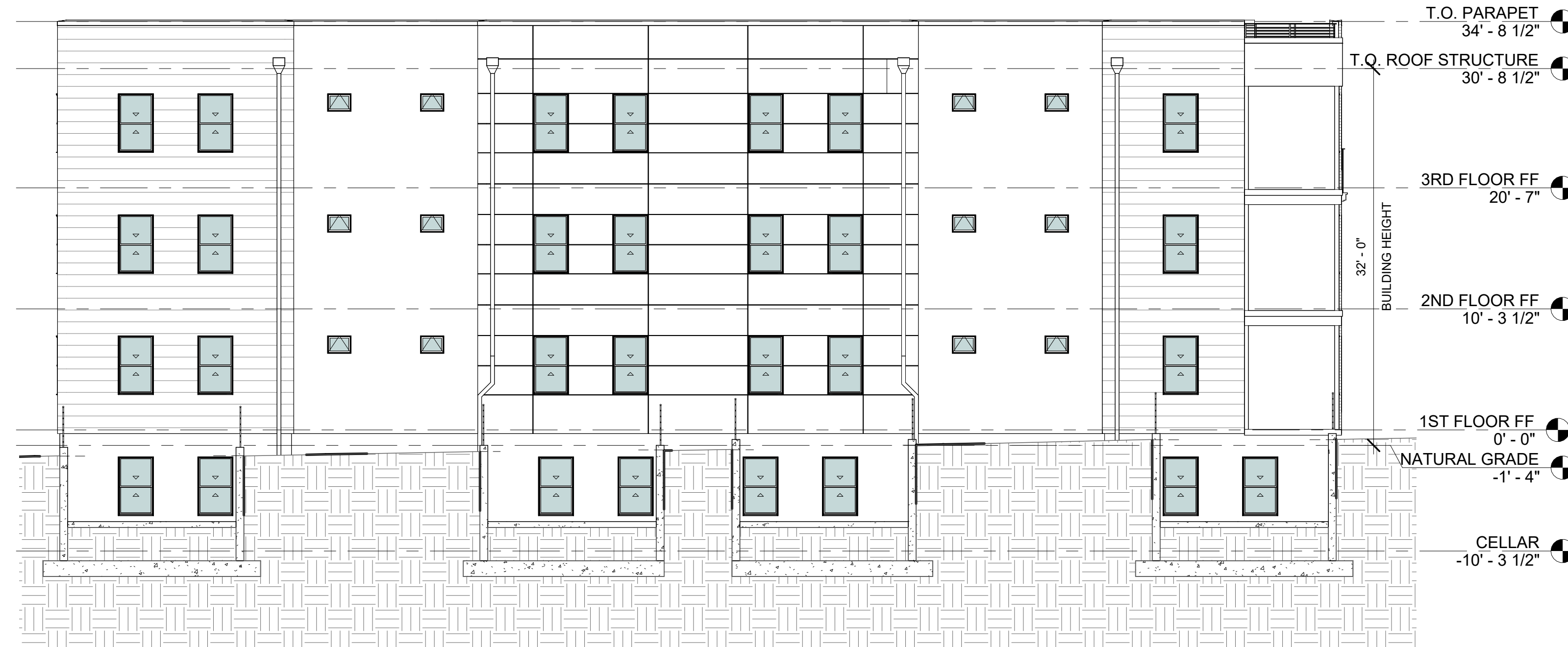
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1 ELEVATION - WEST
BZA13 1/8" = 1'-0"



REV IR

BZA13
ELEVATIONS

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1 3D - VIEW

BZA18

REV IR

BZA18

3D RENDERING

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1 3D - VIEW

BZA19 REV IR

BZA19
3D RENDERING

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CEMENTITIOUS PANEL

BRICK CLADDING

WOOD SIDING

LAP SIDING

CEMENTITIOUS PANEL
W/ REVEAL

CEMENTITIOUS PANEL

1

FRONT PERSPECTIVE

BZA20



LAP SIDING

2

REAR PERSPECTIVE

BZA20

REV IR

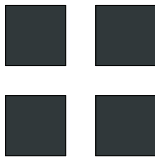
BZA20

3D RENDERING

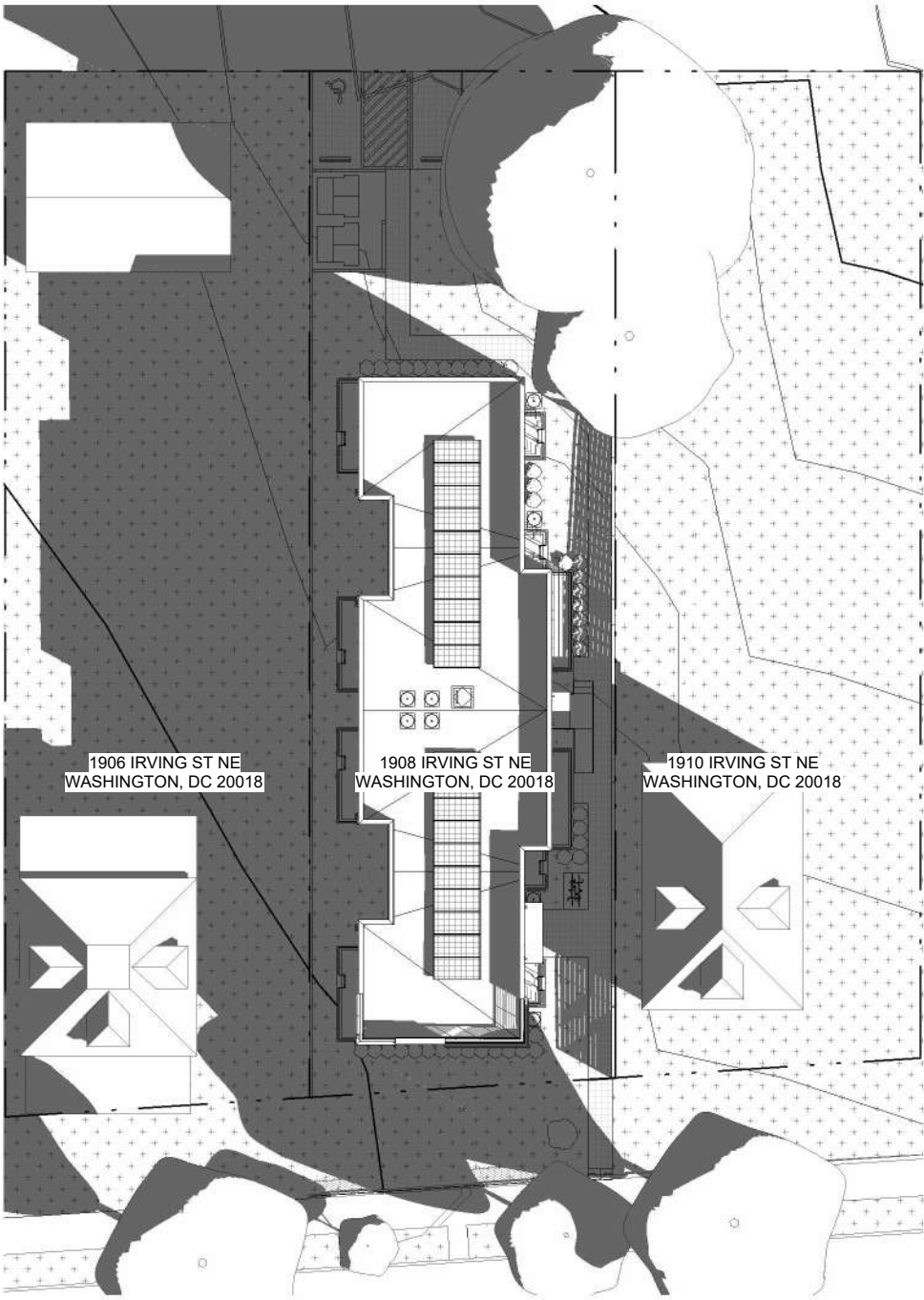
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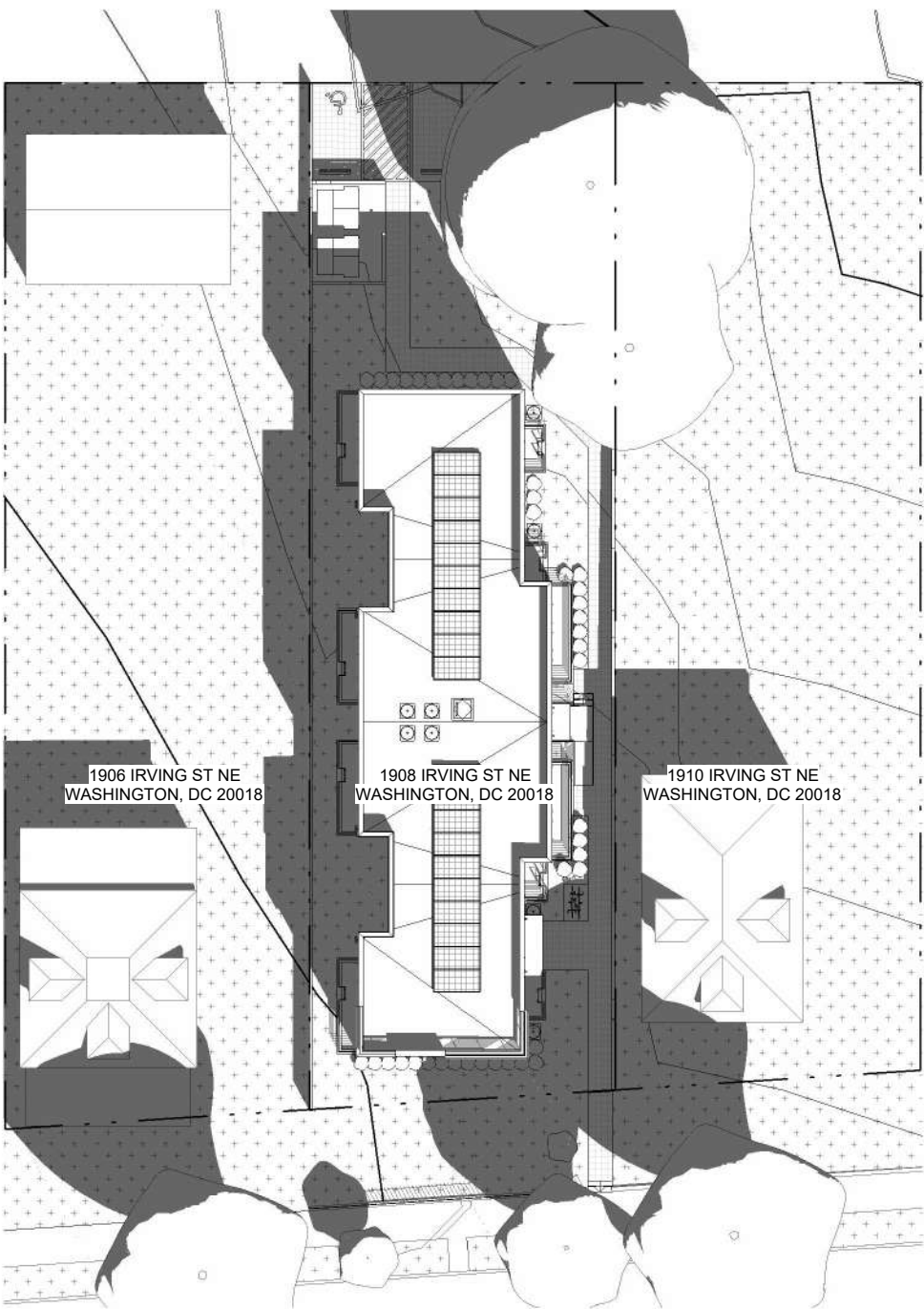
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1 SOLAR STUDY - SE - 10AM
A002 | BZA21 1" = 30'-0"



