



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
BZA30	BLOCK CHARACTERISTICS

REV IR

BZA01
COVER SHEET

03/12/26
1908 IRVING ST NE
1908 IRVING ST LLC



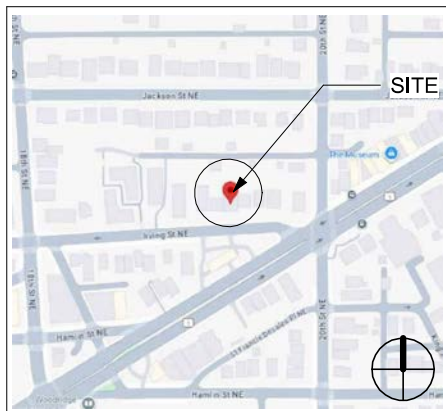
R. MICHAEL CROSS
DESIGN GROUP

Board of Zoning Adjustment
District of Columbia
CASE NO. 21039
EXHIBIT NO. 42A1



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

LOCATION MAP



REV IR

BZA02

LOCATION & EXISTING PHOTOS

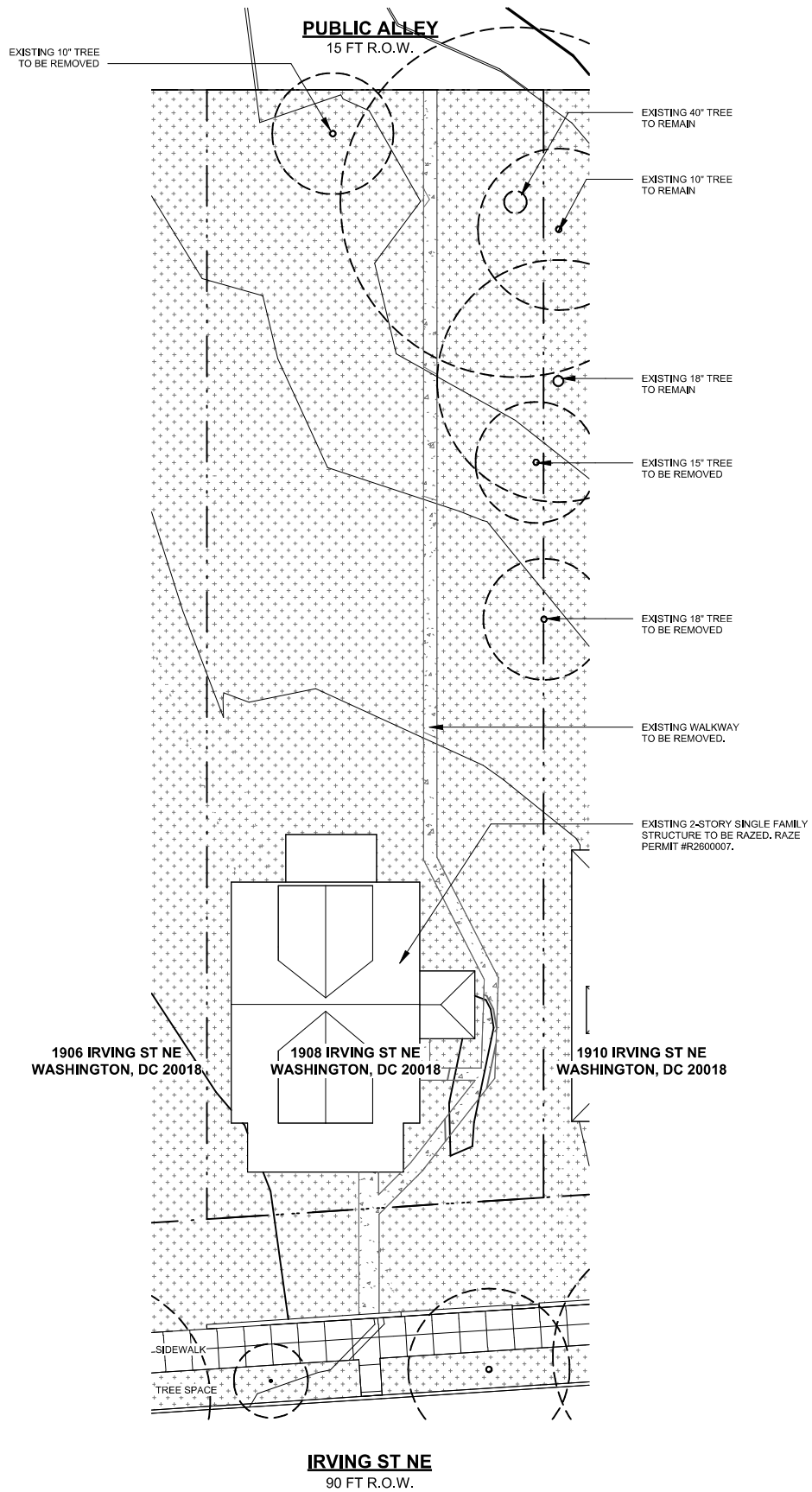
05/24/22

1908 IRVING ST NE

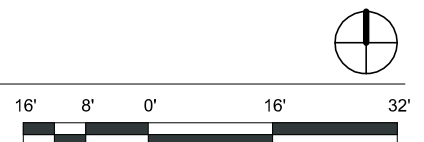
1908 IRVING ST LLC



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1 SITE PLAN - EXISTING - BZA
 A002 BZA03 1/16" = 1'-0"



