



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
Bicycle parking:	n/a	4 Spaces	4 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

1 3D - VIEW

BZA01

REV IR

BZA01

COVER SHEET

03/12/26

1908 IRVING ST NE

1908 IRVING ST LLC

**R. MICHAEL CROSS
DESIGN GROUP**

1906 IRVING ST NE

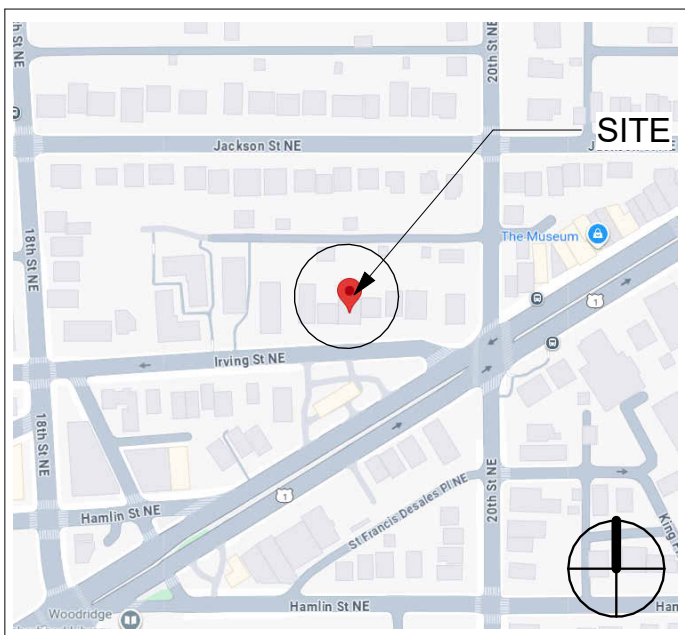
1908 IRVING ST NE

1910 IRVING ST NE



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

LOCATION MAP



REV IR

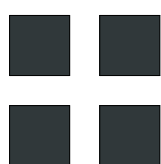
BZA002

LOCATION & EXISTING PHOTOS

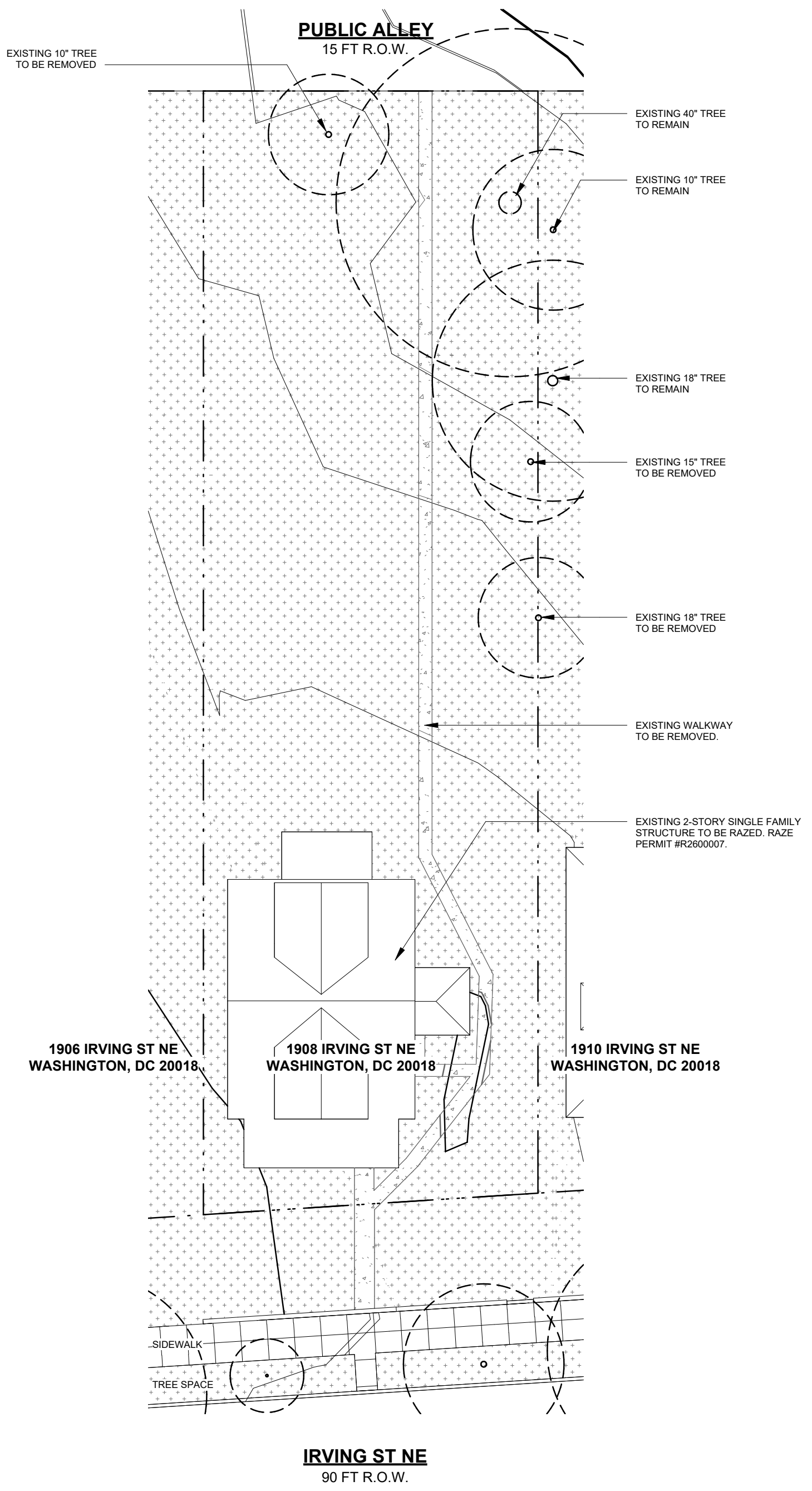
05/24/22

1908 IRVING ST NE

1908 IRVING ST LLC

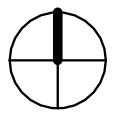


**R. MICHAEL CROSS
DESIGN GROUP**



1 SITE PLAN - EXISTING - BZA

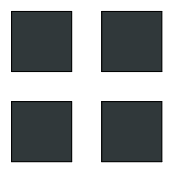
A002 | BZA03 1/16" = 1'-0"



