



1

3D - VIEW

BZA01

REV IR

BZA01

COVER SHEET

05/24/22

1908 IRVING ST NE

1908 IRVING ST LLC

PROJECT NARATIVE:

This project is proposing to construct a new 3-Story 8-unit Apartment Building. Full Mechanical, Electrical, Plumbing & Underpinning 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
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	31' - 9"
FAR:	n/a	1.08 W/ IZ	1.08 W/ IZ
Lot Occupancy:	n/a	40%	36%
Gross Building Area:	n/a	11,964 SF	11,964 SF
GAR:	n/a	0.4	0.4
Parking:	n/a	1 Space	5 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

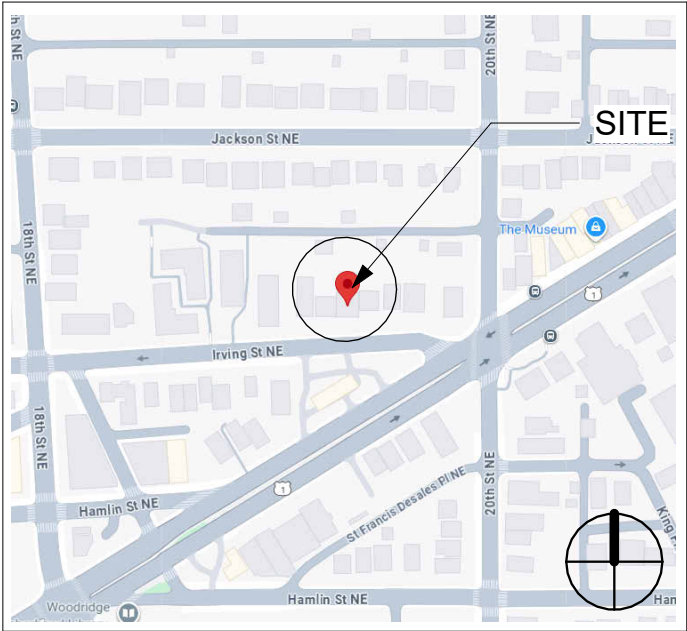
R. MICHAEL CROSS

DESIGN GROUP



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

LOCATION MAP



REV IR

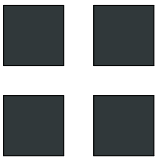
BZA002

LOCATION & EXISTING PHOTOS

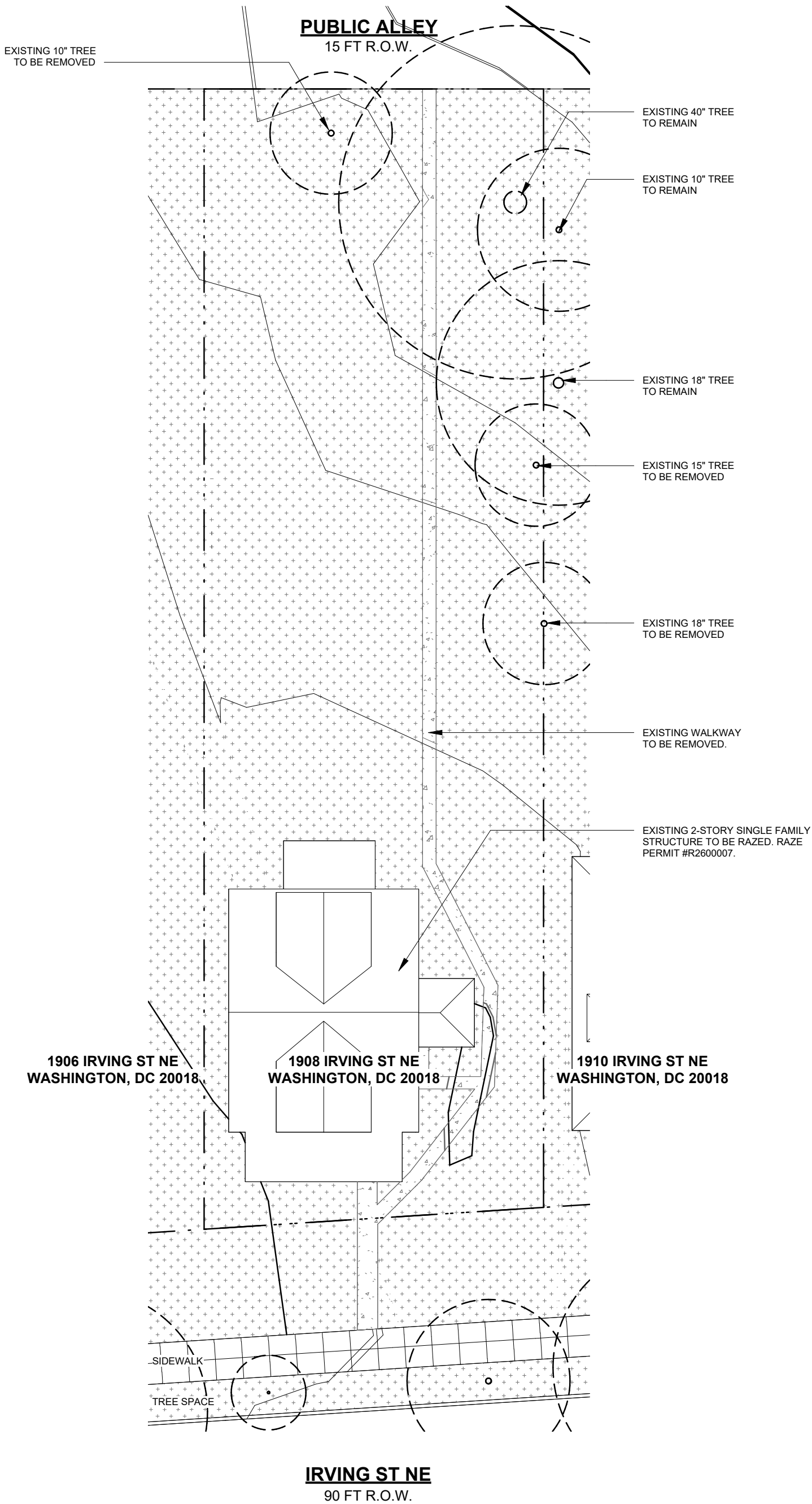
05/24/22

1908 IRVING ST NE

1908 IRVING ST LLC



R. MICHAEL CROSS
DESIGN GROUP



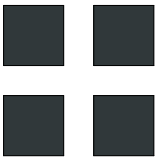
1 SITE PLAN - EXISTING - BZA

BZA10 | BZA03 1/16" = 1'-0"