2 SOLAR STUDY - SE - 10AM MOR
A002 | BZA21 1" = 30'-0"



3 SOLAR STUDY - SE - 12PM
A002 | BZA21 1" = 30'-0"

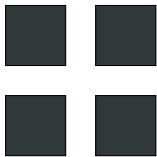


4 SOLAR STUDY - SE - 12PM MOR
A002 | BZA21 1" = 30'-0"

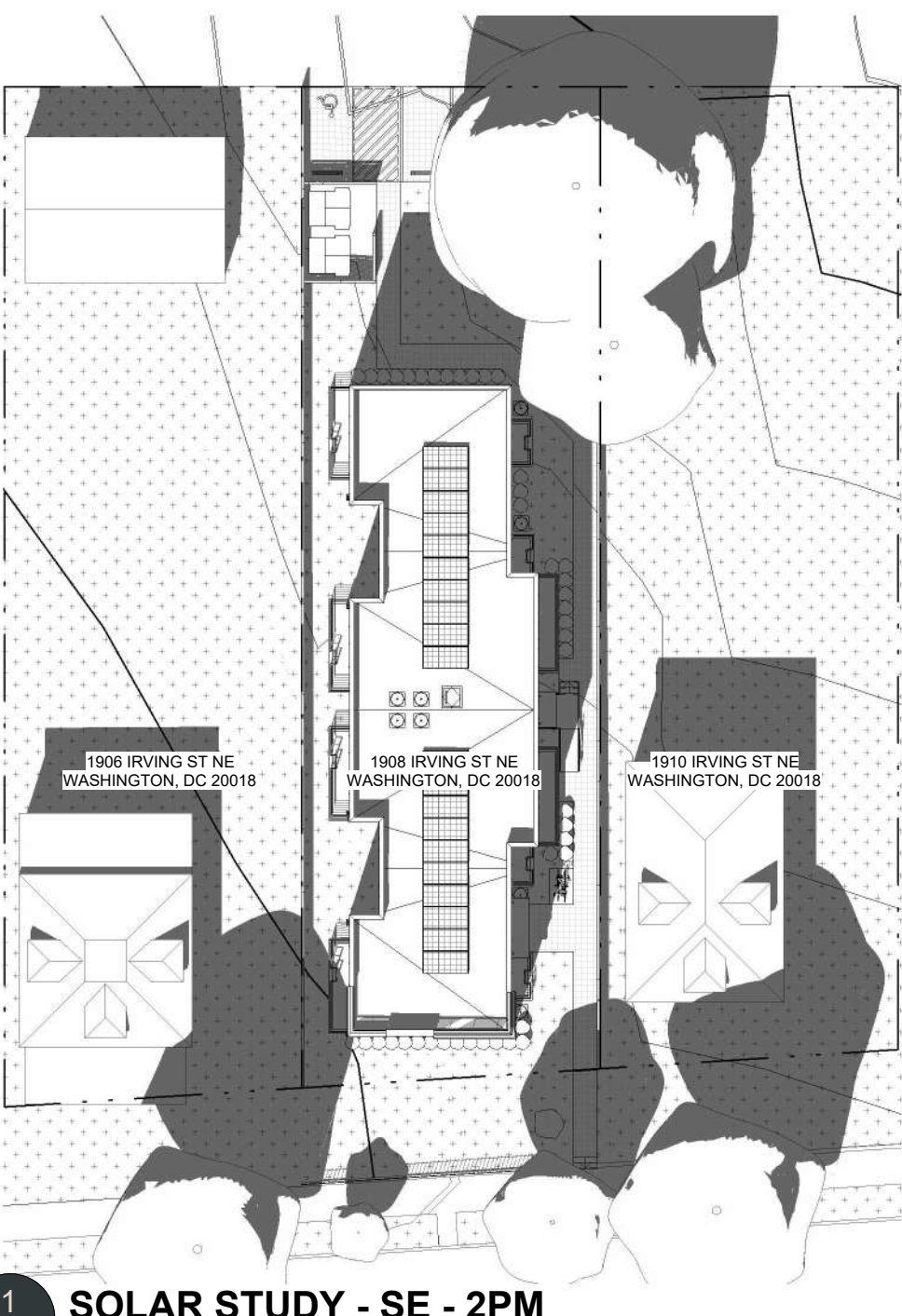
REV IR

BZA21
SOLAR STUDY - SPRING

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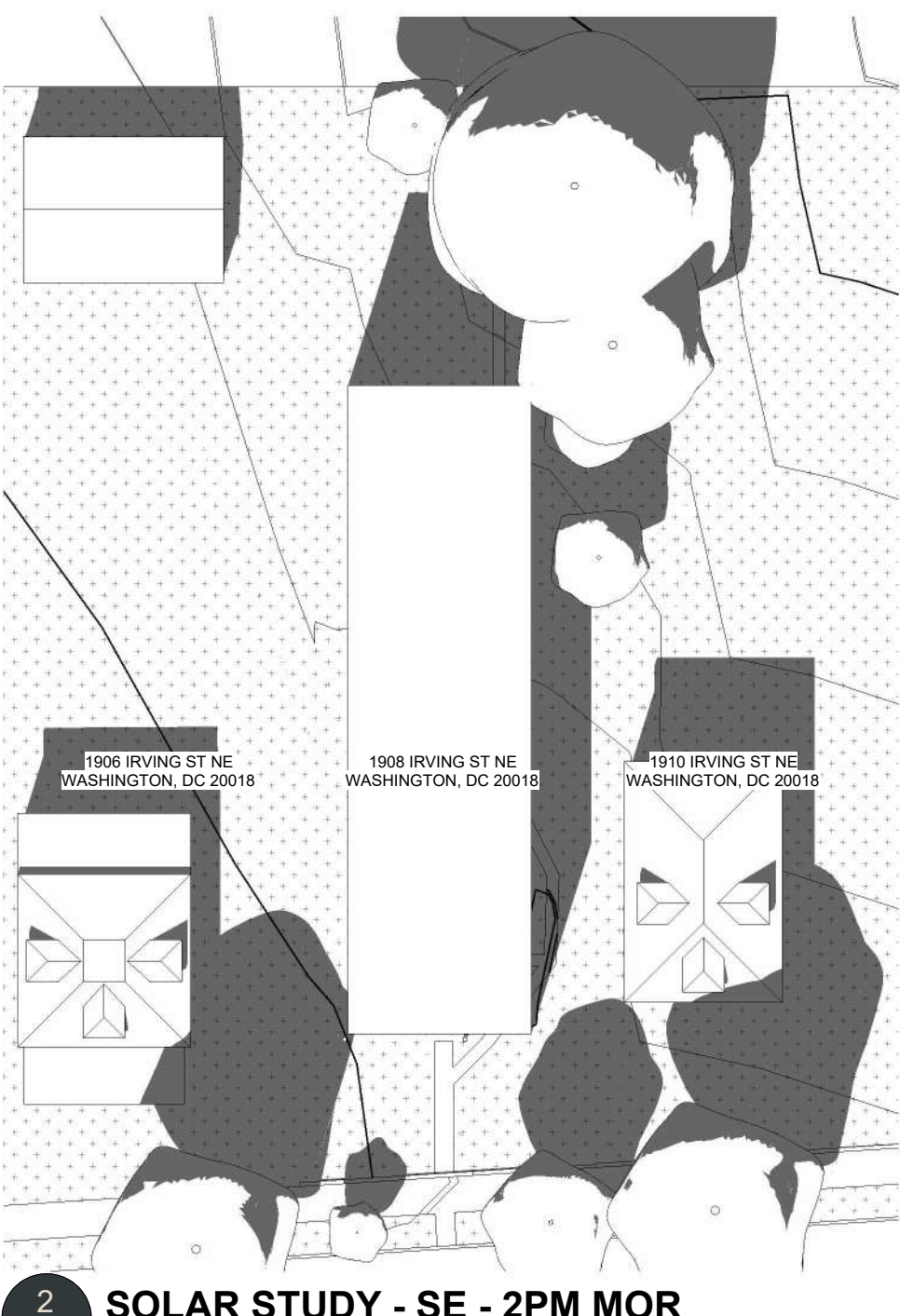


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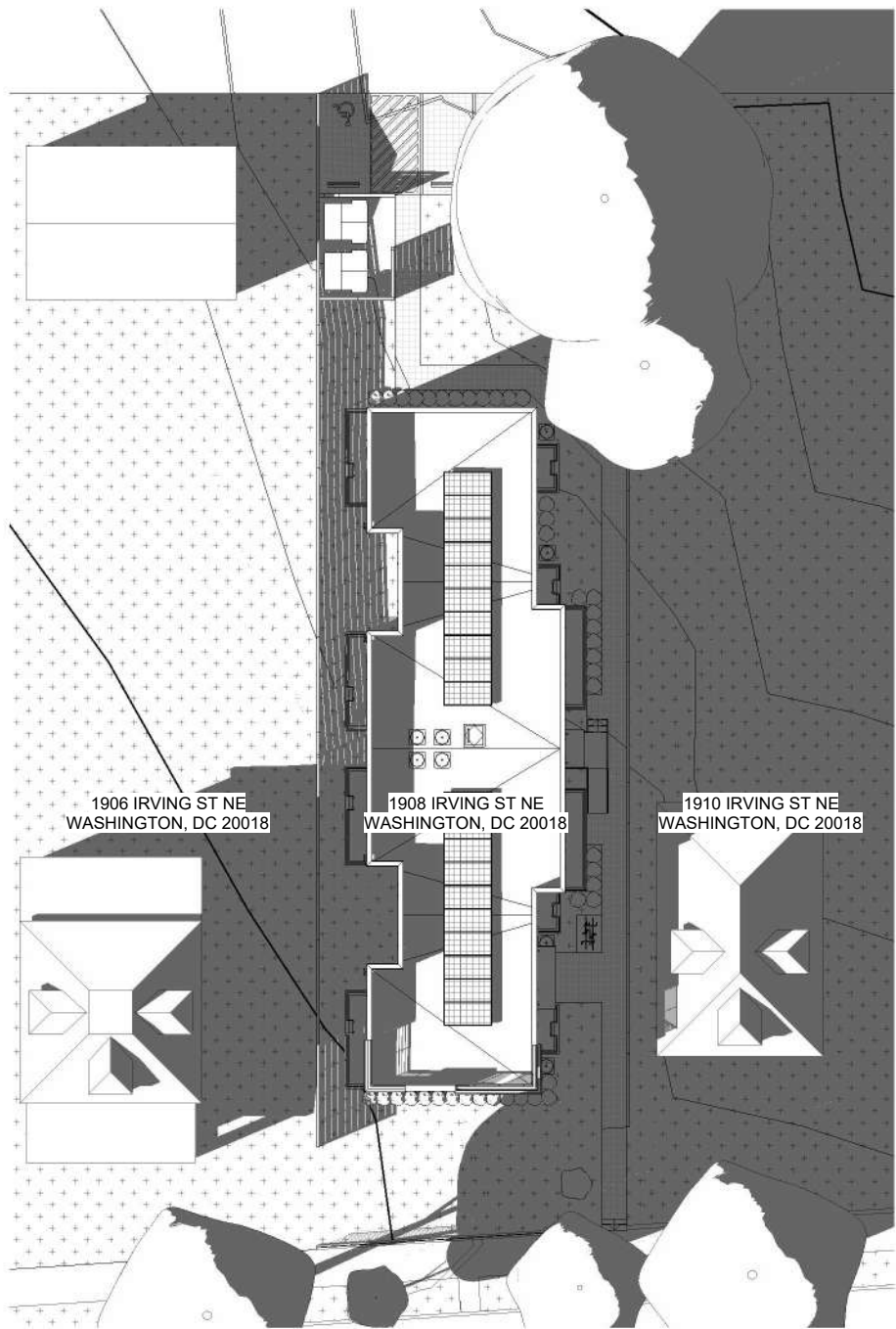
1 SOLAR STUDY - SE - 2PM

A002 | BZA22 1" = 30'-0"



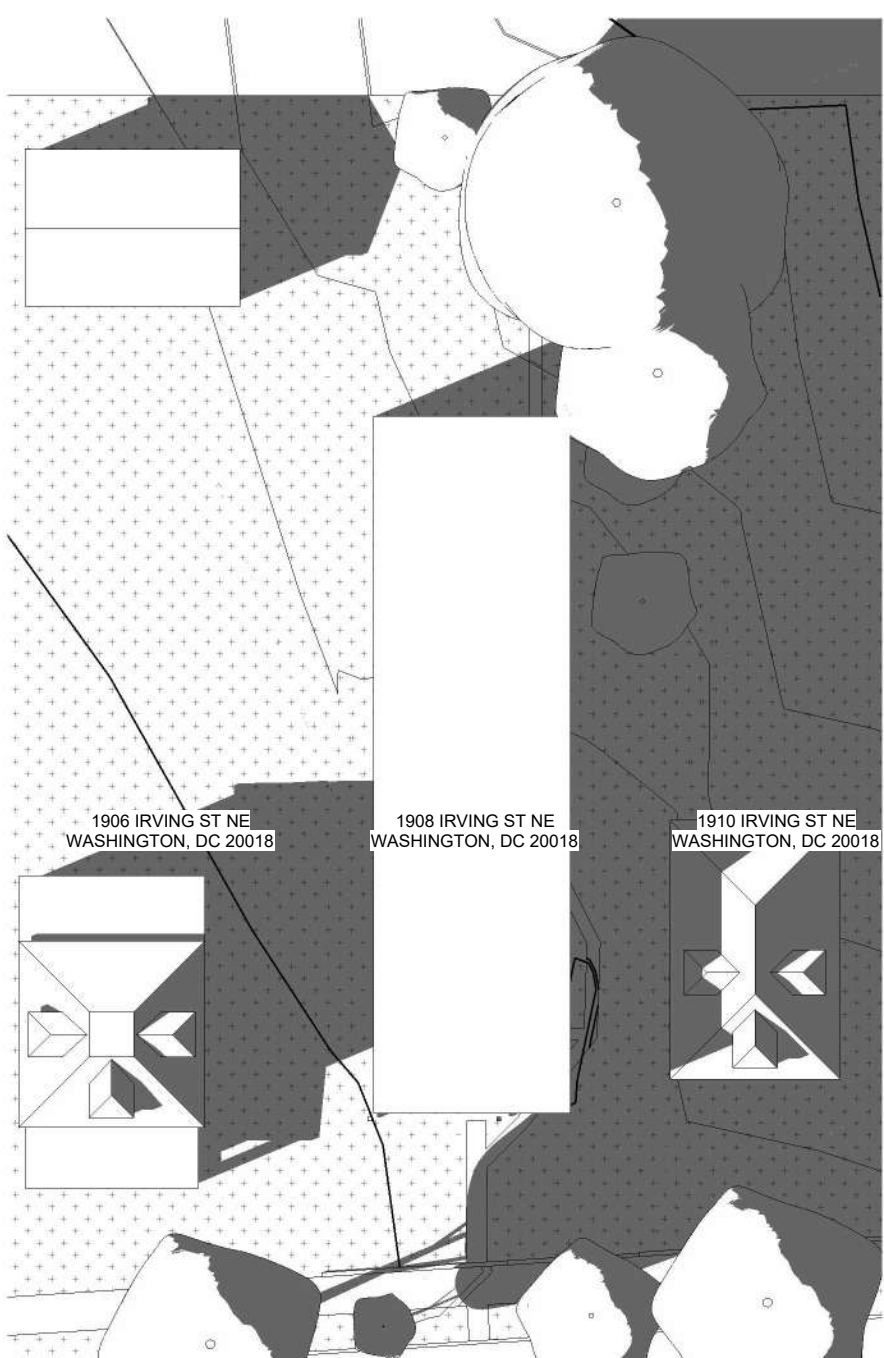
2 SOLAR STUDY - SE - 2PM MOR

A002 | BZA22 1" = 30'-0"



