



Unit Legend

- 1 - COMMON
- 2 - COMMON
- 3 - COMMON
- C - COMMON
- UNIT 1
- UNIT 2
- UNIT 3
- UNIT 4
- UNIT 5
- UNIT 6
- UNIT 7
- UNIT 8

UNIT SCHEDULE (NET AREA)					
Name	Area	Bedroom #	Bath #	IZ	
1 - COMMON	108 SF				
1 - COMMON	42 SF				
2 - COMMON	108 SF				
3 - COMMON	108 SF				
C - COMMON	102 SF				
UNIT 1	1187 SF	6	3		
UNIT 2	1187 SF	6	3		
UNIT 3	1258 SF	6	3		IZ
UNIT 4	1313 SF	6	3		
UNIT 5	1313 SF	6	3		
UNIT 6	1313 SF	6	3		
UNIT 7	1313 SF	6	3		
UNIT 8	1313 SF	6	3		

INCLUSIONARY ZONING

UNIT SCHEDULE - MARKET RATE 3BEDs NET AREA				
Name		Area		
TOTAL NET AREA OF MARKET RATE 6 BEDROOMS		8939 SF		
TOTAL NUMBER OF MARKET RATE UNITS		1		
TOTAL GROSS AREA OF BUILDING		8,973 SQF		
REQUIRED IZ GROSS SQF (10% GFA)		1196	SQF	
TOTAL AREA OF IZ 6-BED UNITS		1258	SQF	
AVERAGE 6 BEDROOM UNITS AREA (market rate)		1277	SQF	
98% AVERAGE 6 BEDROOM AREA		1251	SQF	
UNIT SCHEDULE - IZ UNITS NET AREA				
Name	Area	BEDROOM #	BATHROOM #	IZ
UNIT 3	1258 SF	6	3	IZ
1258 SF				

SIDE YARD SETBACK	
F § 306 - SIDE YARD	
SIDE YARD SHALL BE 3"/FT OF HEIGHT, BUT NOT LESS THAN 8'-0"	
BUILDING HEIGHT = 32 FT	
32 X 3 =	96" OR 8'-0" MIN. SIDE YARD
SIDE YARD PROVIDED: 8'-0" & 10' - 5 1/2"	

PROJECT NARRATIVE:

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.