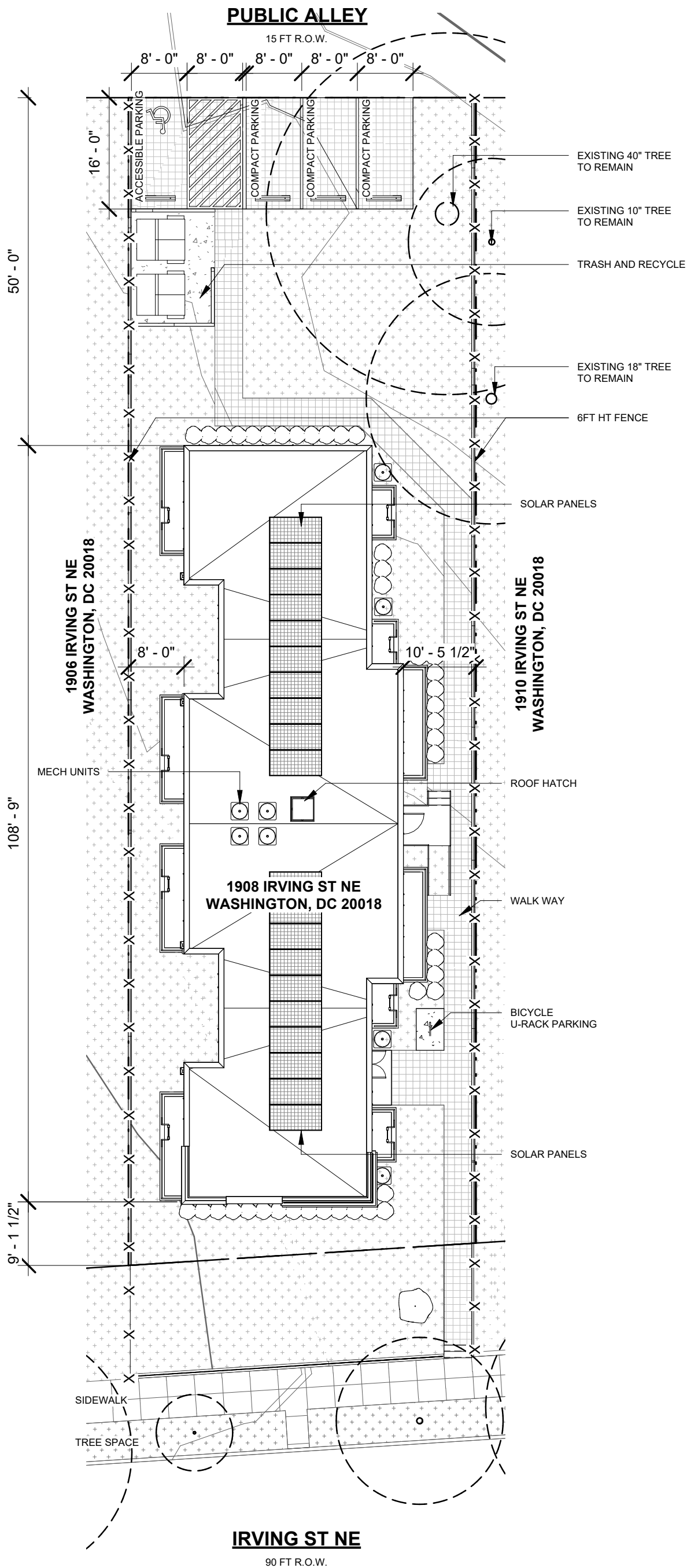
REV IR

BZA03
SITE PLAN - EXISTING

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



**R. MICHAEL CROSS
DESIGN GROUP**



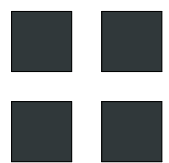
1 SITE PLAN - PROPOSED

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

REV IR

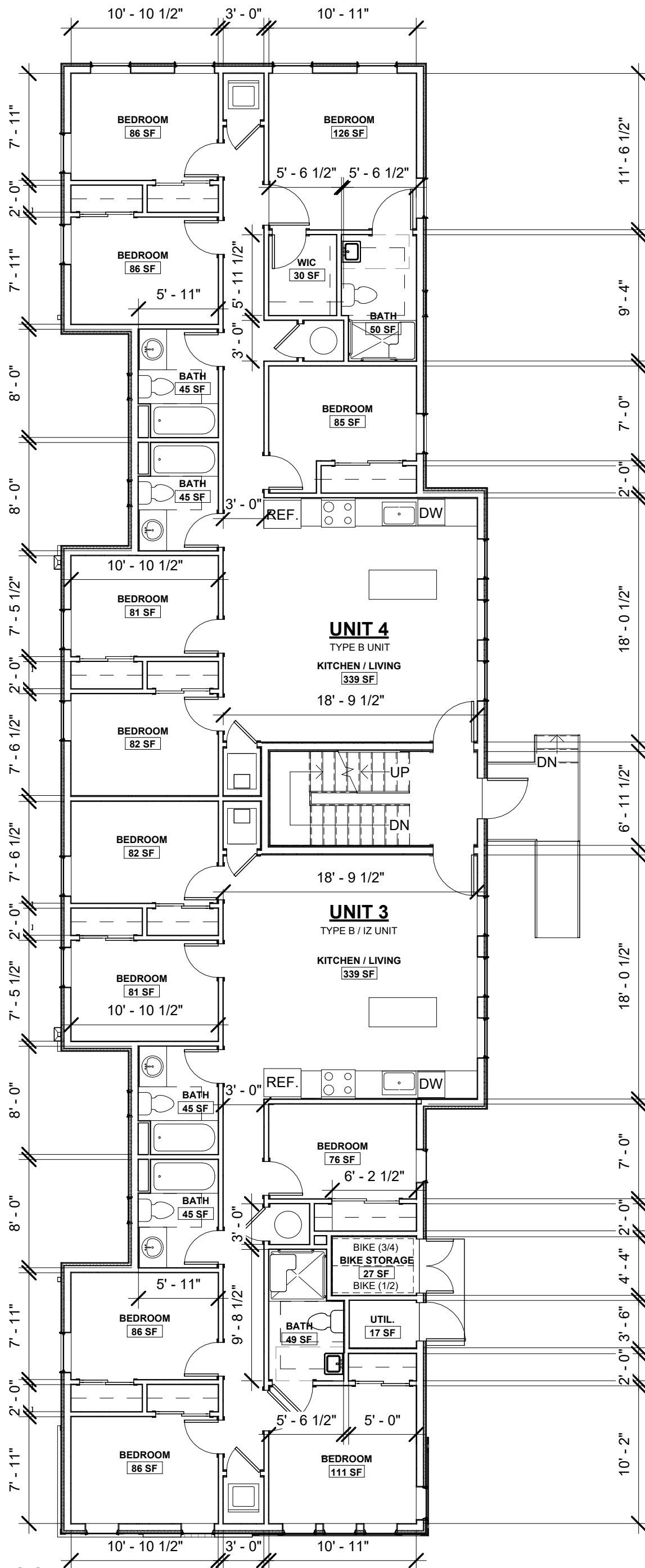
BZA04
SITE PLAN - PROPOSED

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



**R. MICHAEL CROSS
DESIGN GROUP**





1 FLOOR PLAN - 1ST FLOOR

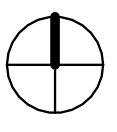
A002 | BZA06 1/8" = 1'-0"