3 SOLAR STUDY - SE - 5PM

A002 | BZA22 1" = 30'-0"



4 SOLAR STUDY - SE - 5PM MOR

A002 | BZA22 1" = 30'-0"

REV IR

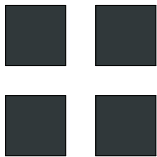
BZA22

SOLAR STUDY - SPRING

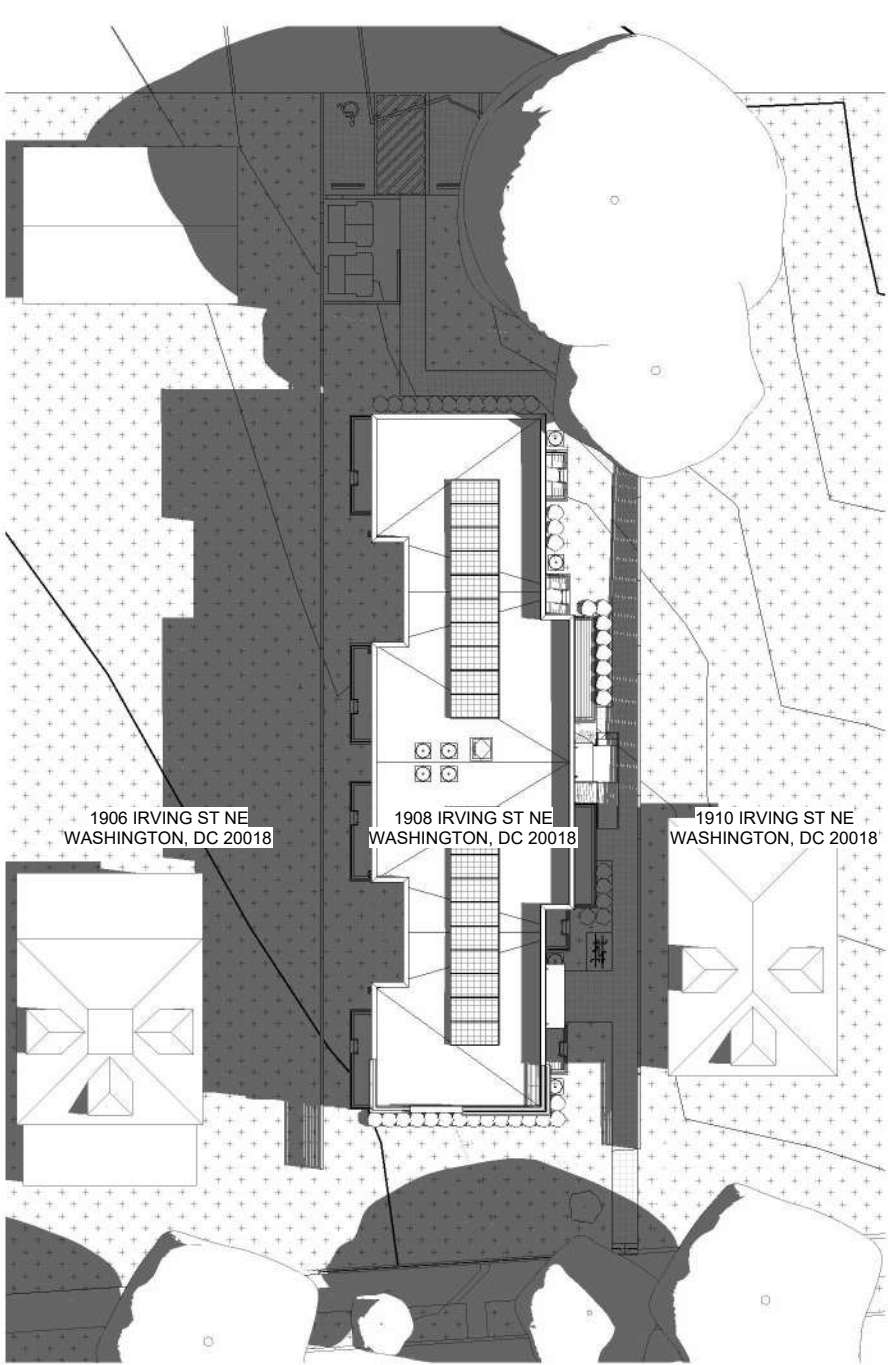
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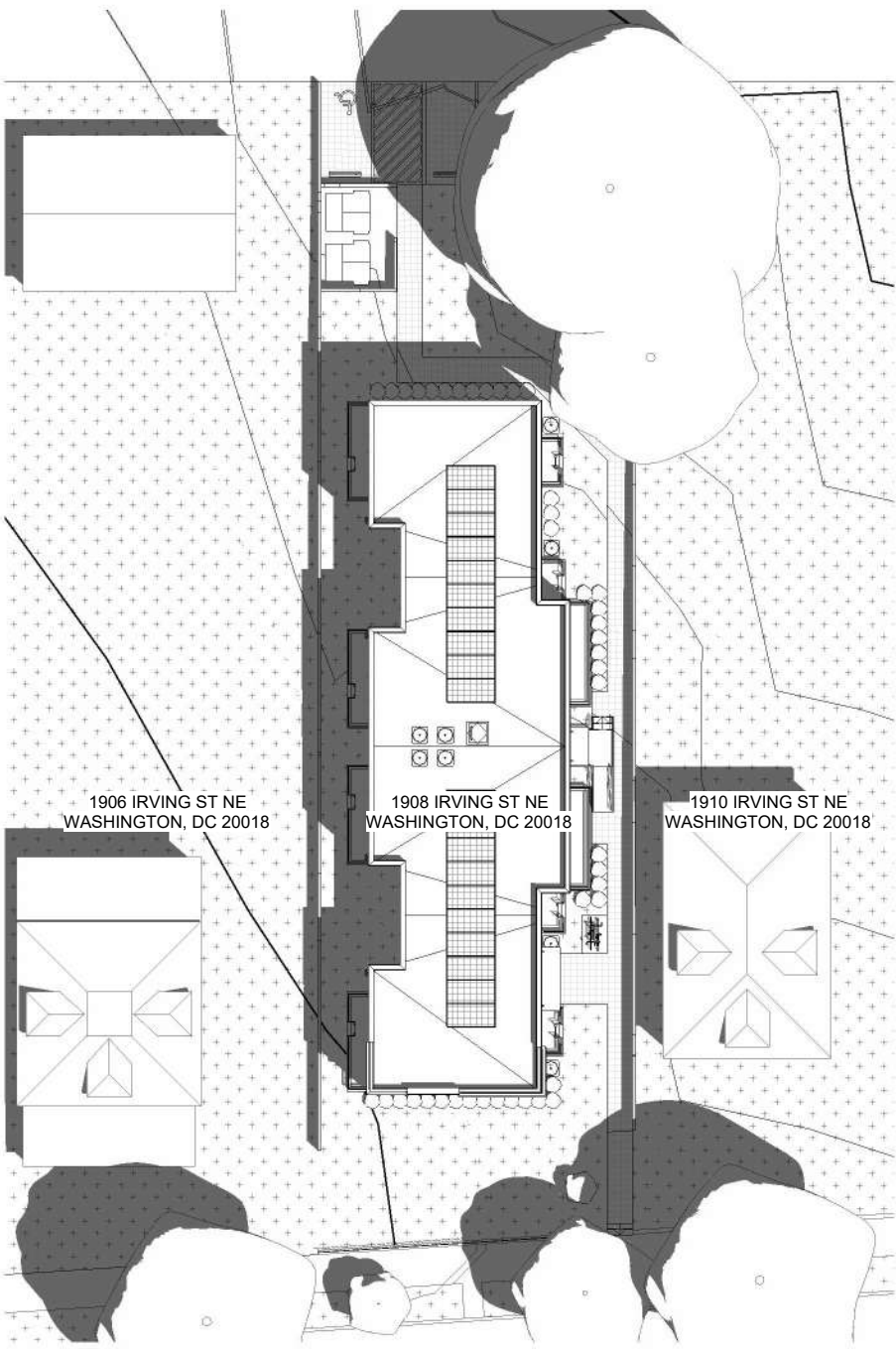
1 SOLAR STUDY - SS - 10AM

A002 | BZA23 1" = 30'-0"



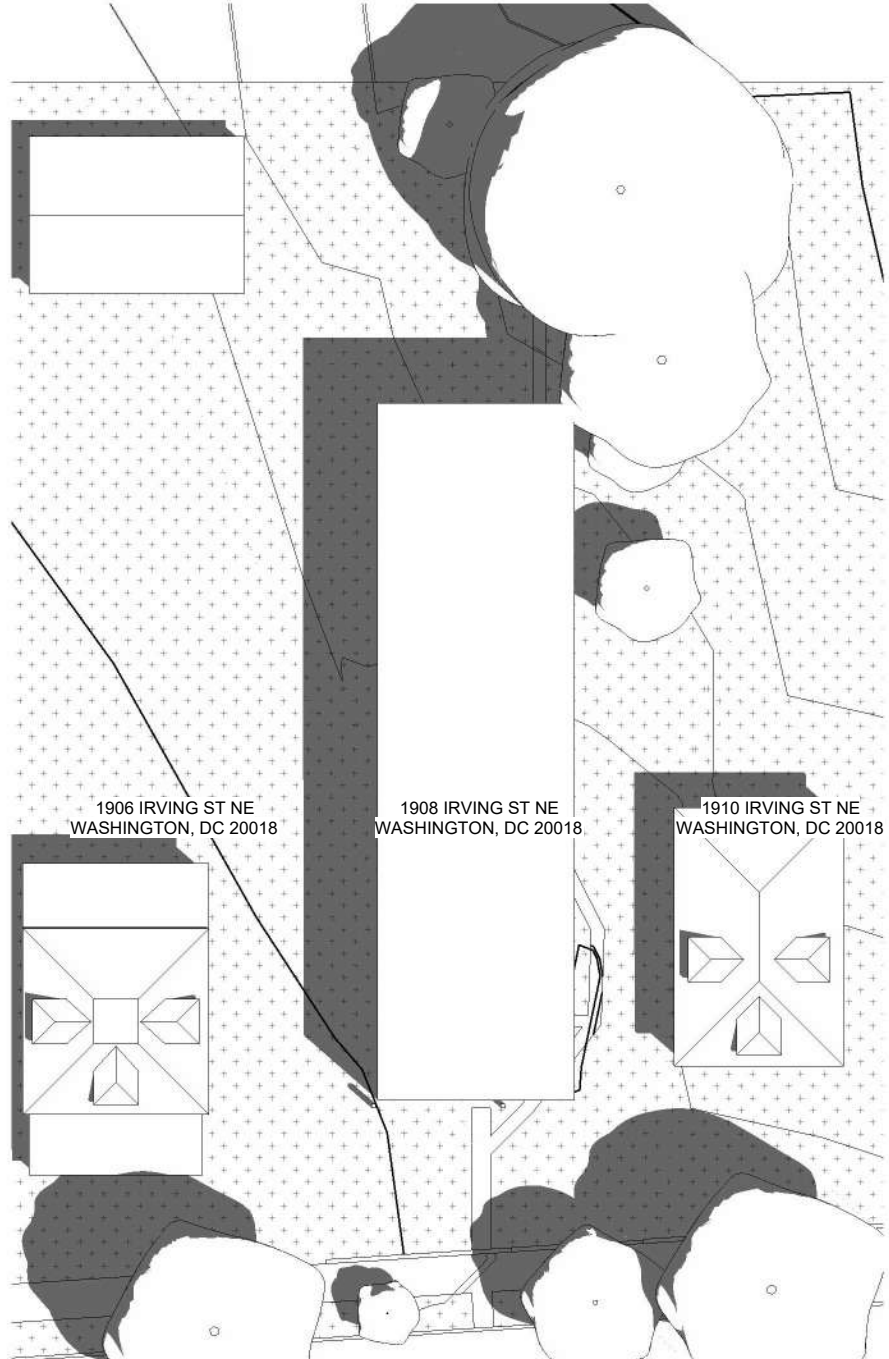
2 SOLAR STUDY - SS - 10AM MOR

A002 | BZA23 1" = 30'-0"



3 SOLAR STUDY - SS - 12PM

A002 | BZA23 1" = 30'-0"



4 SOLAR STUDY - SS - 12PM MOR

A002 | BZA23 1" = 30'-0"