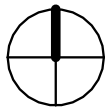
REV IR

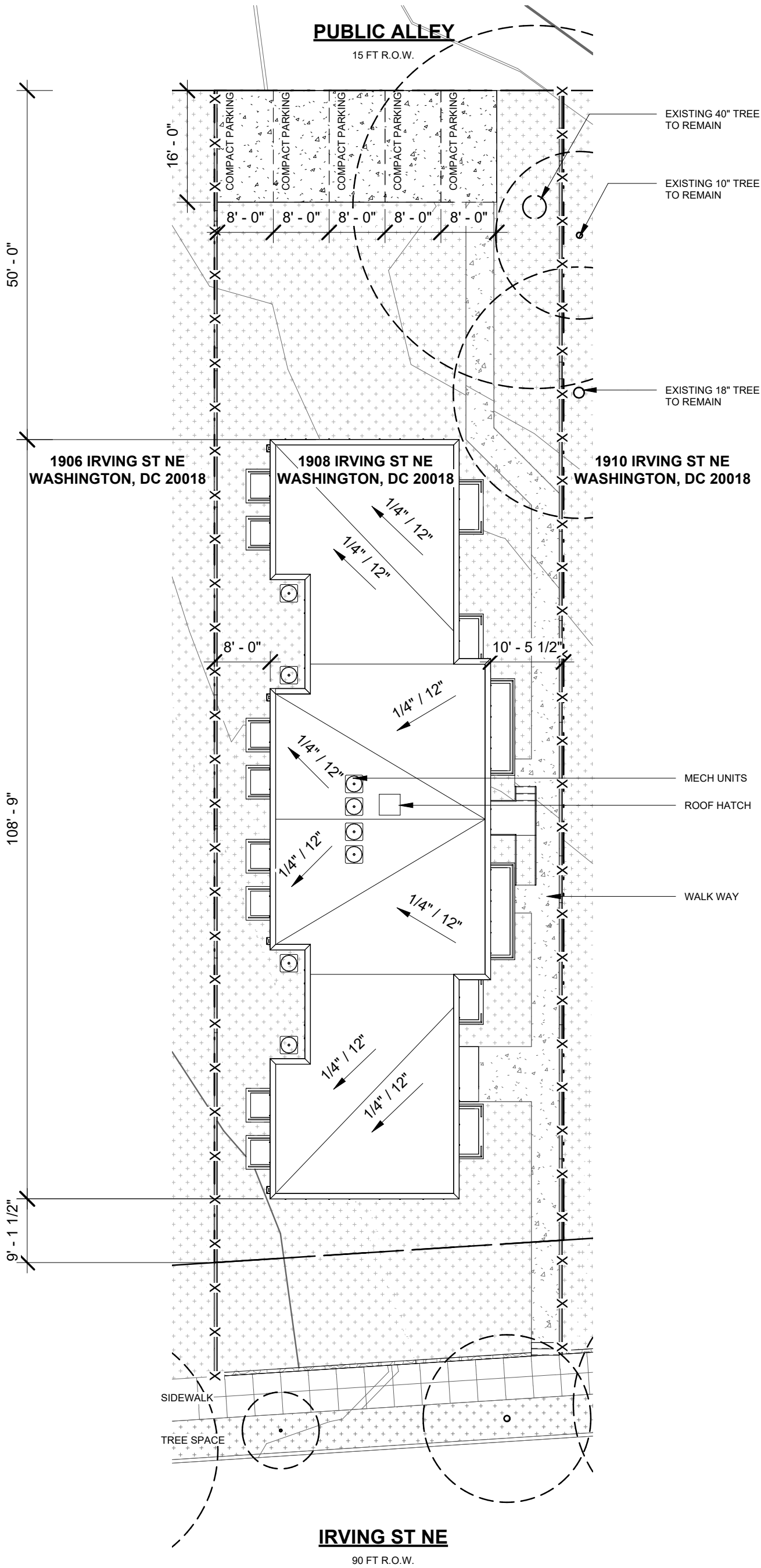
BZA03
SITE PLAN - EXISTING

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



**R. MICHAEL CROSS
DESIGN GROUP**





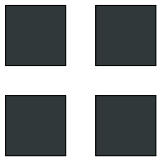
1 SITE PLAN - PROPOSED