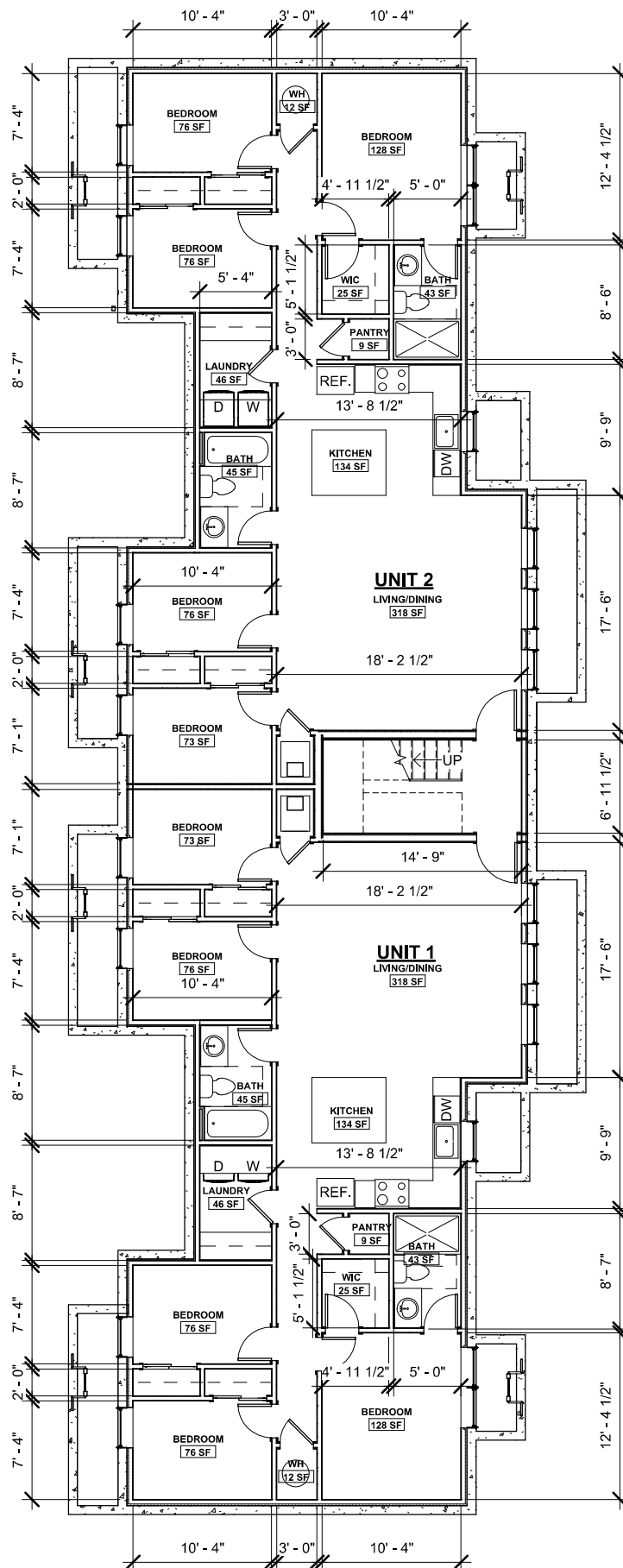
REV IR

BZA03
 SITE PLAN - EXISTING

05/24/22
 1908 IRVING ST NE
 1908 IRVING ST LLC



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FLOOR PLAN - CELLAR

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



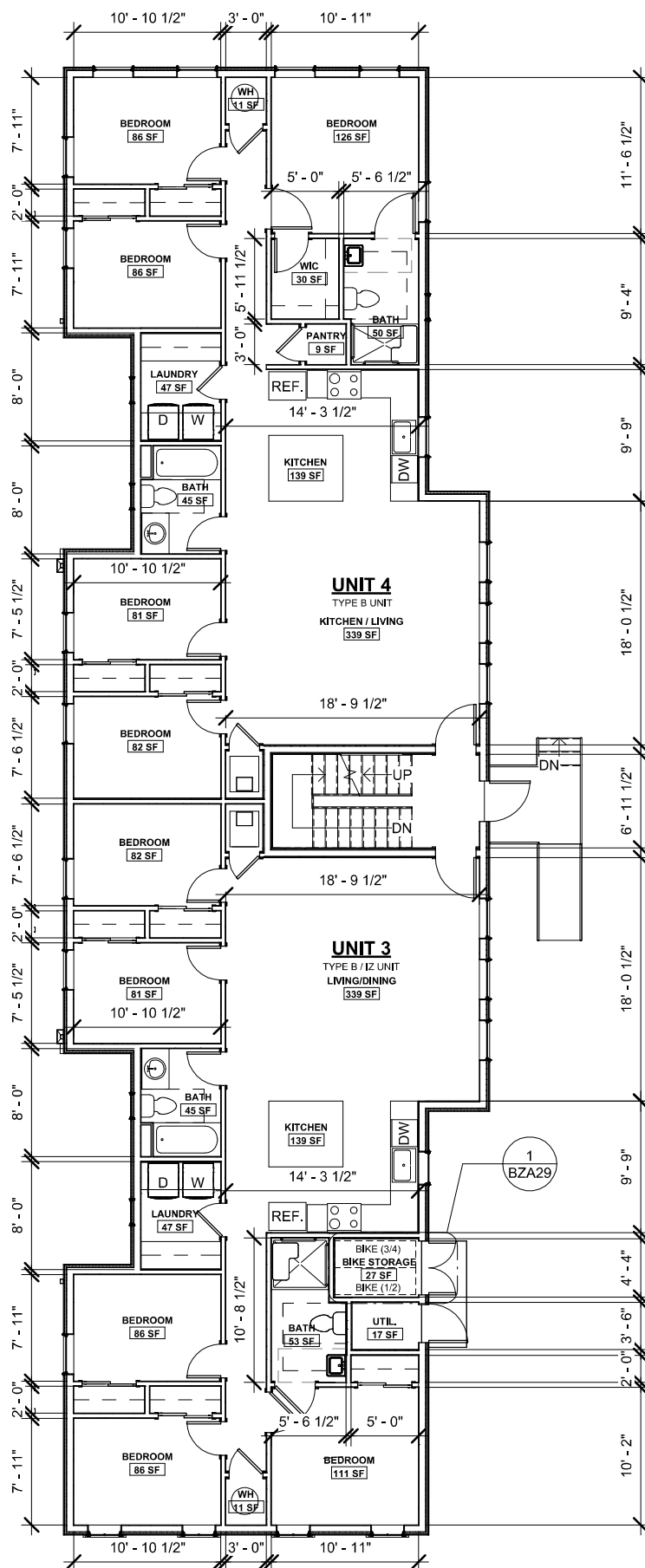
REV IR

BZA05
PROPOSED CELLAR

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1908 IRVING ST NE
1908 IRVING ST LLC



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FLOOR PLAN - 1ST FLOOR

A002	BZA06	1/8" = 1'-0"
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REV IR