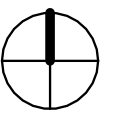
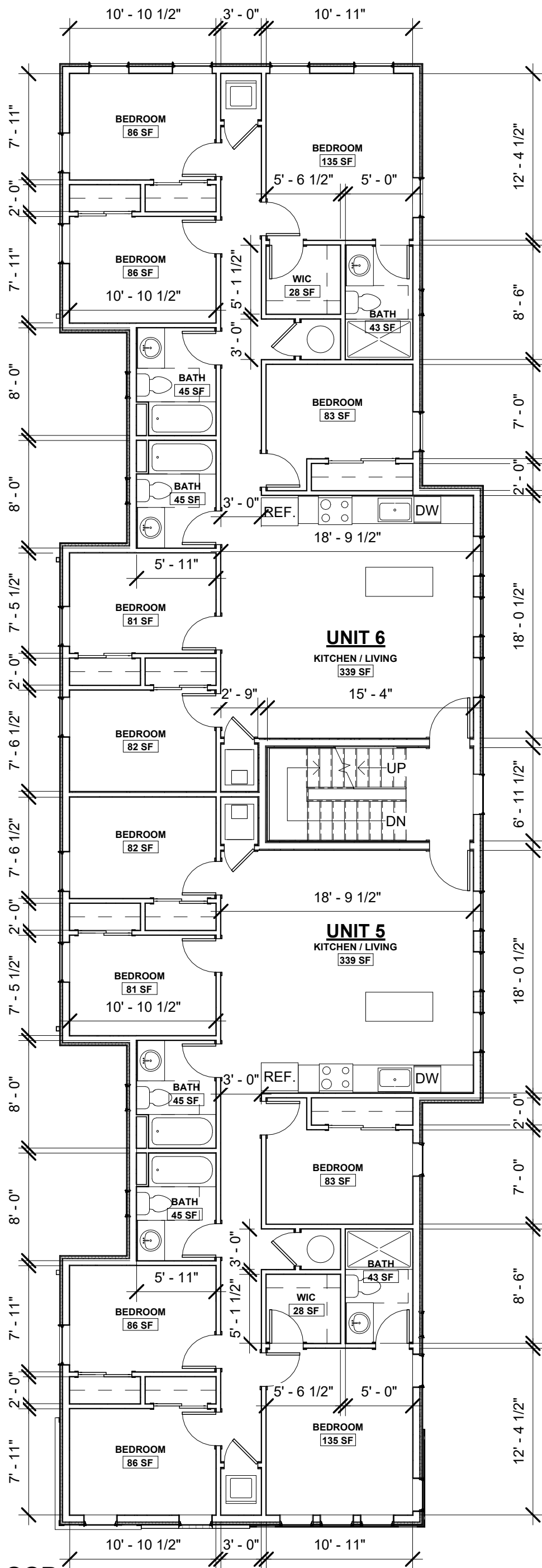
REV IR

BZA06
PROPOSED 1ST FLOOR

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

R. MICHAEL CROSS
DESIGN GROUP





1 FLOOR PLAN - 2ND FLOOR

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

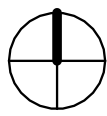
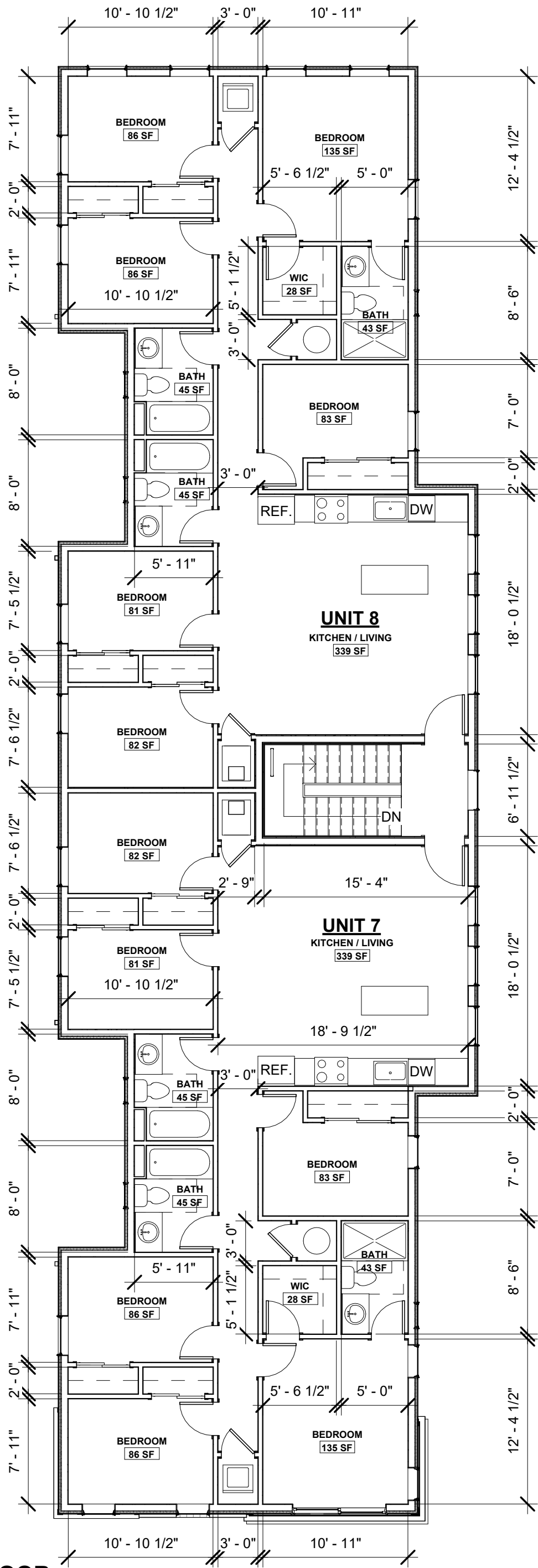
REV IR