REV IR

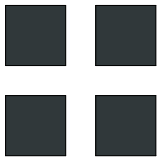
BZA23

SOLAR STUDY - SUMMER

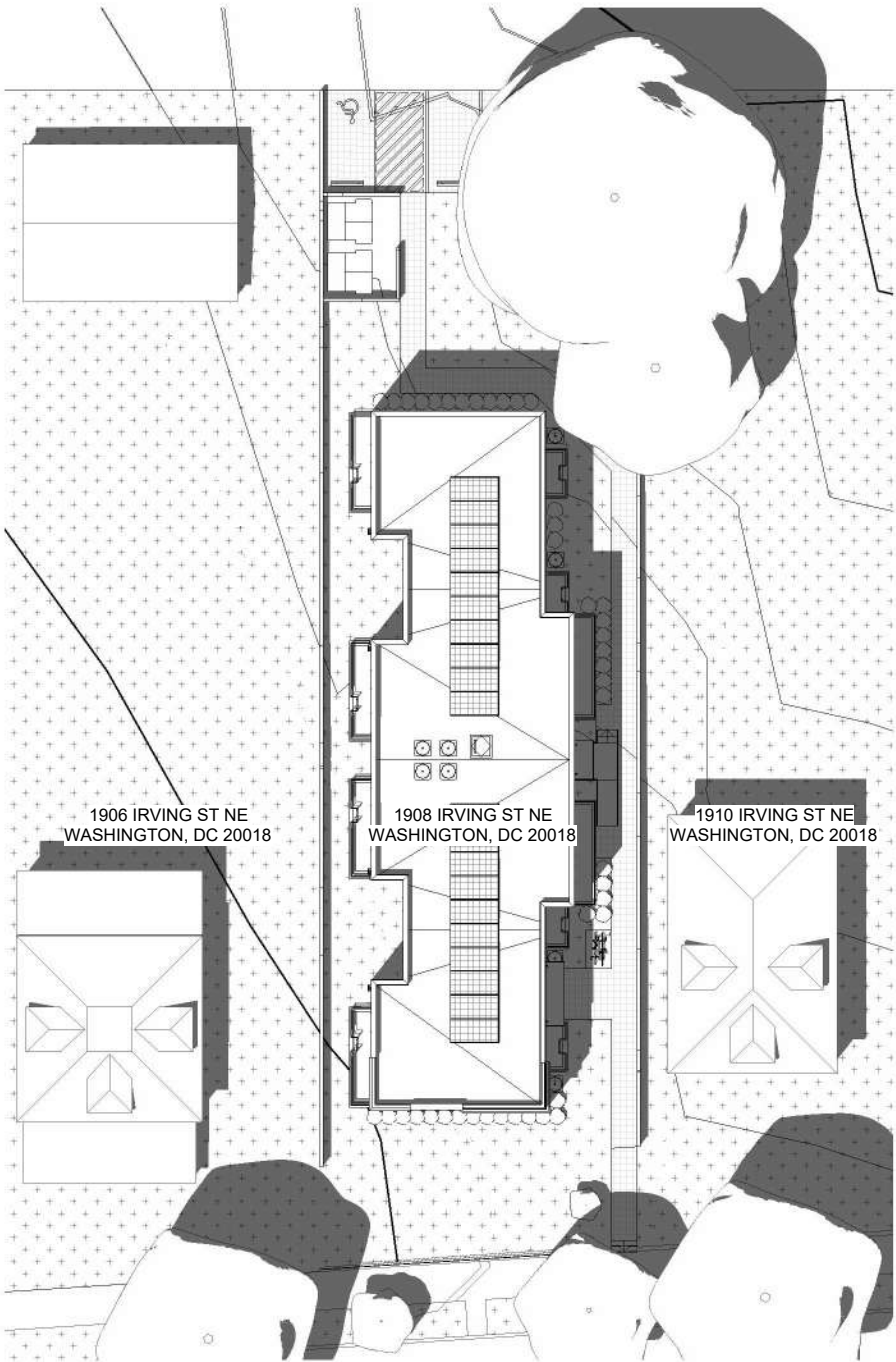
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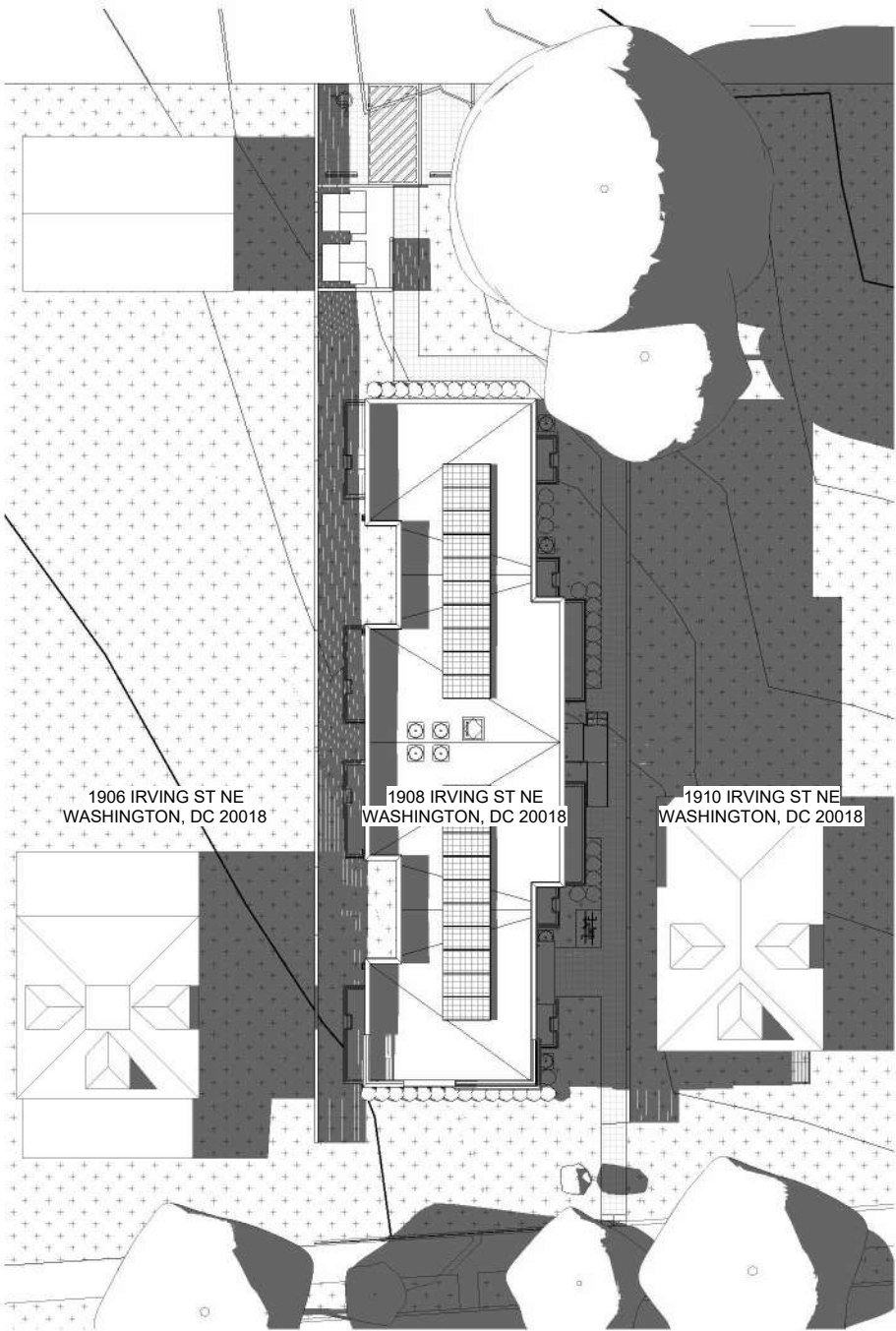
1 SOLAR STUDY - SS - 2PM

A002 BZA24 1" = 30'-0"



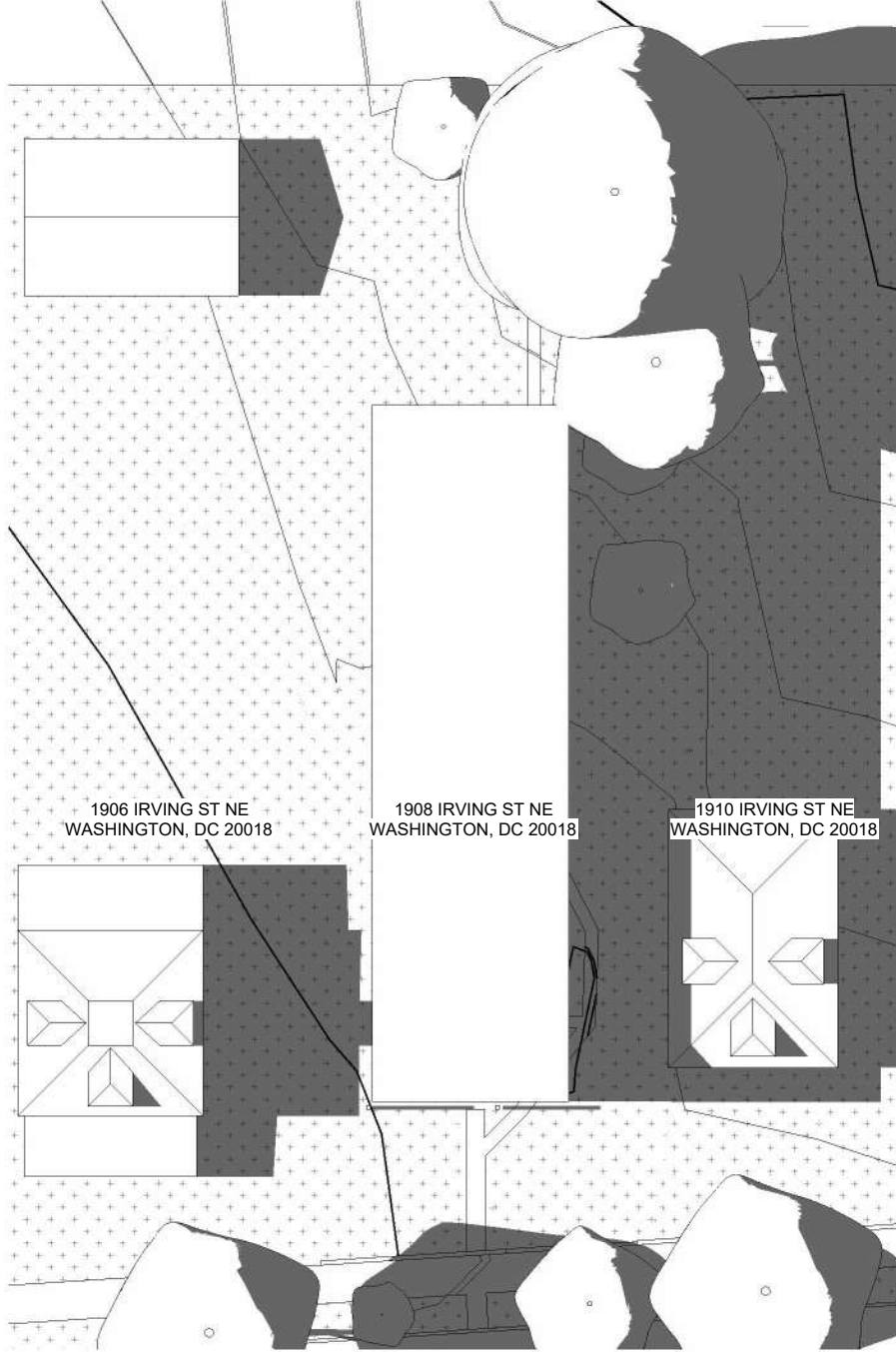
2 SOLAR STUDY - SS - 2PM MOR

A002 BZA24 1" = 30'-0"