BZA06
PROPOSED 1ST FLOOR

PROPOSED 1ST FLOOR

05/24/22

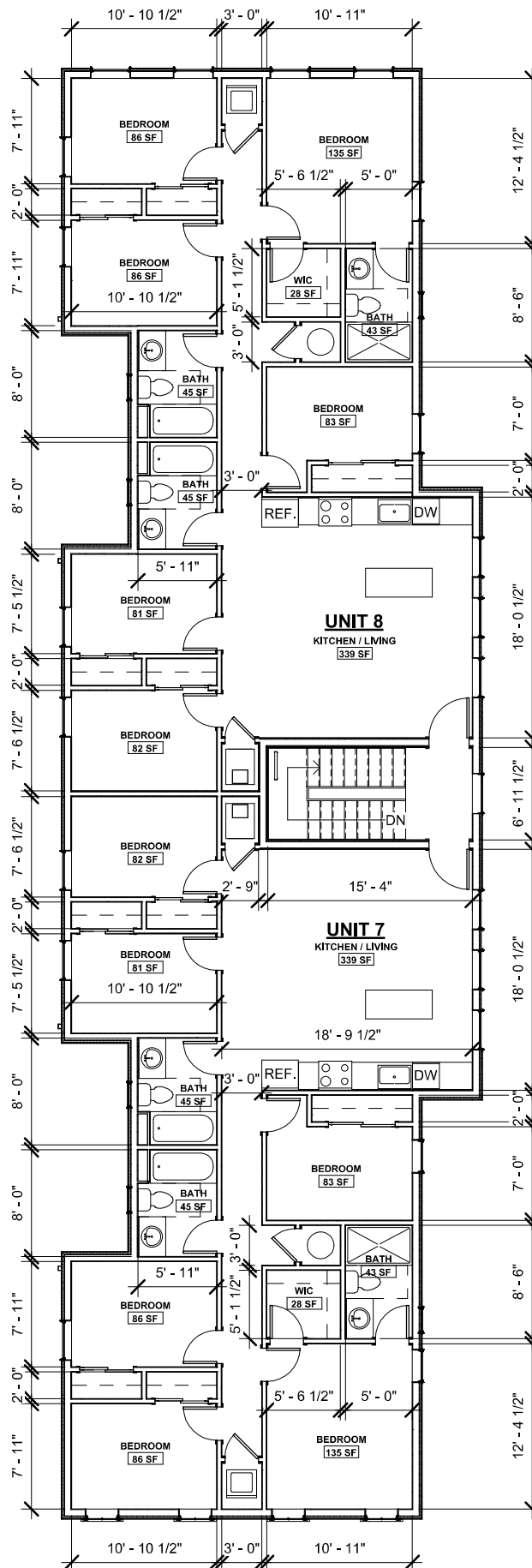
1908 IRVING ST NE

1908 IRVING ST LLC



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1 FLOOR PLAN - 3RD FLOOR

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

REV IR

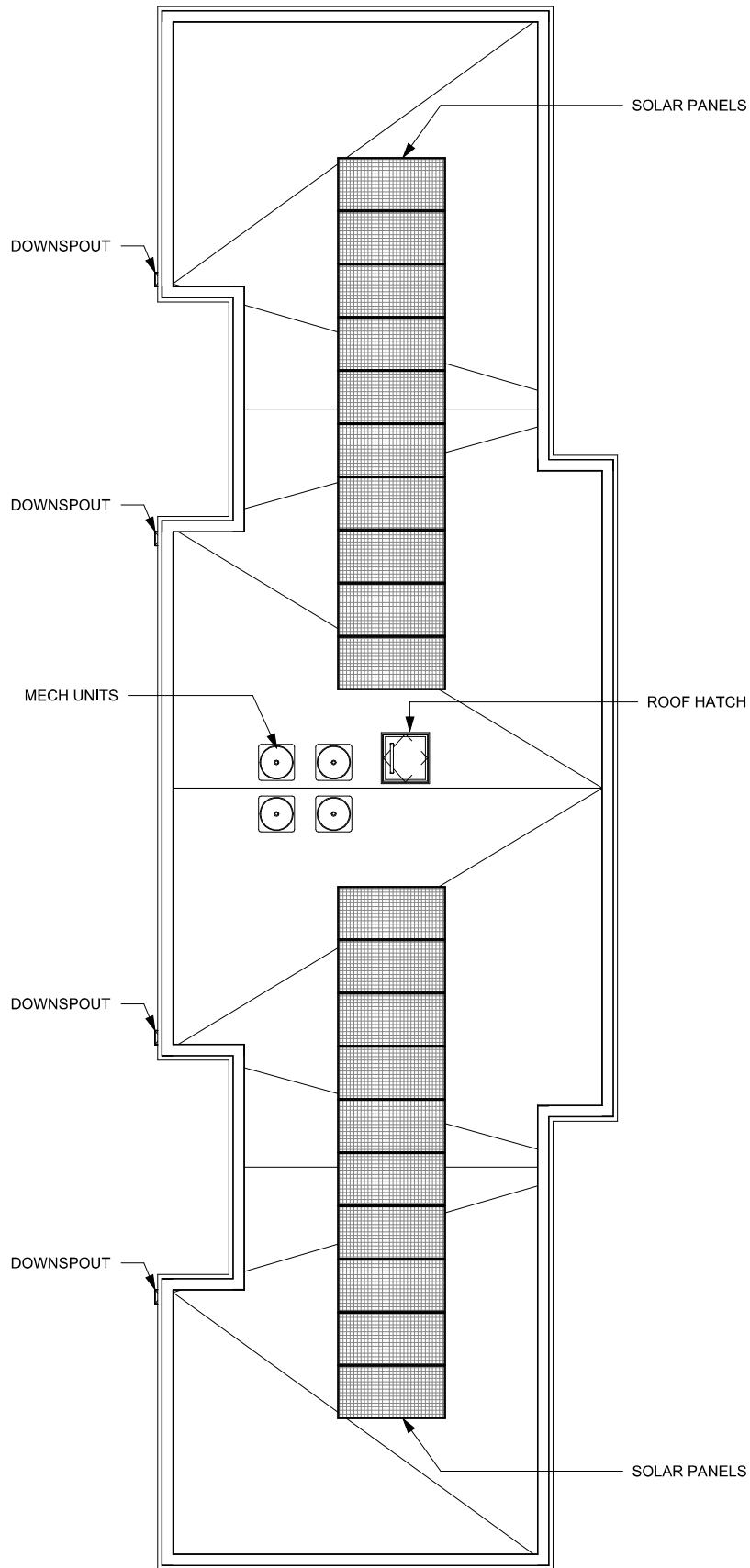
BZA08
PROPOSED 3RD FLOOR

05/24/22
1908 IRVING ST NE
1908 IRVING ST LLC



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1 FLOOR PLAN - ROOF

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

REV IR

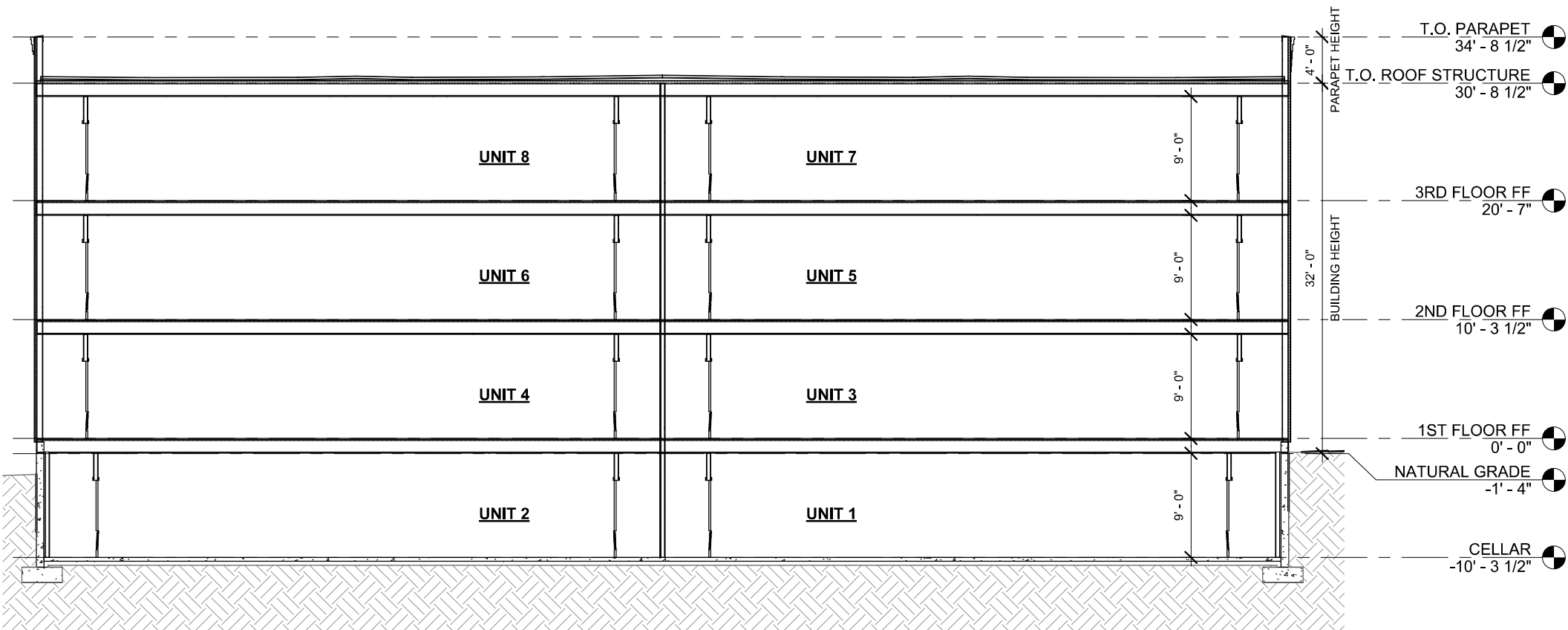
BZA09
PROPOSED ROOF PLAN

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1908 IRVING ST LLC



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1 LONGITUDINAL SECTION

BZA10 1/8" = 1'-0"