BZA07
PROPOSED 2ND FLOOR

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

R. MICHAEL CROSS
DESIGN GROUP





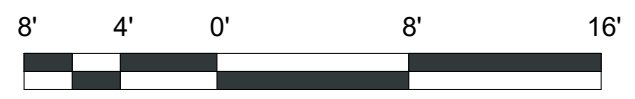
1 FLOOR PLAN - 3RD FLOOR

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

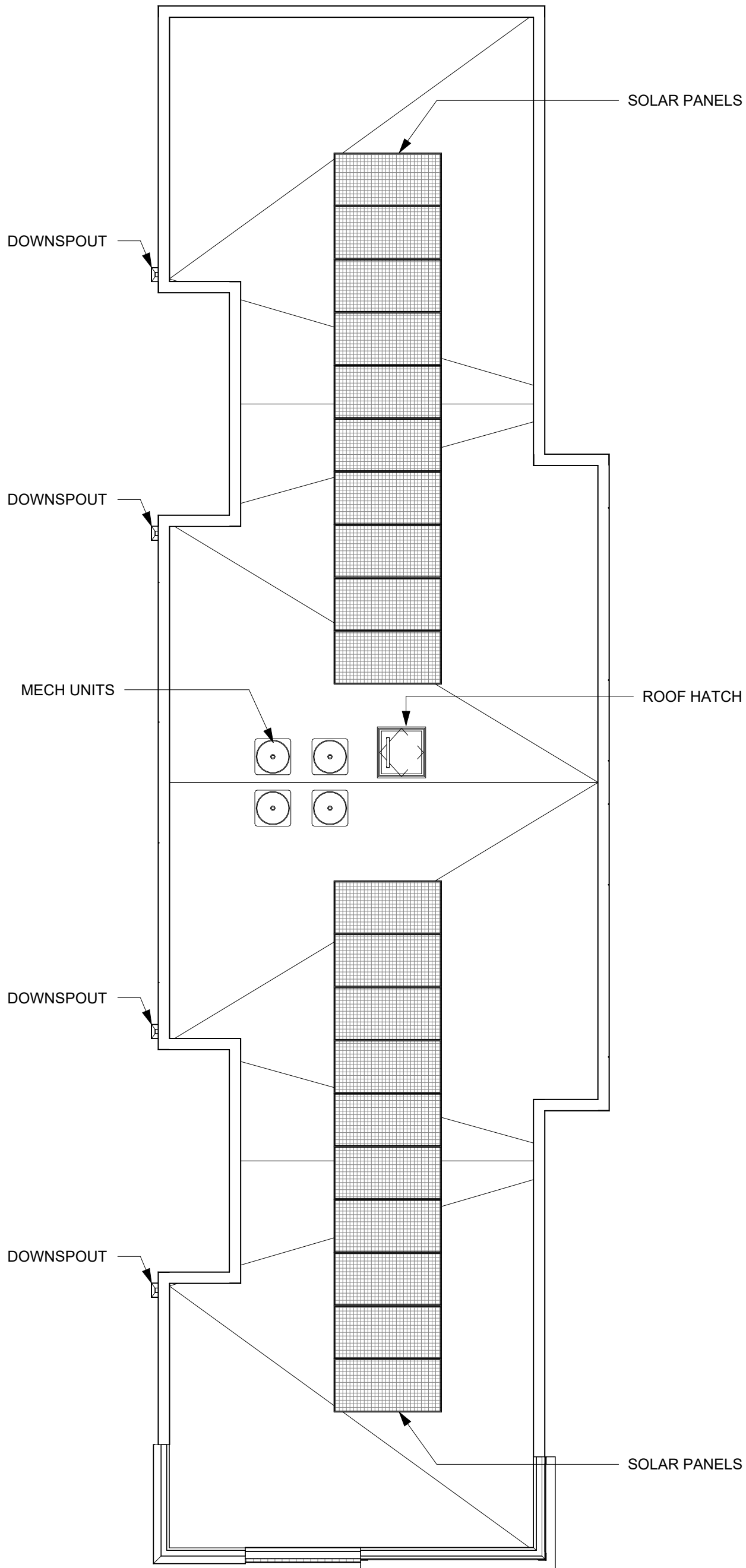
REV IR

BZA08
PROPOSED 3RD FLOOR

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