BZA10 | BZA04 1/16" = 1'-0"

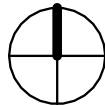
REV IR

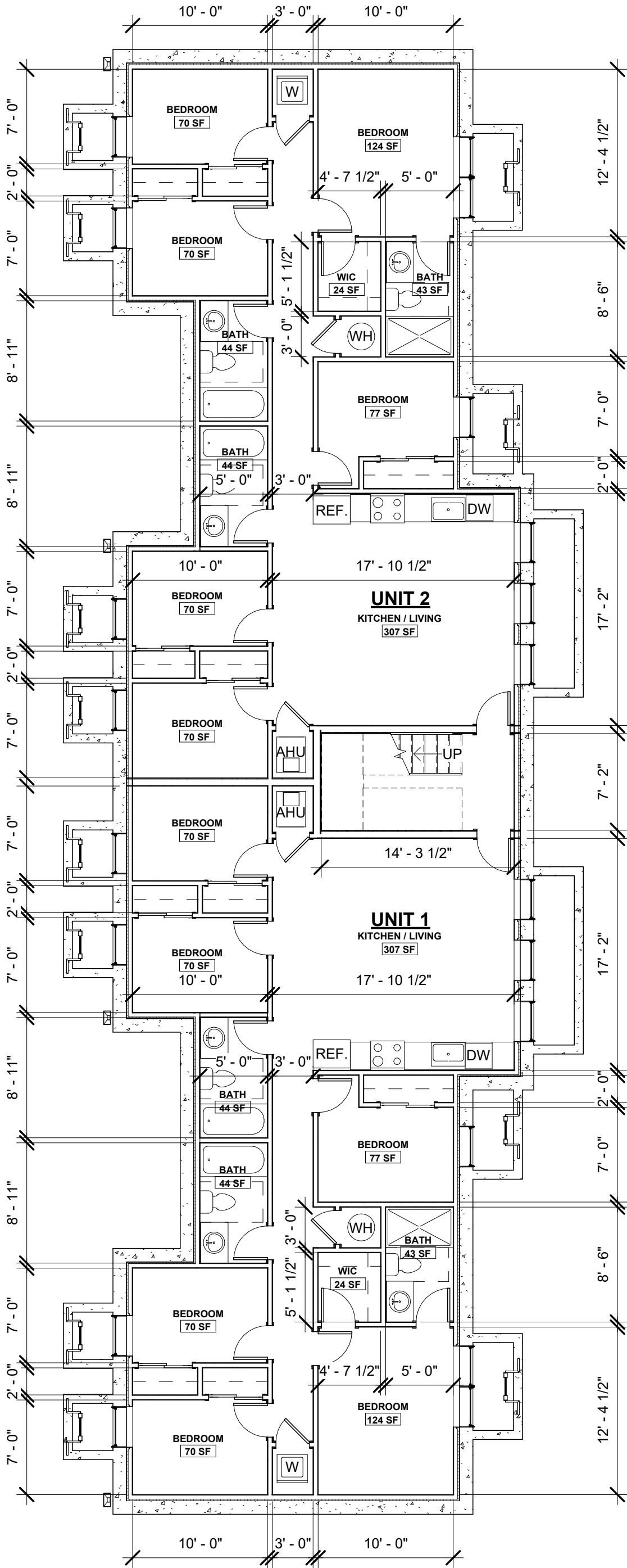
BZA04
SITE PLAN - PROPOSED

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



**R. MICHAEL CROSS
DESIGN GROUP**





1 FLOOR PLAN - CELLAR

BZA10 | BZA05 1/8" = 1'-0"