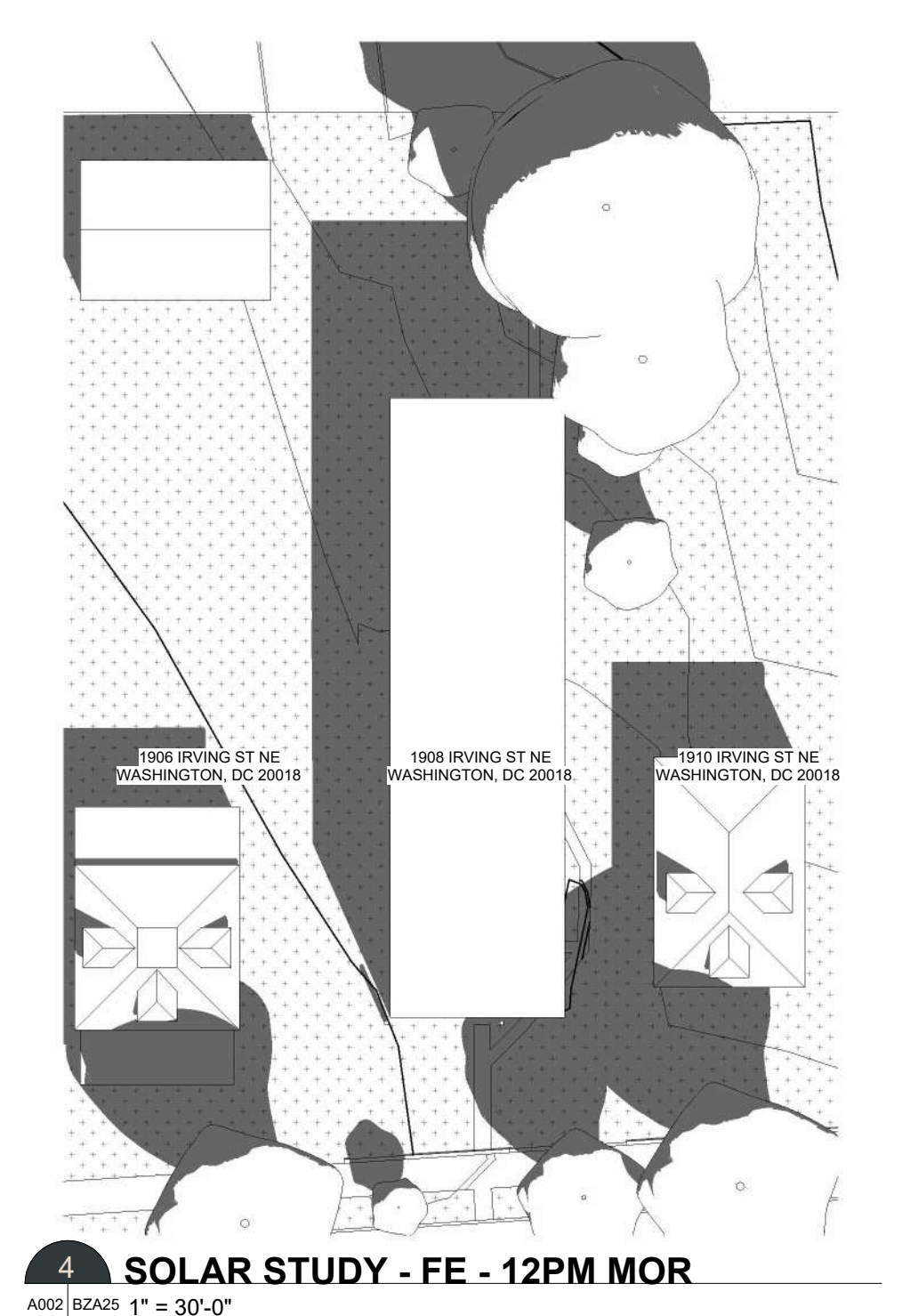
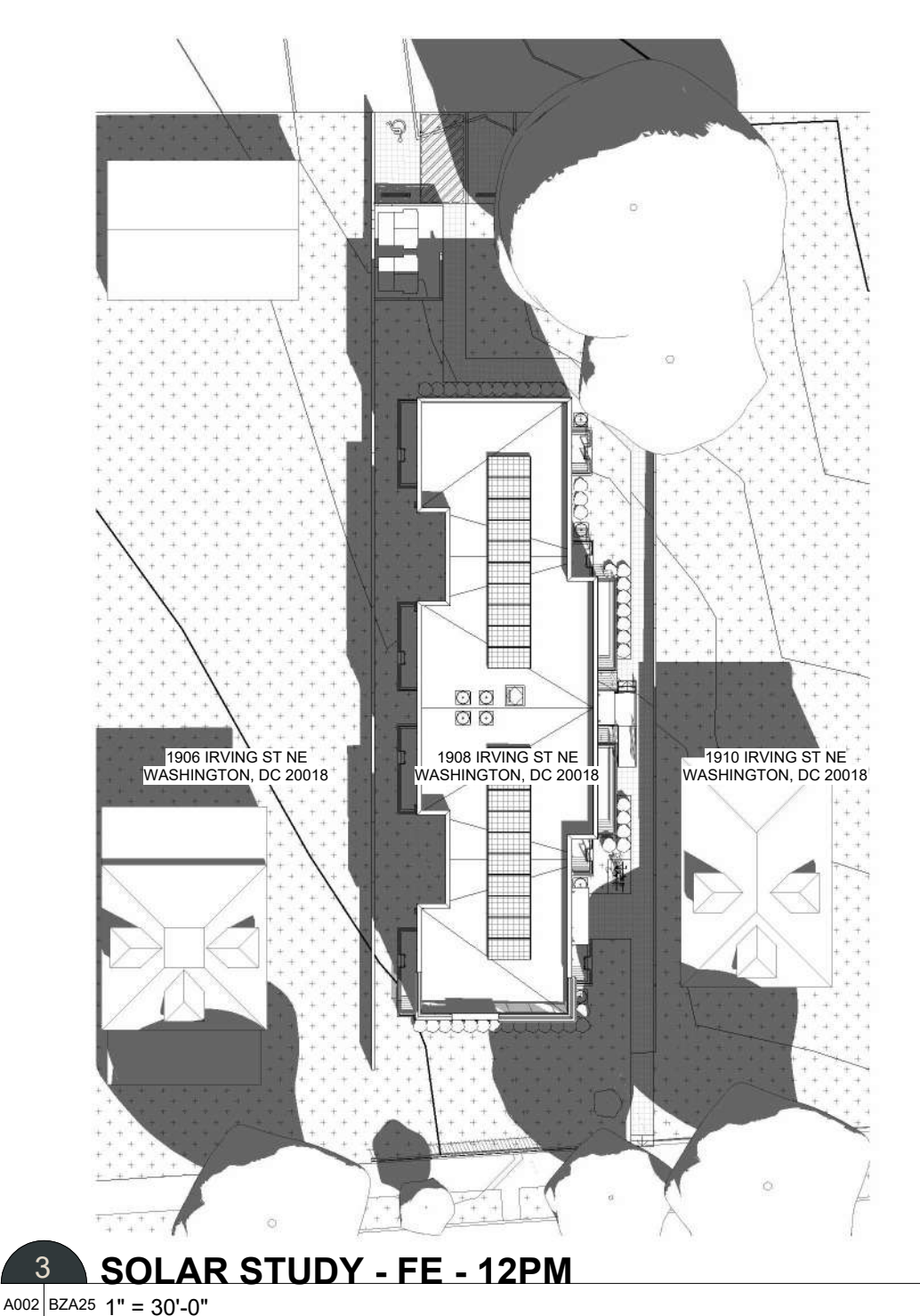
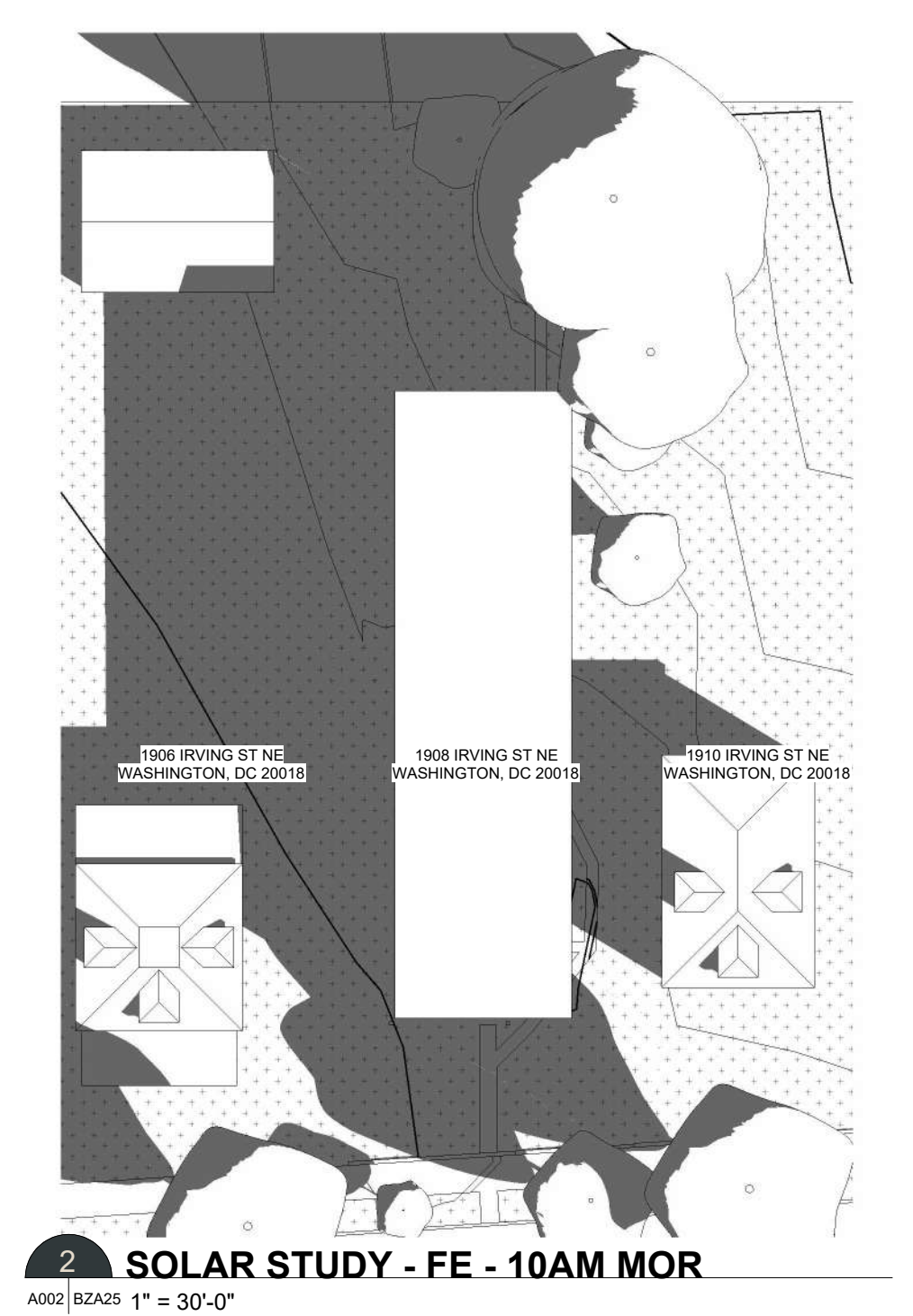
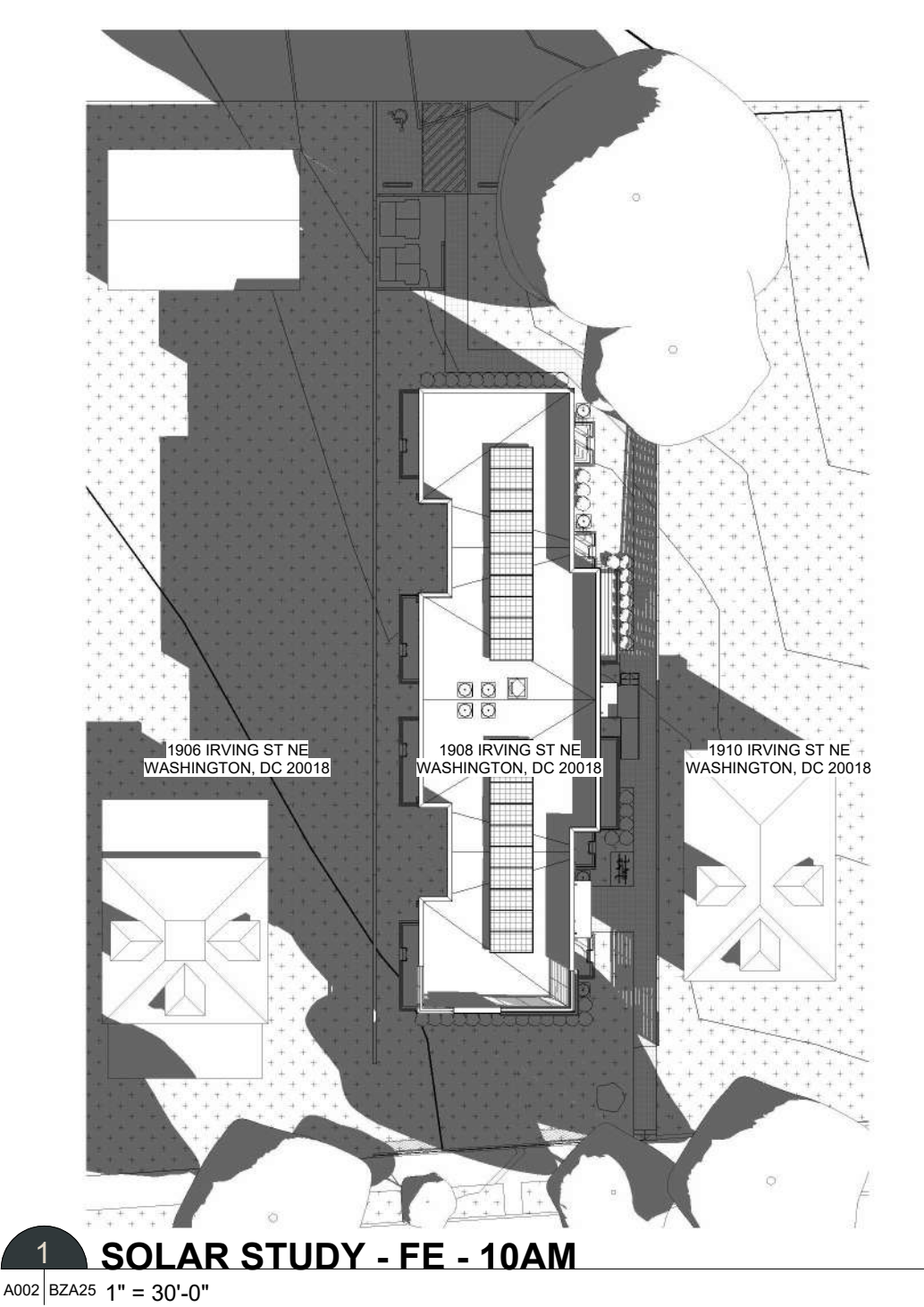
3 SOLAR STUDY - SS - 5PM