**R. MICHAEL CROSS
DESIGN GROUP**



1 FLOOR PLAN - ROOF

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

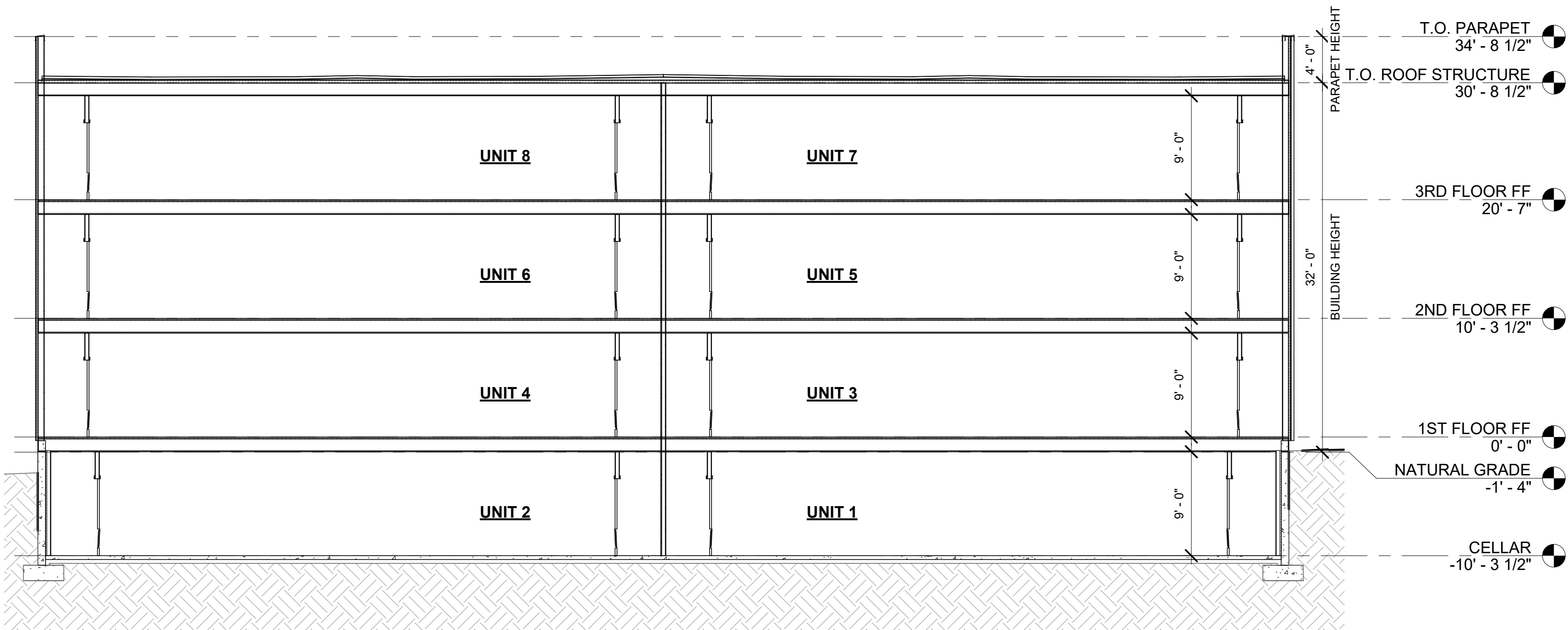
REV IR



BZA09
PROPOSED ROOF PLAN

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

**R. MICHAEL CROSS
DESIGN GROUP**



1 LONGITUDINAL SECTION

BZA10 1/8" = 1'-0"