REV IR

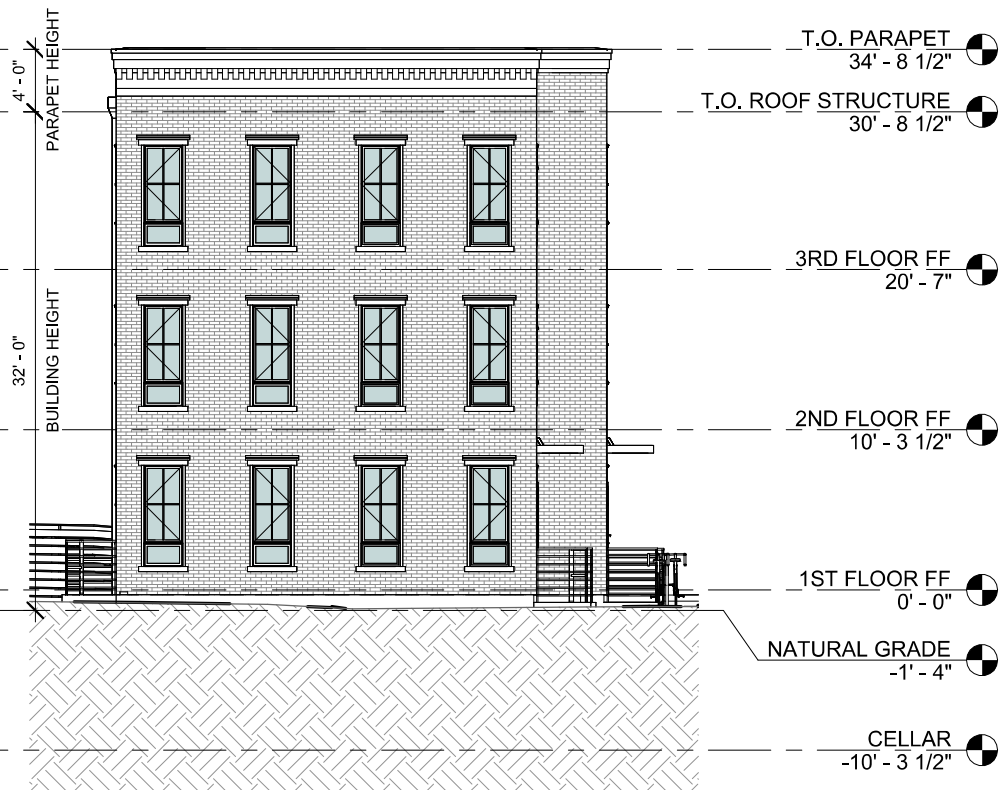
BZA10

BUILDING SECTION

05/24/22
1908 IRVING ST NE
1908 IRVING ST LLC

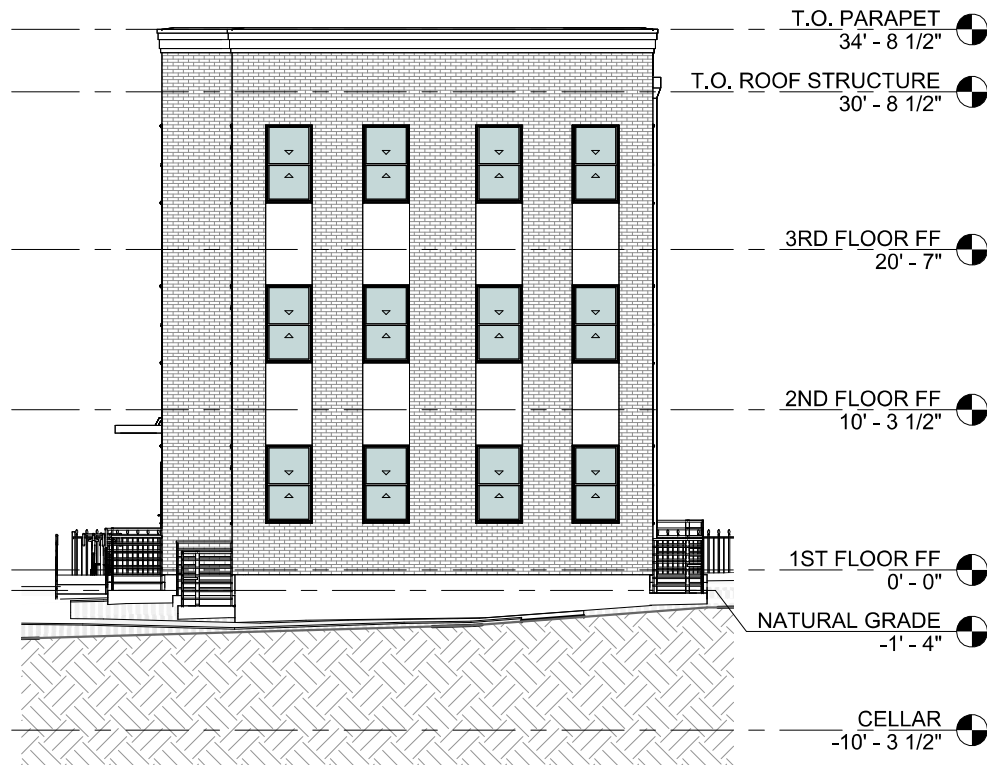


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1 ELEVATION - SOUTH

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"



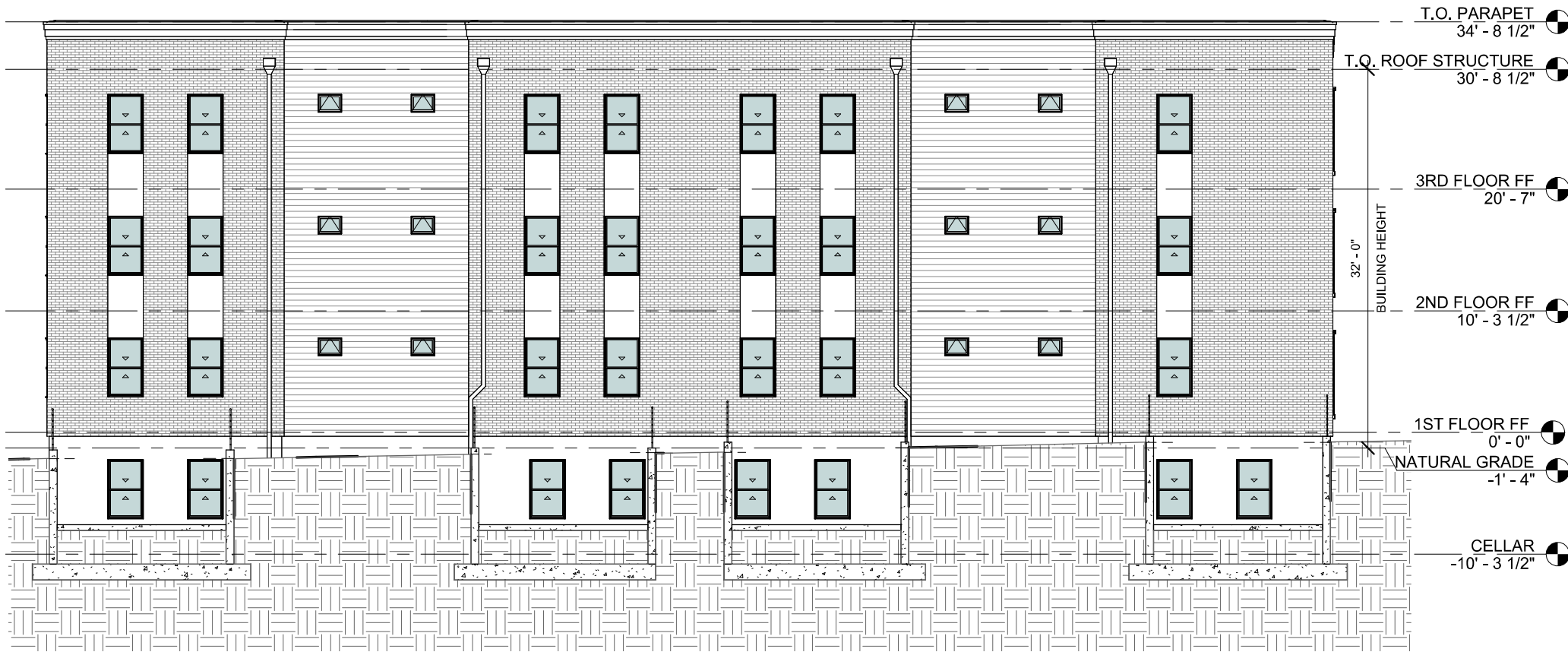
REV IR

BZA12

ELEVATIONS

05/24/22
1908 IRVING ST NE
1908 IRVING ST LLC

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1 ELEVATION - WEST

BZA13 1/8" = 1'-0"



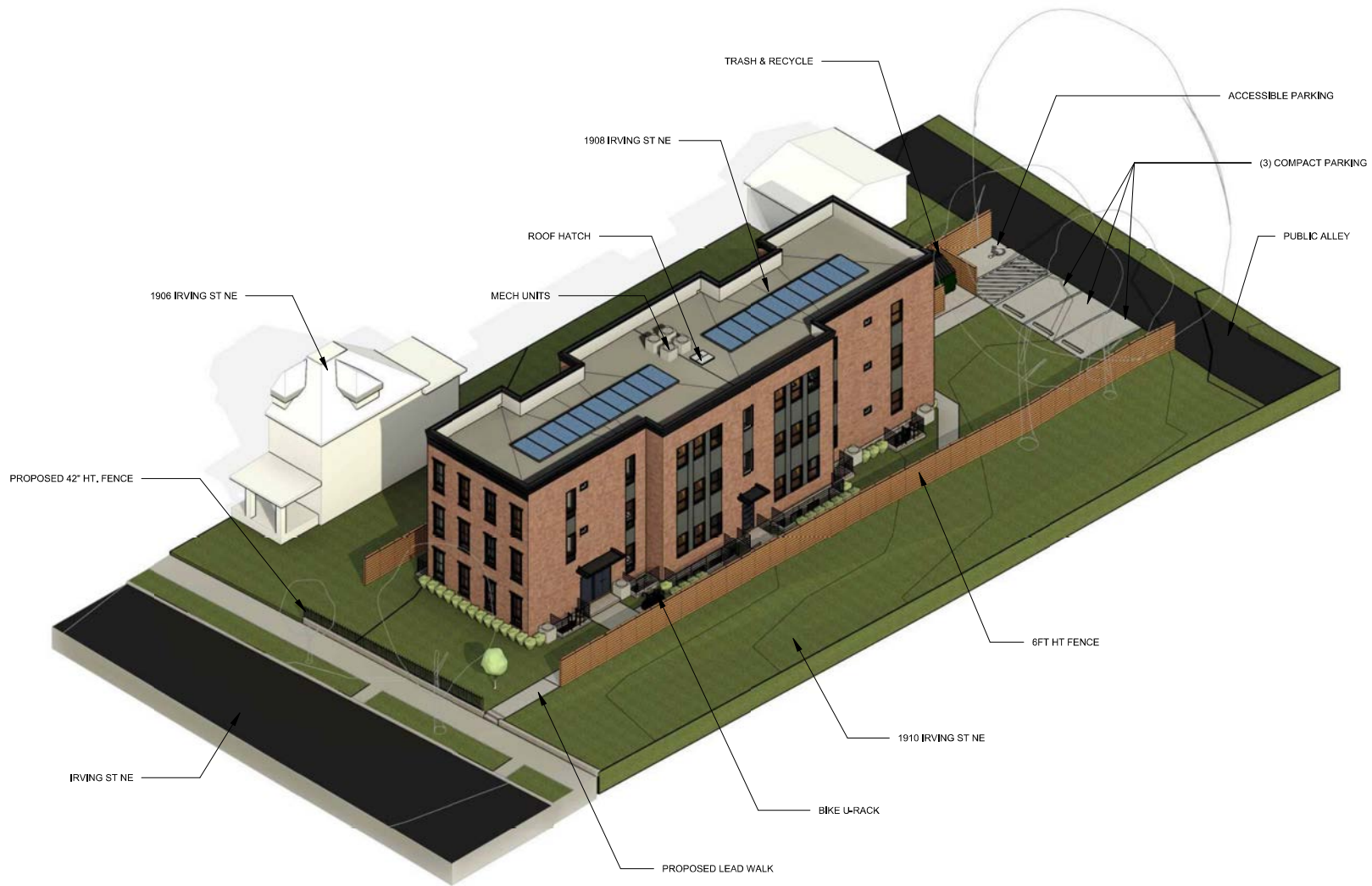
REV IR

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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■ ■ DESIGN GROUP