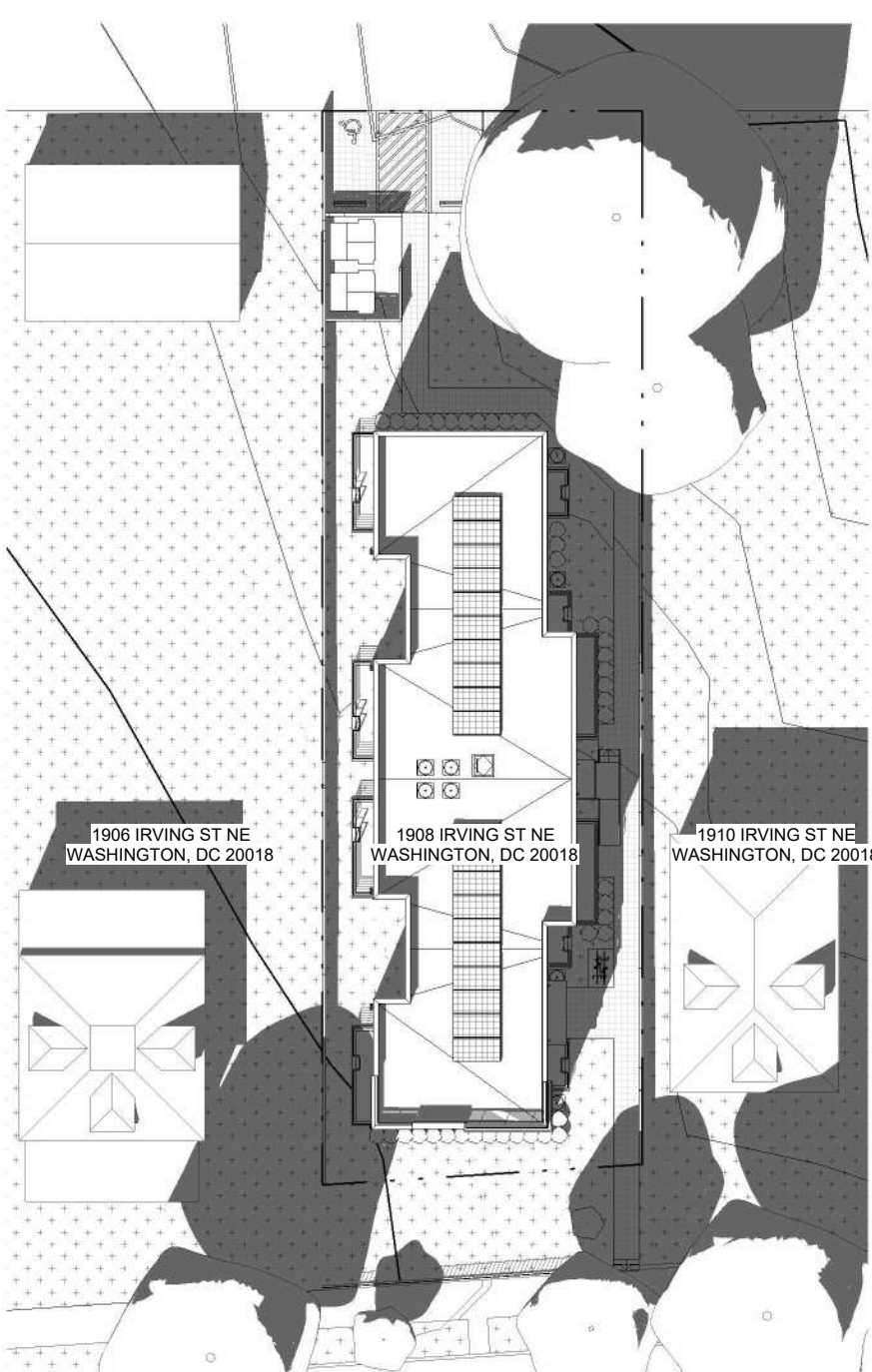
A002 BZA24 1" = 30'-0"



4 SOLAR STUDY - SS - 5PM MOR

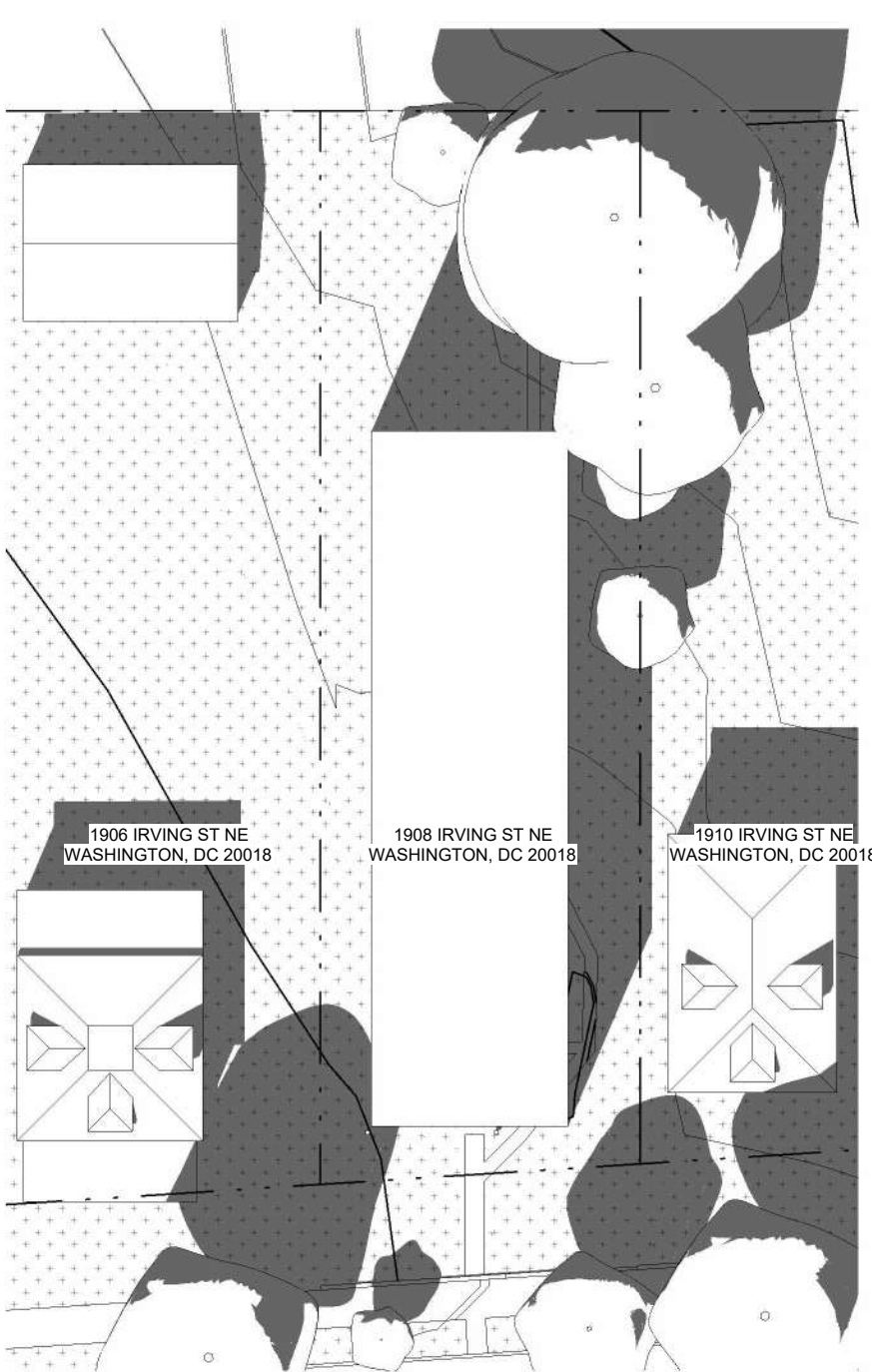
A002 BZA24 1" = 30'-0"





1 SOLAR STUDY - FE - 2PM

A002 | BZA26 1" = 30'-0"



2 SOLAR STUDY - FE - 2PM - MOR

A002 | BZA26 1" = 30'-0"



3 SOLAR STUDY - FE - 5PM

A002 | BZA26 1" = 30'-0"



4 SOLAR STUDY - FE - 5PM MOR

A002 | BZA26 1" = 30'-0"

REV IR

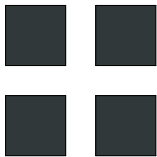
BZA26

SOLAR STUDY - FALL

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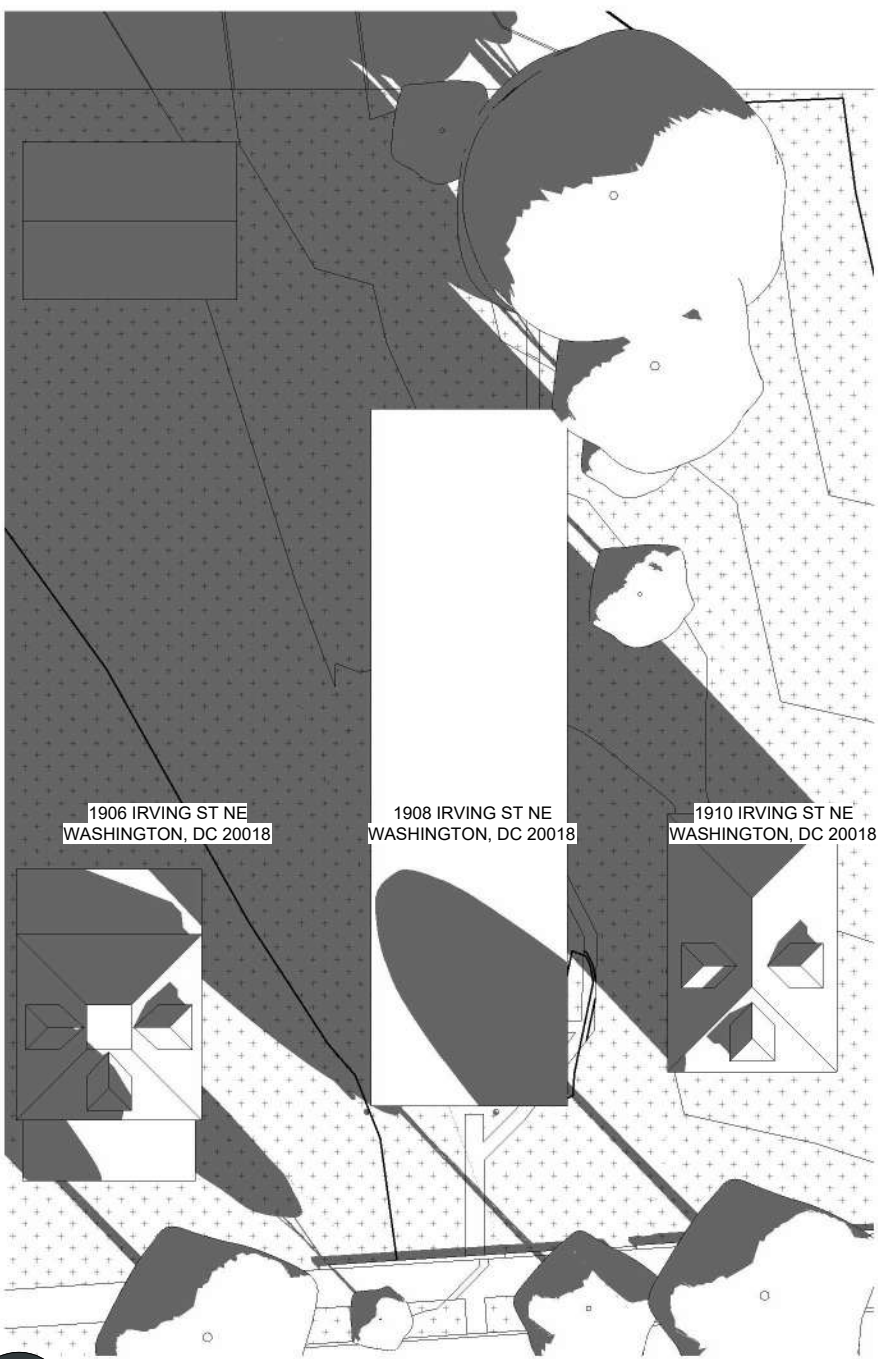


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1 SOLAR STUDY - WS - 10AM

A002 | BZA27 1" = 30'-0"