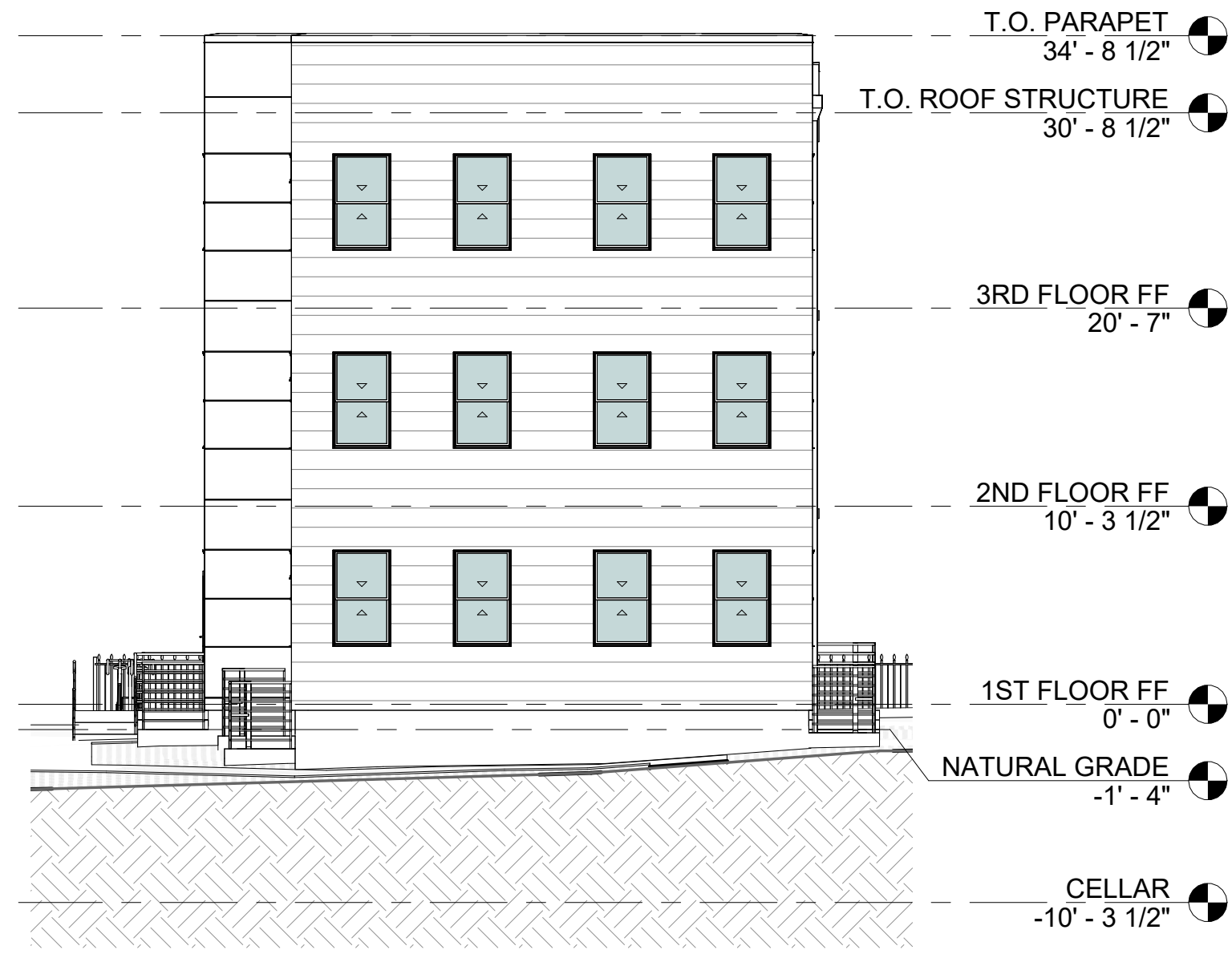