1 FRONT PERSPECTIVE
BZA20



2 REAR PERSPECTIVE
BZA20

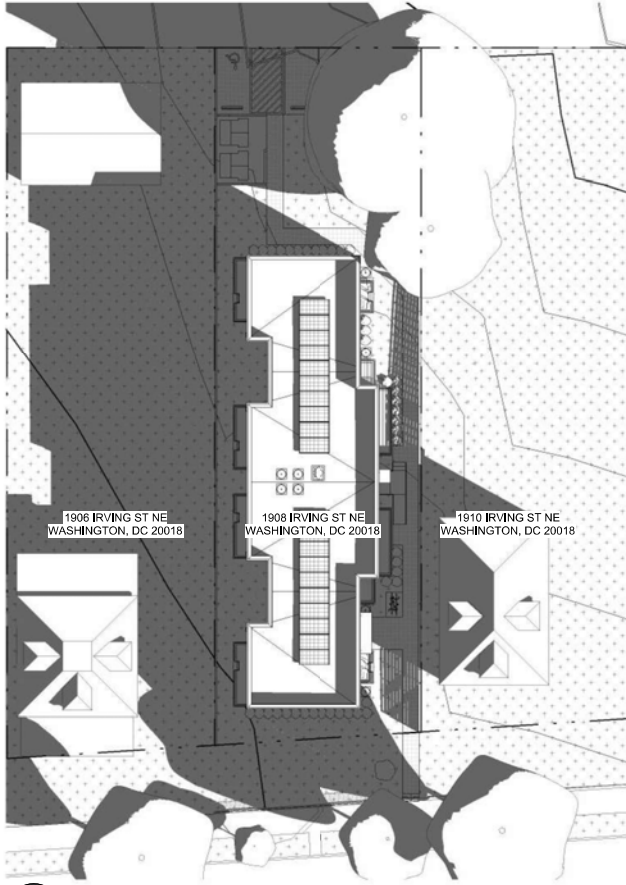
REV IR

BZA20
3D RENDERING

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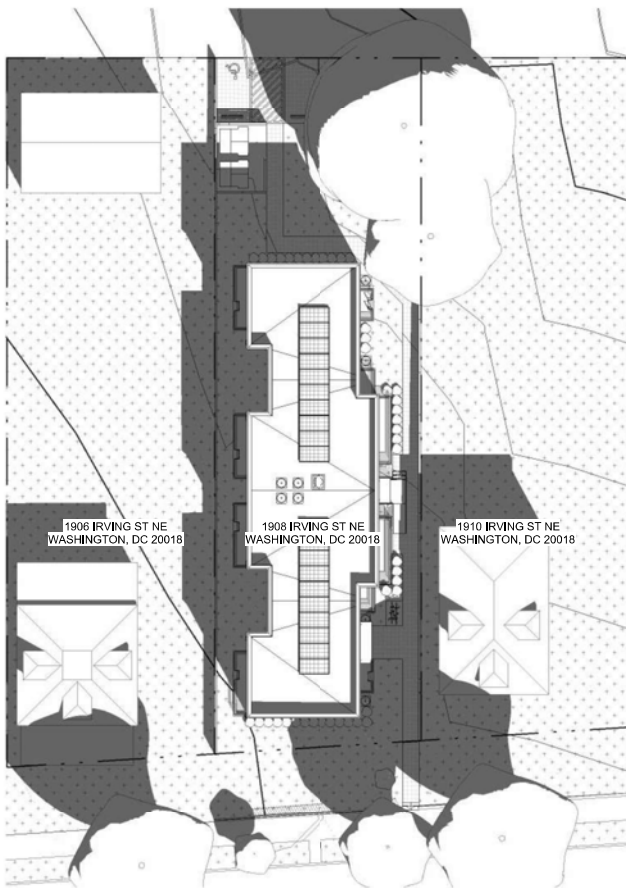
1 SOLAR STUDY - SE - 10AM

A002 | BZA21 1" = 30'-0"



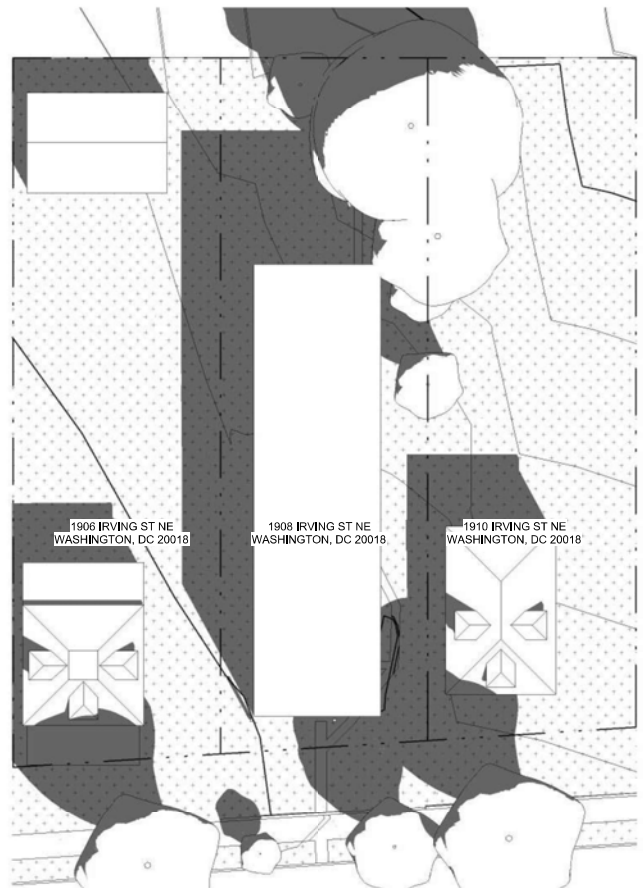
2 SOLAR STUDY - SE - 10AM MOR

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"