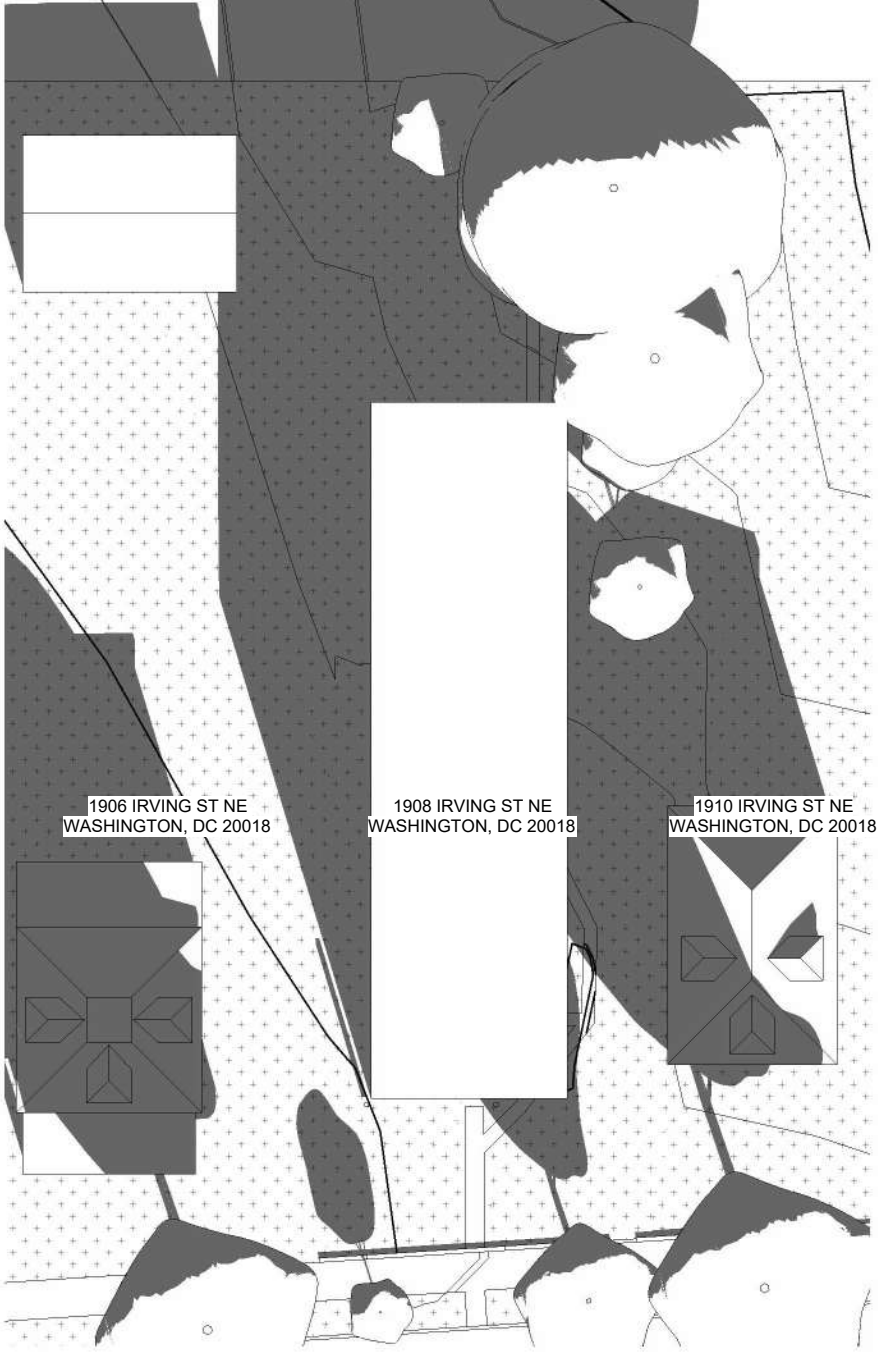
2 SOLAR STUDY - WS - 10AM MOR

A002 | BZA27 1" = 30'-0"



3 SOLAR STUDY - WS - 12PM

A002 | BZA27 1" = 30'-0"



4 SOLAR STUDY - WS - 12PM MOR

A002 | BZA27 1" = 30'-0"

REV IR

BZA27

SOLAR STUDY - WINTER

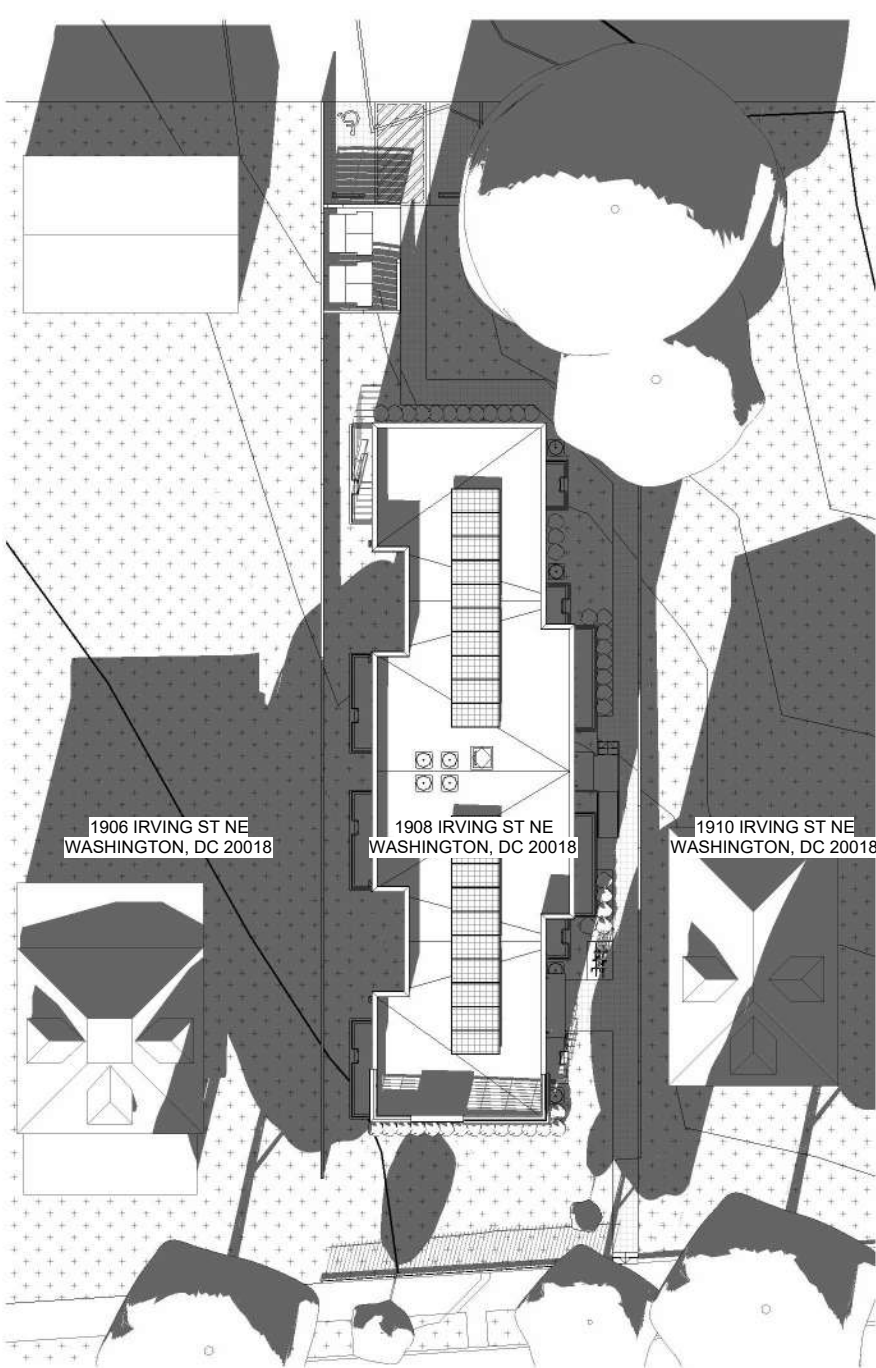
05/24/22

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1908 IRVING ST LLC

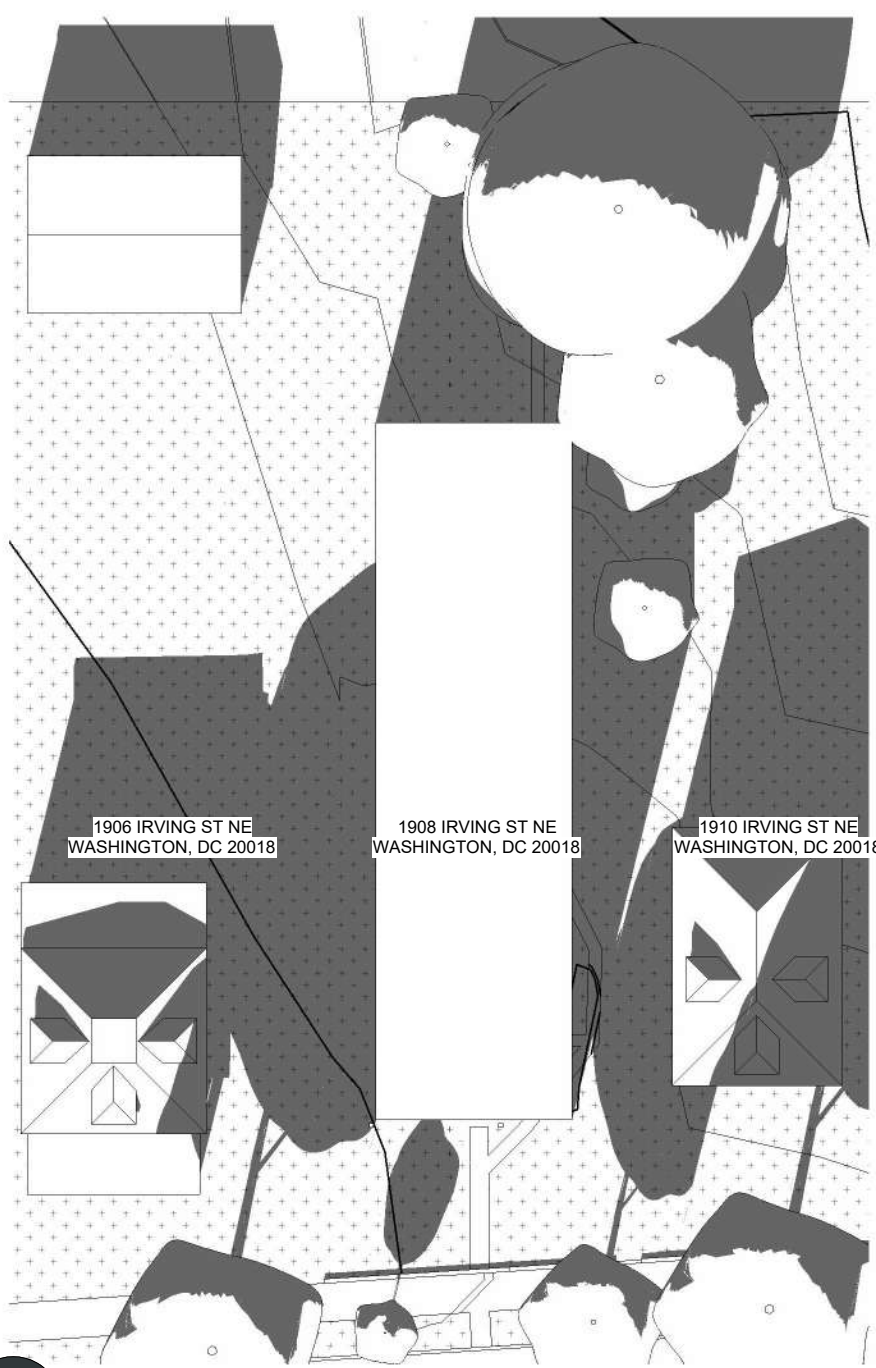


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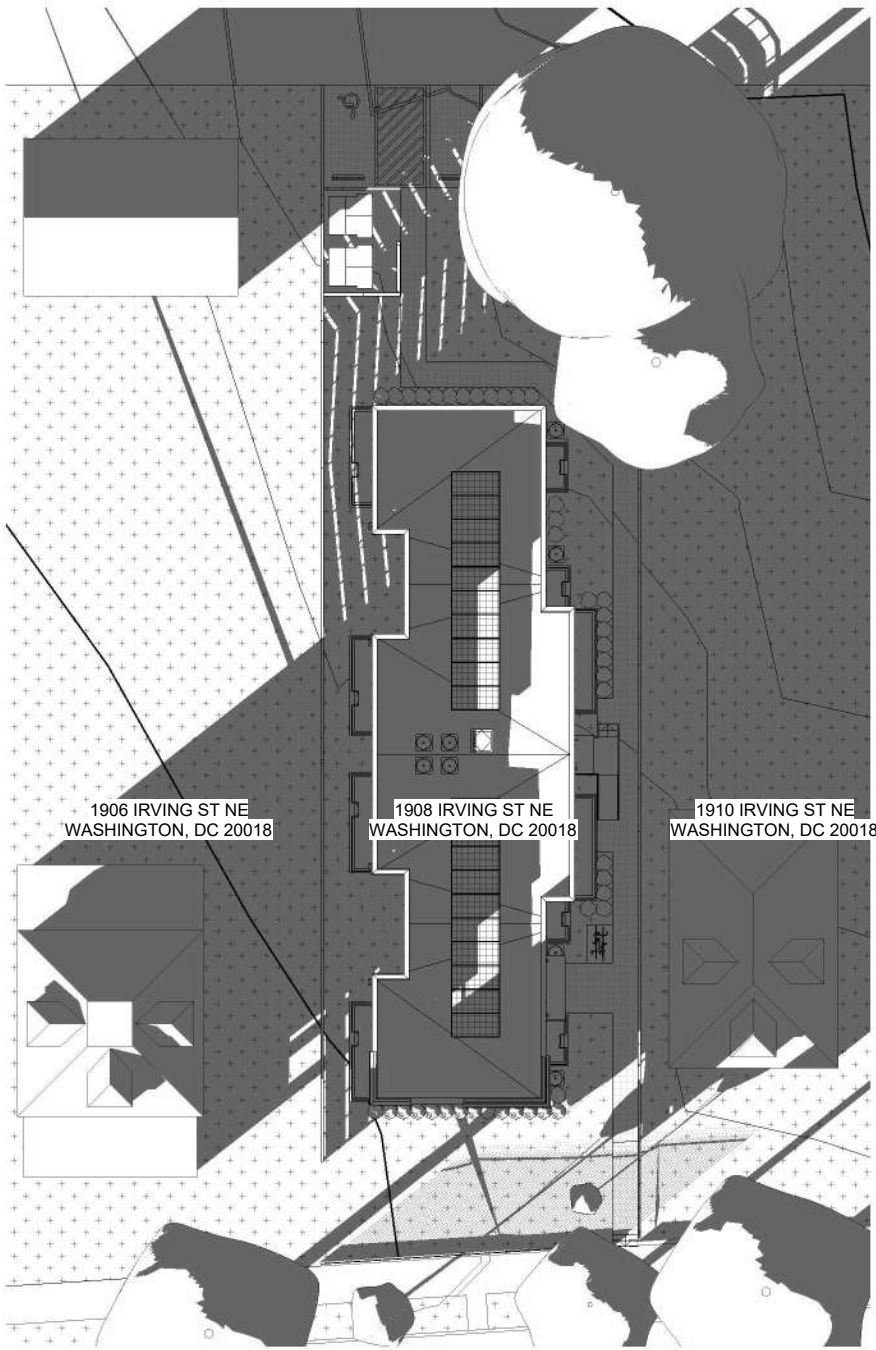
1 SOLAR STUDY - WS - 2PM