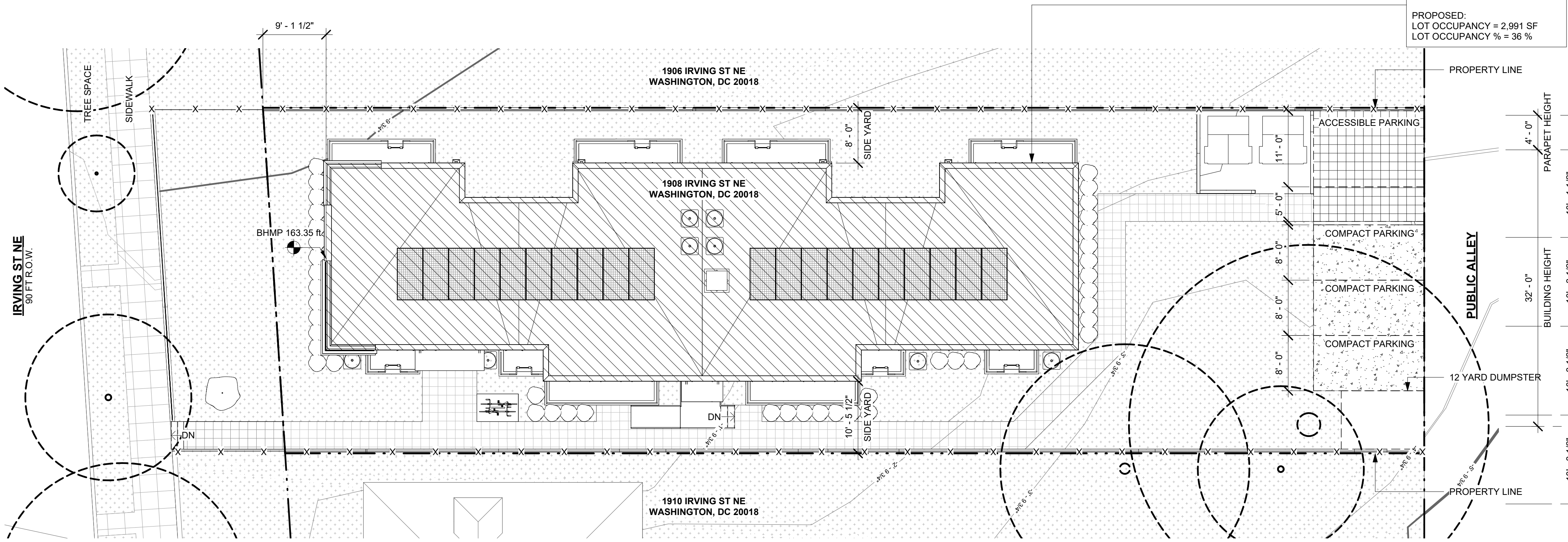
ZONING INFO

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

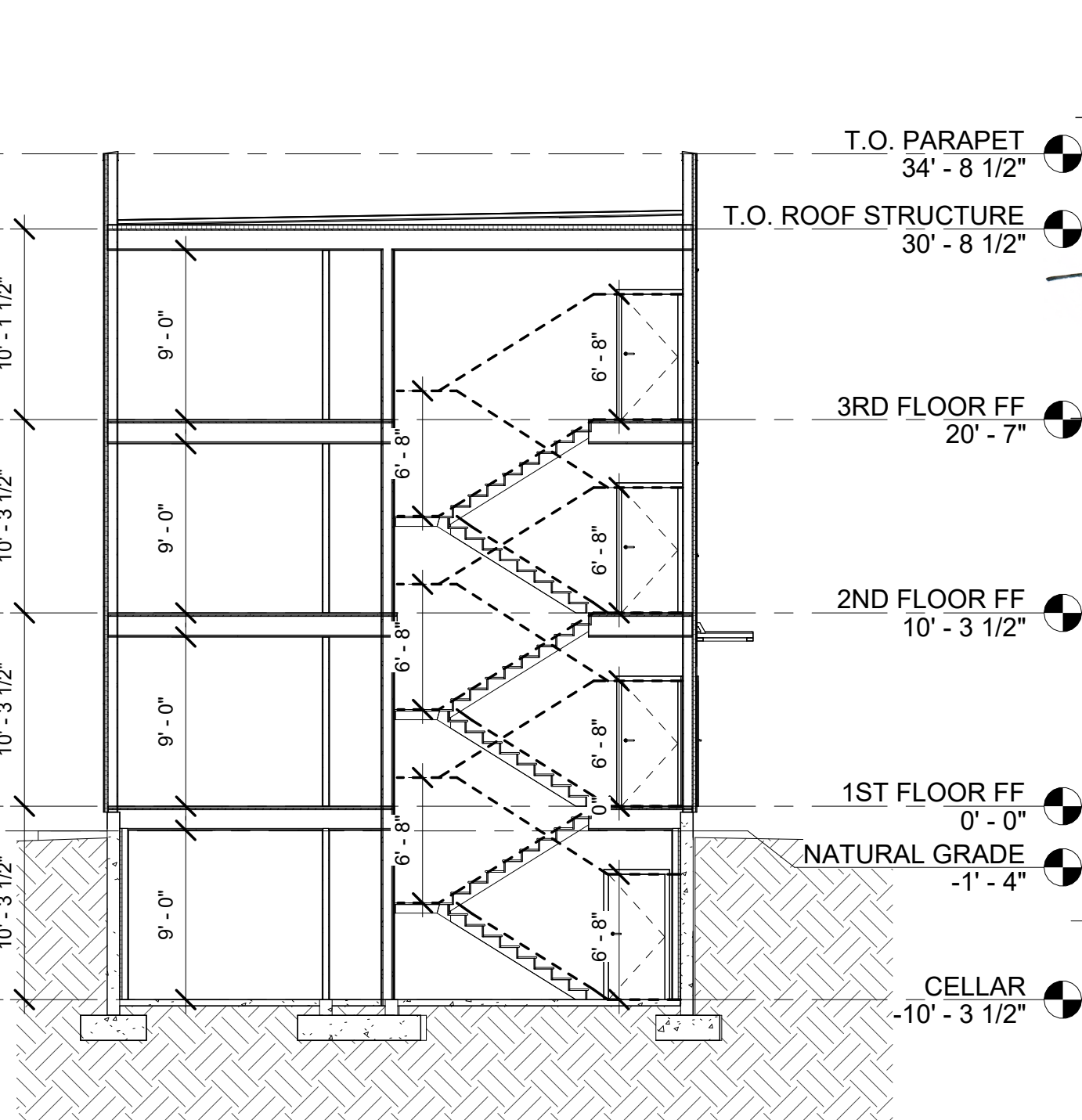
Land Use:	EXISTING	ALLOWED/REQ.	PROPOSED
	EMPTY LOT	RESIDENTIAL	MULTI-FAMILY 8-UNITS
# of Stories:	n/a	3 MAX	3 + CELLAR
Rear Yard:	n/a	20 FT MIN	50 FT
Side Yard:	n/a	8 FT MIN	8 FT & 10 FT
Building Height:	n/a	40 FT MAX	32'-0"
FAR:	n/a	1.08 W/ IZ	1.08 W/ IZ
Lot Occupancy:	n/a	40%	36%
Gross Building Area:	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