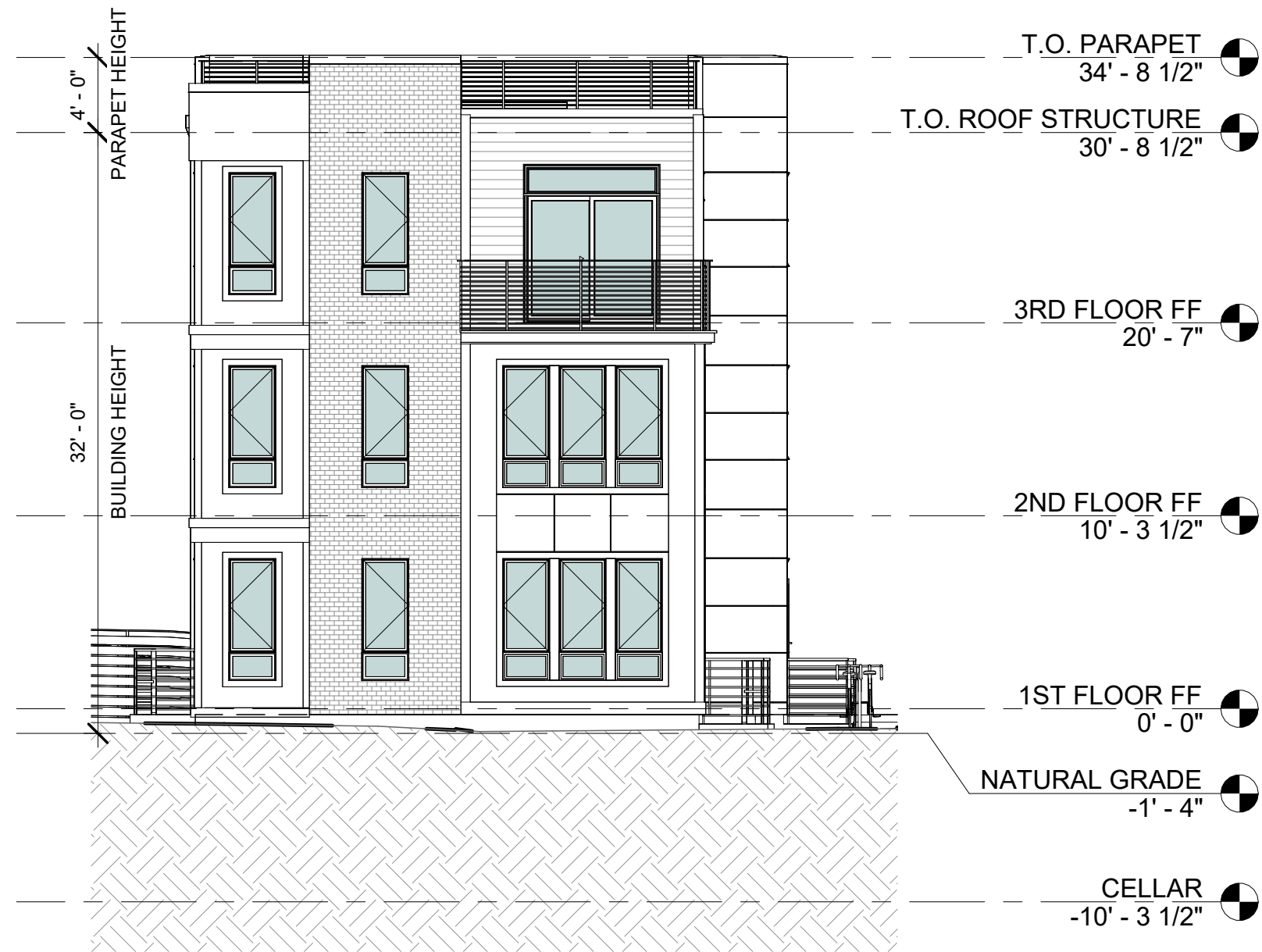
REV IR