A002 | BZA28 1" = 30'-0"



2 SOLAR STUDY - WS - 2PM MOR

A002 | BZA28 1" = 30'-0"



3 SOLAR STUDY - WS - 5PM

A002 | BZA28 1" = 30'-0"



4 SOLAR STUDY - WS - 5PM MOR

A002 | BZA28 1" = 30'-0"

REV IR

BZA28

SOLAR STUDY - WINTER

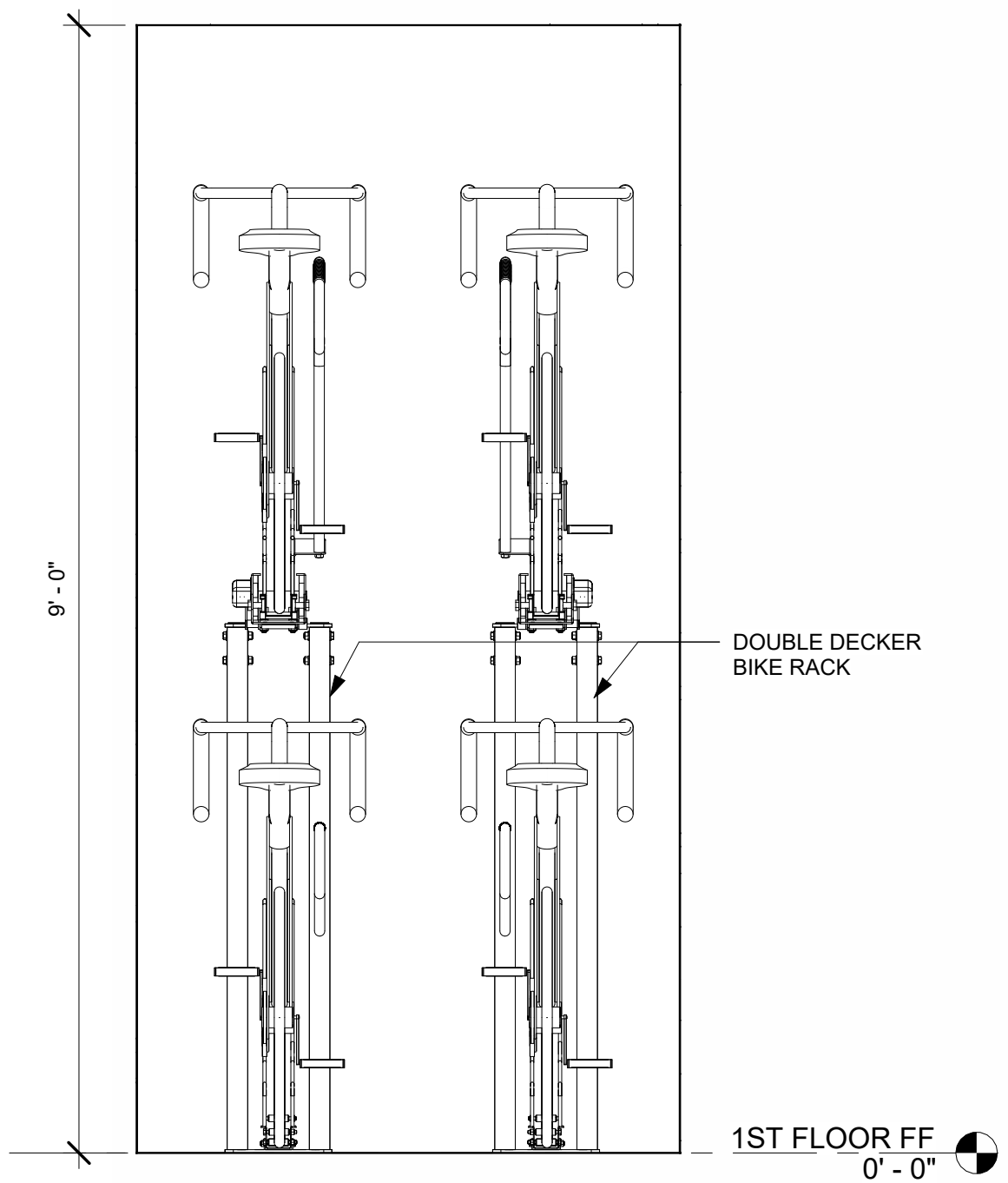
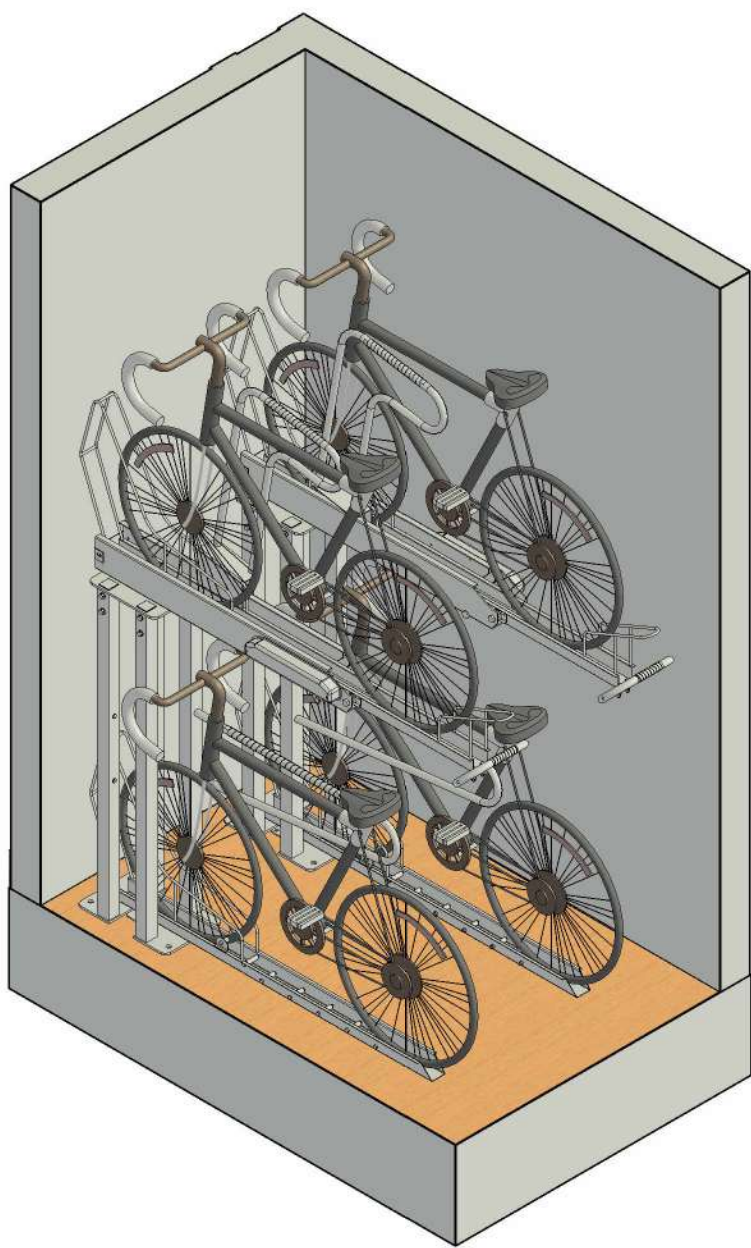
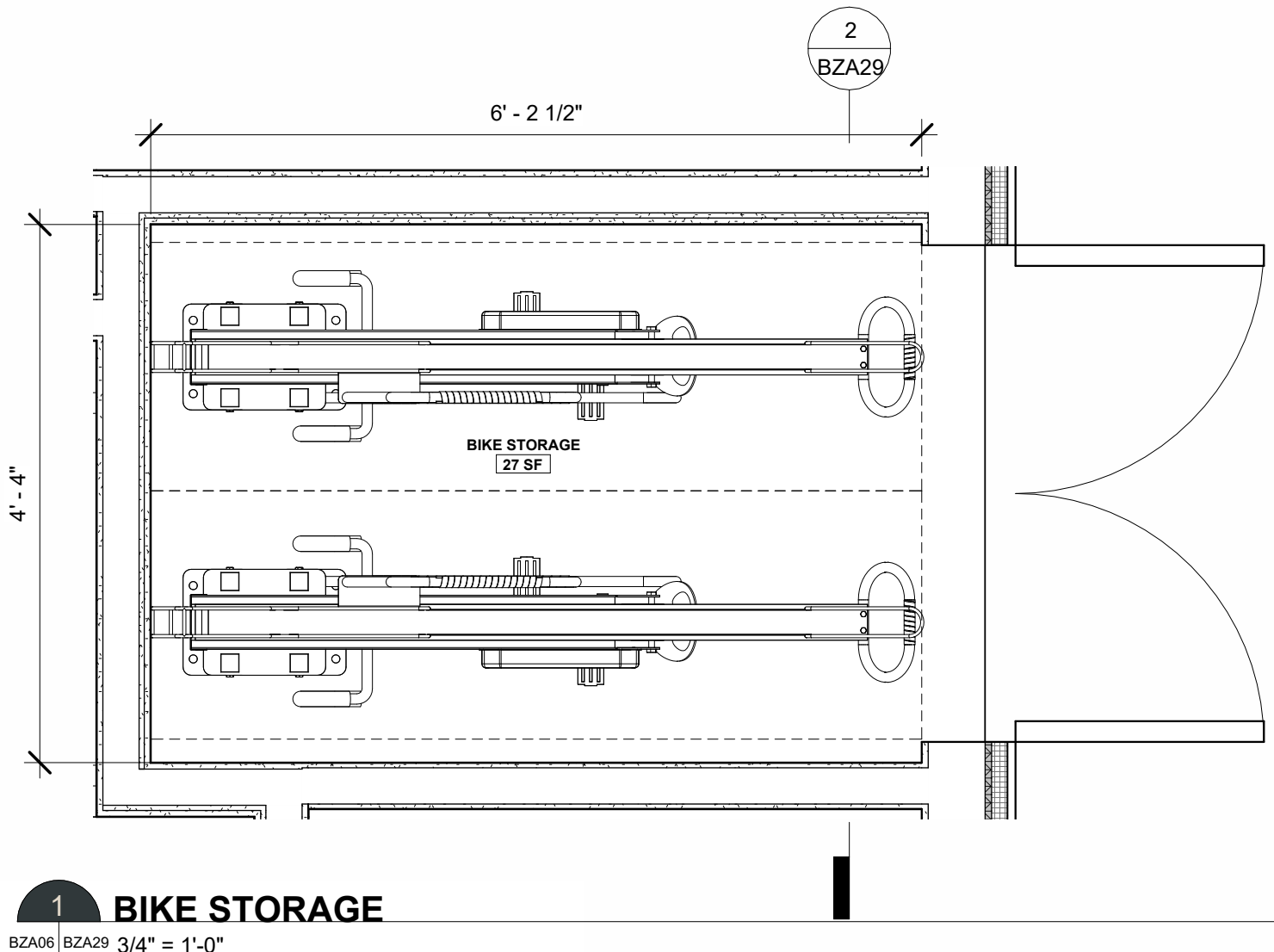
05/24/22

1908 IRVING ST NE

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DESIGN GROUP



3 BIKE STORAGE

BZA29

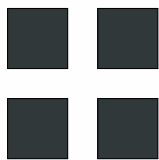
2 SECTION - BIKE STORAGE

BZA29 | BZA29 3/4" = 1'-0"

REV IR

BZA29
BIKE STORAGE

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**R. MICHAEL CROSS
DESIGN GROUP**