PARKING CALCULATIONS & CODE REFERENCES

VEHICLE PARKING	
REQUIRED PARKING SPACES: 1	
PER 11 DCMR TABLE C § 701.5.	
TABLE C § 701.5: PARKING REQUIREMENTS	
Use Category	Minimum number of vehicle parking spaces
Residential, multiple dwelling unit	1 per 3 dwelling units in excess of 4 units, except: 1 per 2 dwelling units for all 8 or 10 SF units; 1 per 6 units of publicly assisted housing, reserved for the elderly and/or handicapped.
CALCULATION:	
8 UNITS	1 PER 3 DWELLING UNITS IN EXCESS OF 4 8 - 4 = 4 4 / 3 = 1.33 or 1
PER 11 DCMR SUBTITLE C § 712.3 (C)	
WHEN TWO (2) OR FEWER SPACES ARE REQUIRED, THEY MAY MEET OR EXCEED THE COMPACT-SIZED DIMENSIONS SPECIFIED IN SUBTITLE C § 712.6	
PROPOSED PARKING COUNT: 3 COMPACT SIZE SPACES 8'X16' 1 ACCESSIBLE PARKING 11'X18'	
BICYCLE PARKING	
CALCULATION:	
LONG TERM 8 UNITS	8 / 3 = 2.66 or 3
PROPOSED PARKING COUNT 4 HORIZONTAL (2 over 2 stacked)	



LOT AREA = 8,311 SF
MAX LOT OCCUPANCY = 3,324 SF
MAX LOT OCCUPANCY % = 40%
PROPOSED:
LOT OCCUPANCY = 2,991 SF
LOT OCCUPANCY % = 36 %



REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

DRAWN: AEM
CHECKED: MWL

03 MAR 2026

ZONING COMPLIANCE

A002

FULL-SIZE HALF-SIZE
As indicated

1908 IRVING ST LLC
PERMIT SET 1908 IRVING ST NE
R. MICHAEL CROSS
DESIGN GROUP

5 SITE PLAN - PROPOSED

6 CROSS SECTION