BZA10
BUILDING SECTION

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



**R. MICHAEL CROSS
DESIGN GROUP**



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

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



REV IR

BZA11
ELEVATIONS

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

**R. MICHAEL CROSS
DESIGN GROUP**



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

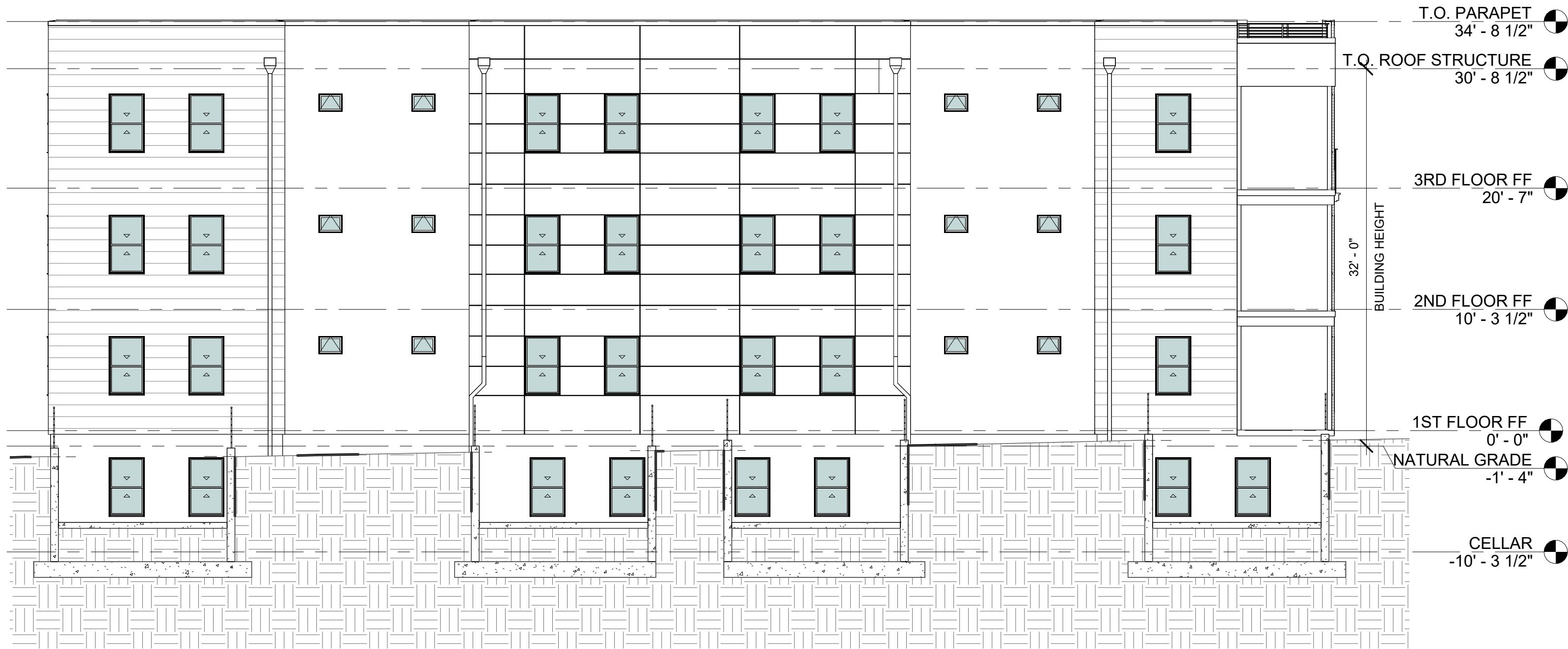


REV IR

BZA12
 ELEVATIONS

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

**R. MICHAEL CROSS
 DESIGN GROUP**



1 ELEVATION - WEST

BZA13 1/8" = 1'-0"



REV IR

BZA13
ELEVATIONS

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

**R. MICHAEL CROSS
DESIGN GROUP**



1 3D - VIEW

BZA18

REV IR

BZA18

3D RENDERING

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

■ ■ R. MICHAEL CROSS
 ■ ■ DESIGN GROUP



1 3D - VIEW

BZA19 REV IR

BZA19
3D RENDERING

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

■ ■ R. MICHAEL CROSS
■ ■ DESIGN GROUP