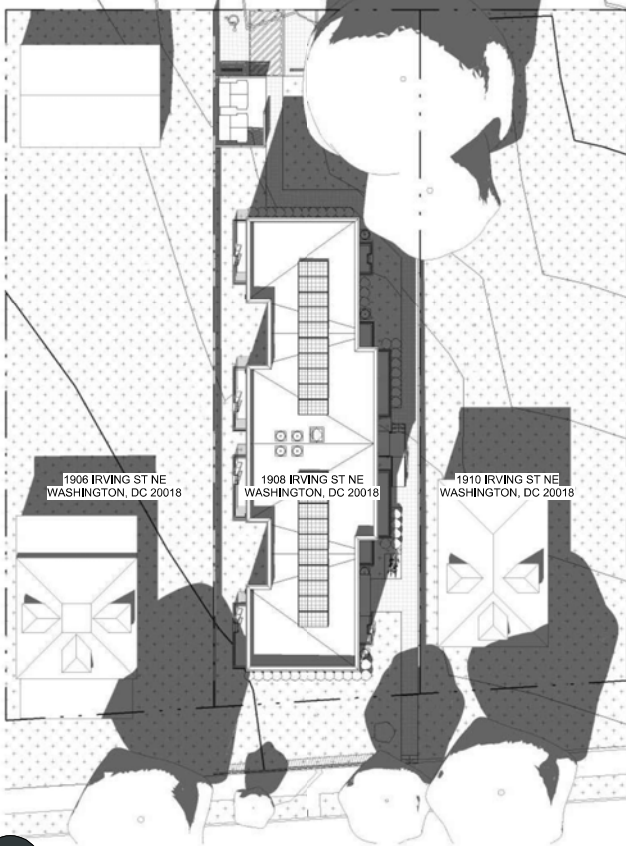
REV IR

BZA21
SOLAR STUDY - SPRING

05/24/22
1908 IRVING ST NE
1908 IRVING ST LLC

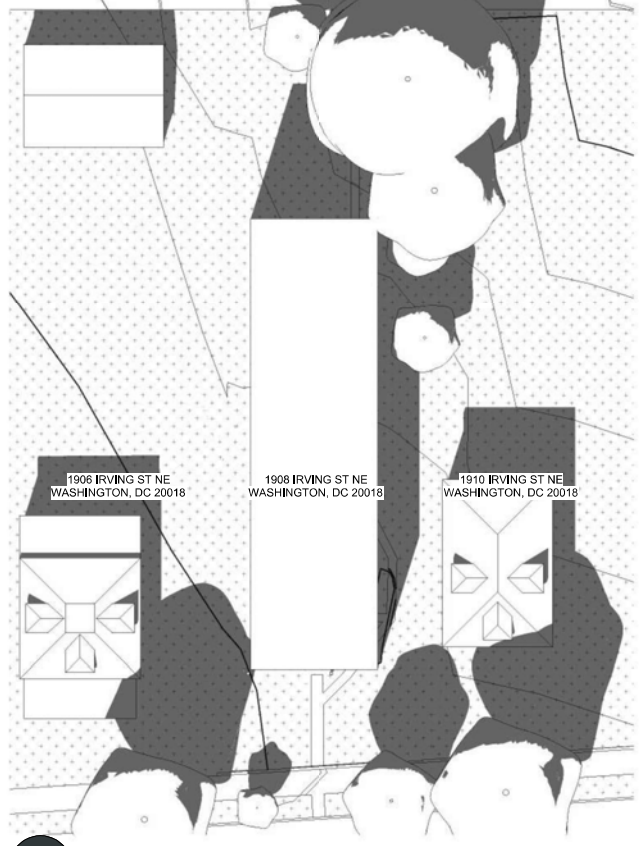


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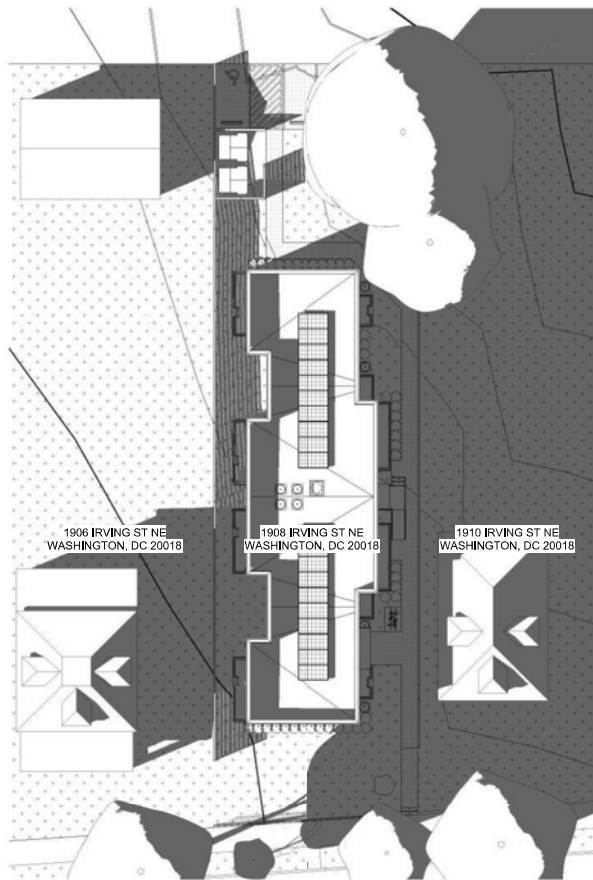
1 SOLAR STUDY - SE - 2PM

A002 | BZA22 1" = 30'-0"



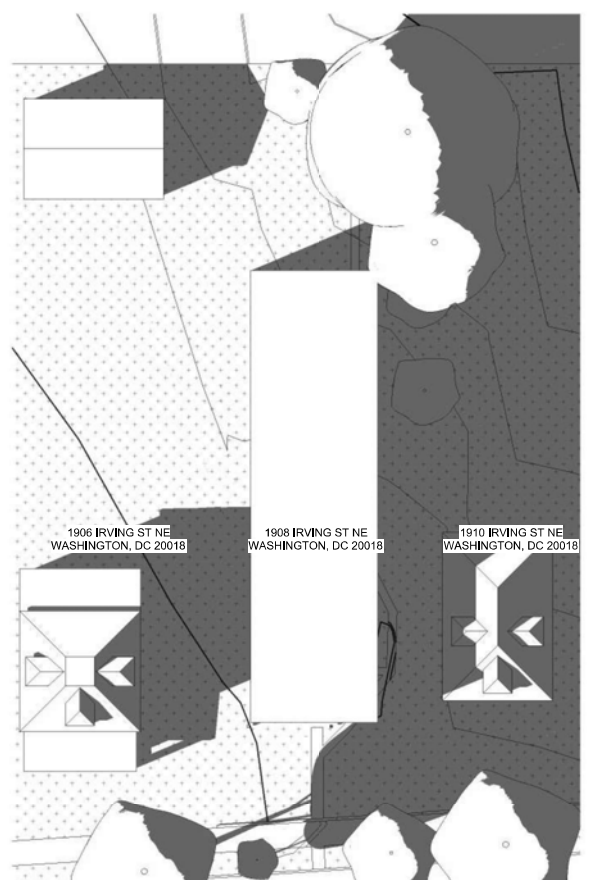
2 SOLAR STUDY - SE - 2PM MOR

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"

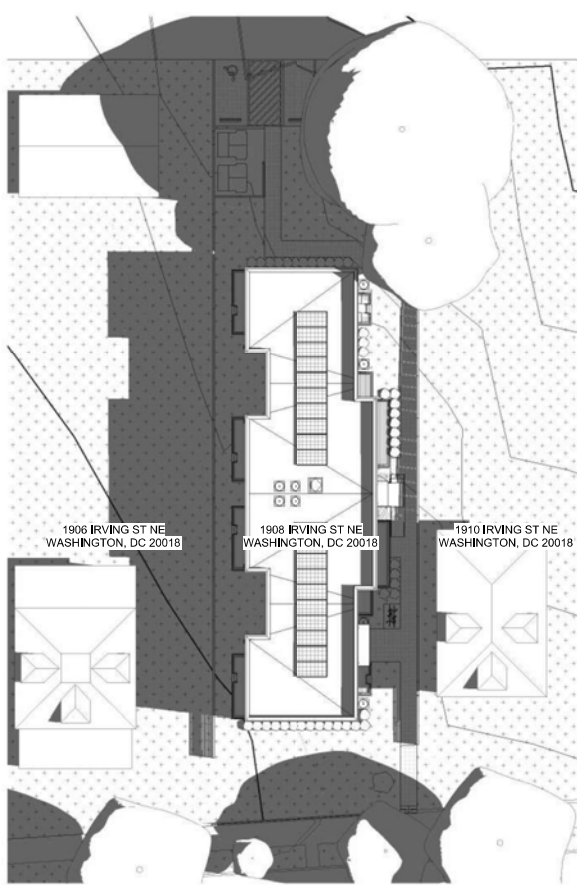
REV IR

BZA22
SOLAR STUDY - SPRING

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1908 IRVING ST LLC



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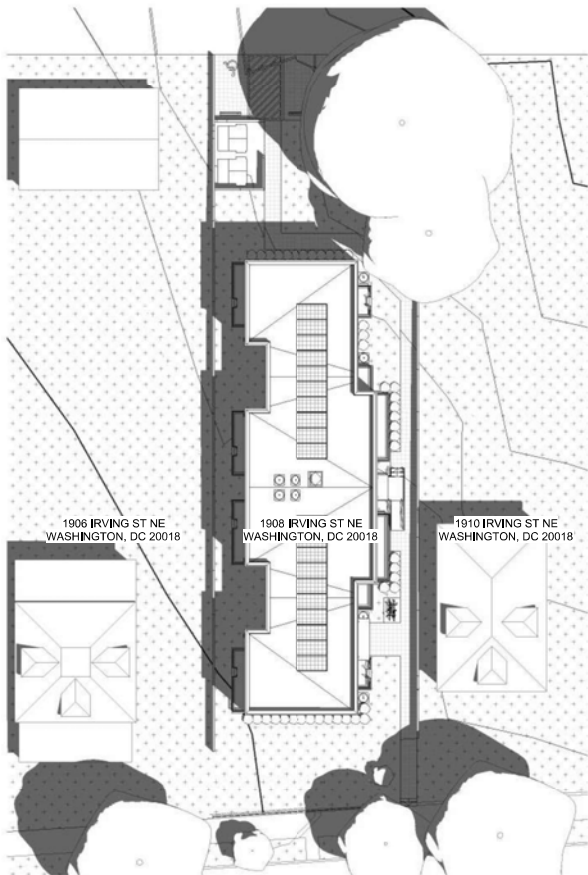
1 SOLAR STUDY - SS - 10AM

A002 | BZA23 1" = 30'-0"



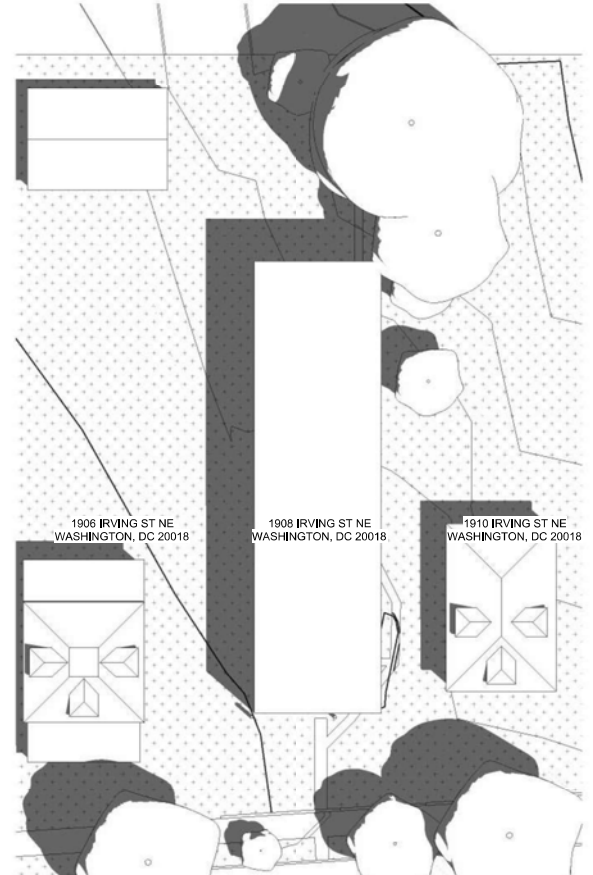
2 SOLAR STUDY - SS - 10AM MOR

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"

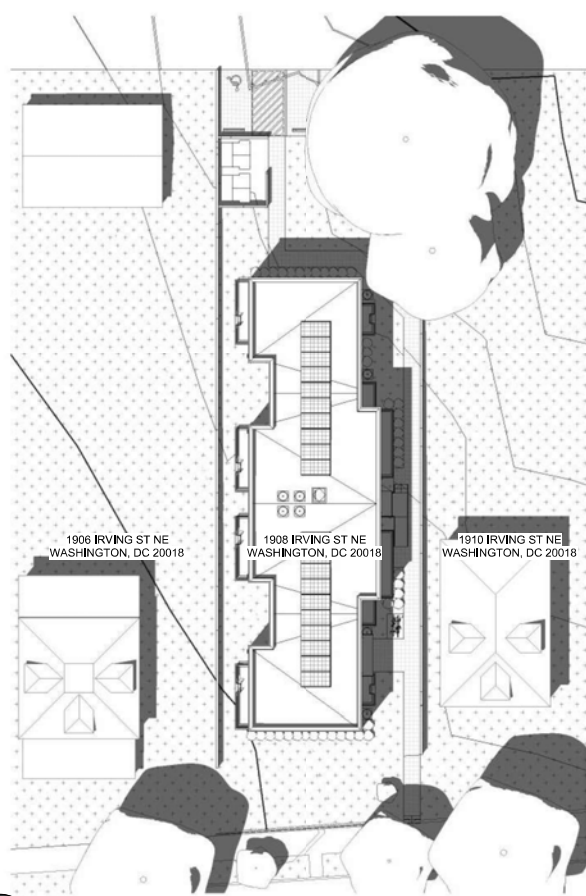
REV IR

BZA23
SOLAR STUDY - SUMMER

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1908 IRVING ST LLC

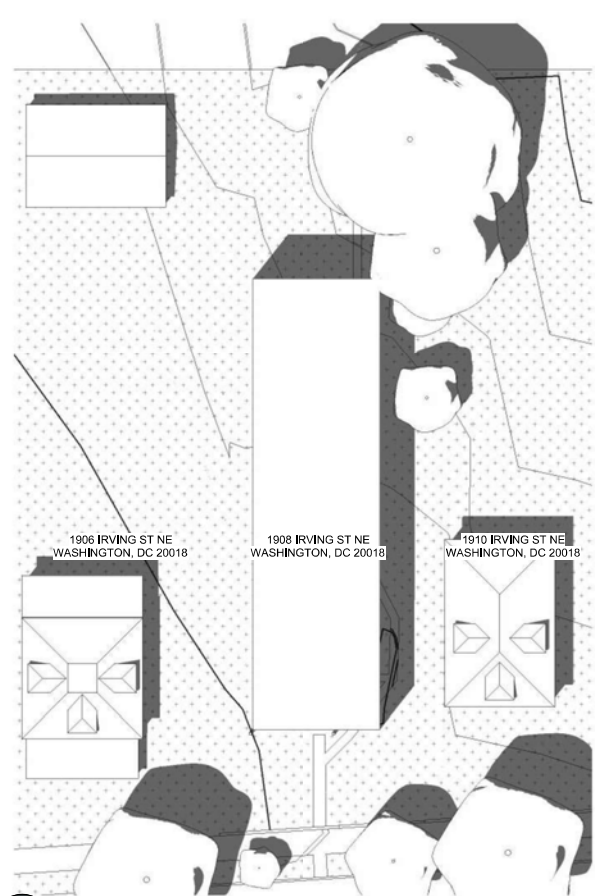


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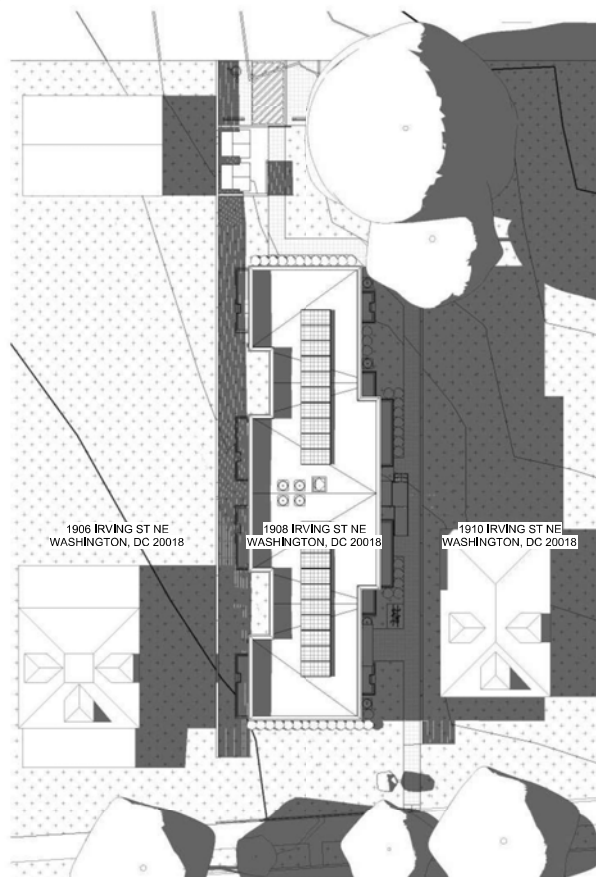
1 SOLAR STUDY - SS - 2PM

A002 | BZA24 1" = 30'-0"



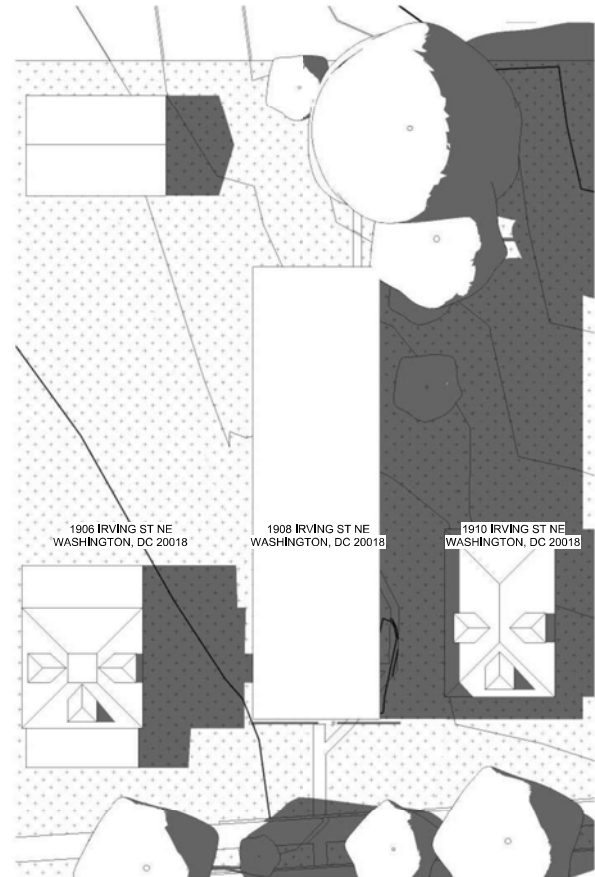
2 SOLAR STUDY - SS - 2PM MOR

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"

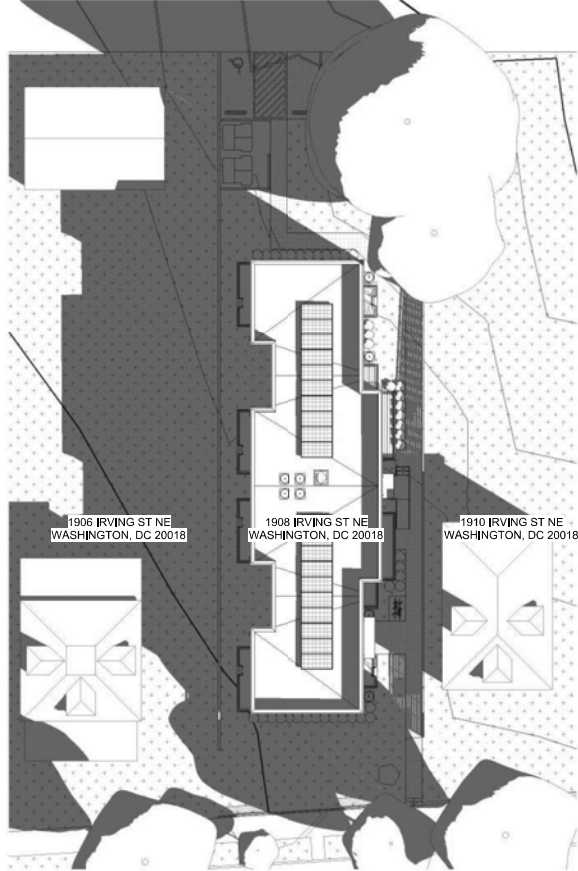
REV IR

BZA24
SOLAR STUDY - SUMMER

05/24/22
1908 IRVING ST NE
1908 IRVING ST LLC

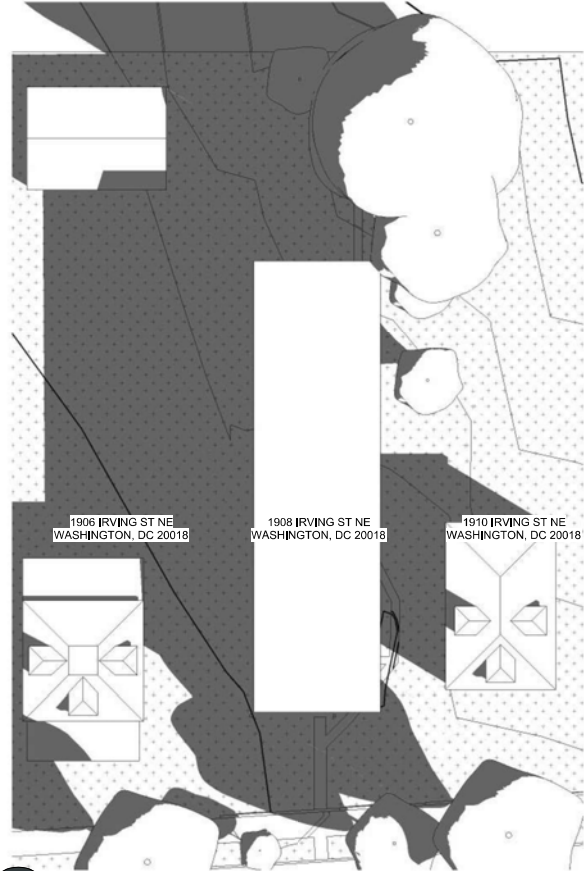


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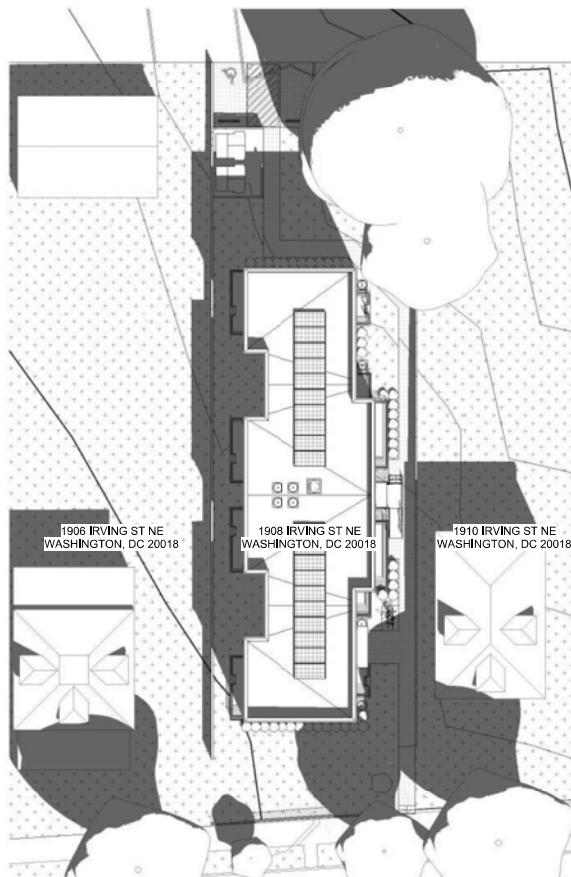
1 SOLAR STUDY - FE - 10AM

A002 | BZA25 1" = 30'-0"



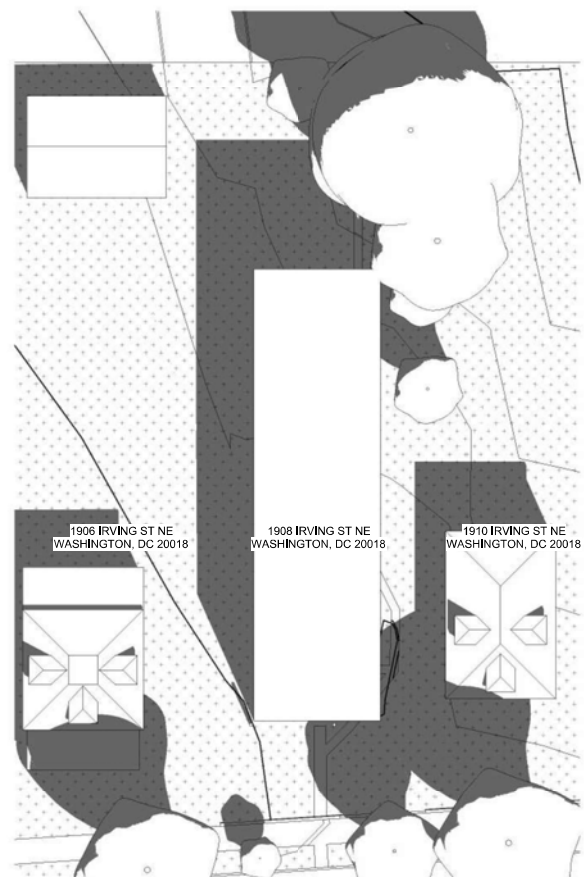
2 SOLAR STUDY - FE - 10AM MOR

A002 | BZA25 1" = 30'-0"



3 SOLAR STUDY - FE - 12PM

A002 | BZA25 1" = 30'-0"



4 SOLAR STUDY - FE - 12PM MOR

A002 | BZA25 1" = 30'-0"

REV IR

BZA25

SOLAR STUDY - FALL

05/24/22

1908 IRVING ST NE

1908 IRVING ST LLC



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