REV IR

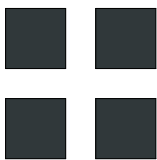
BZA05

PROPOSED CELLAR

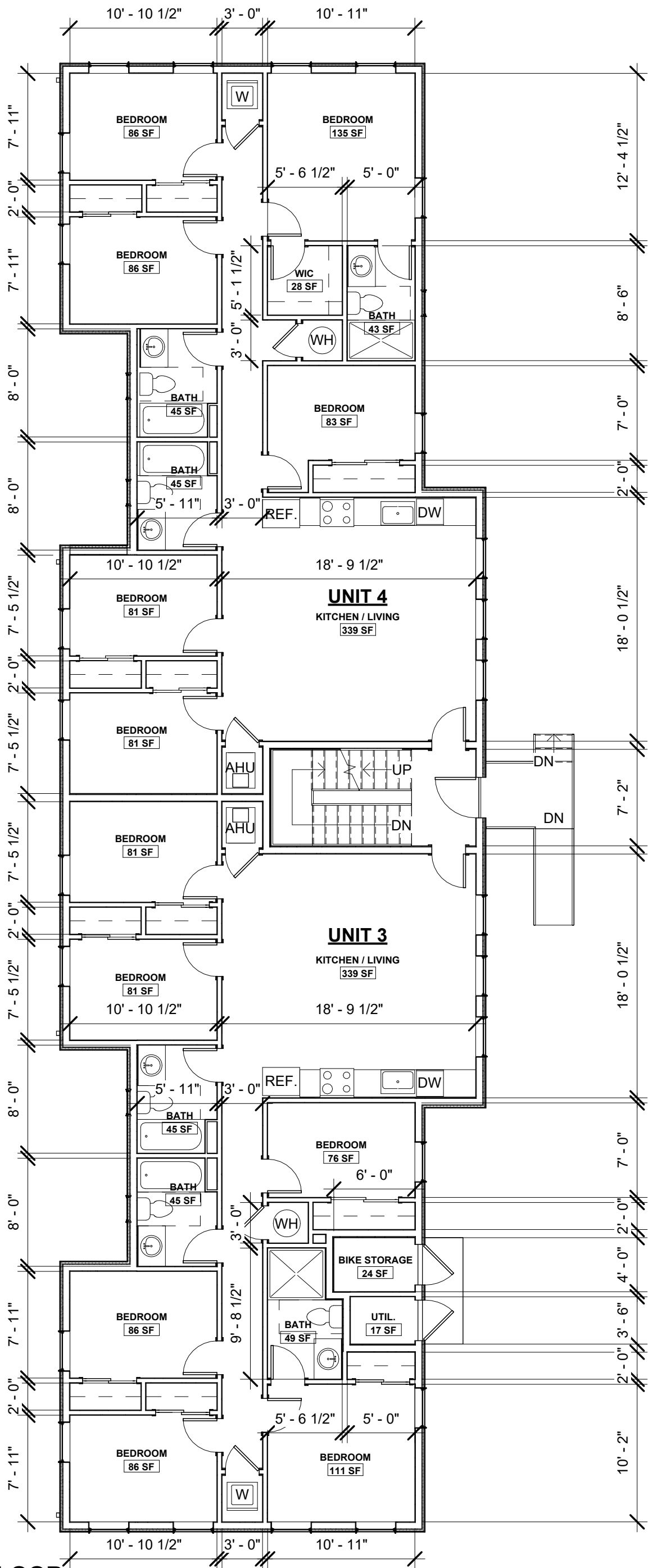
05/24/22

1908 IRVING ST NE

1908 IRVING ST LLC



R. MICHAEL CROSS
DESIGN GROUP



1 FLOOR PLAN - 1ST FLOOR

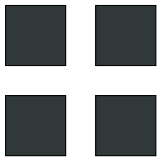
BZA10 | BZA06 1/8" = 1'-0"

REV IR

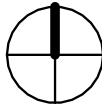
BZA06

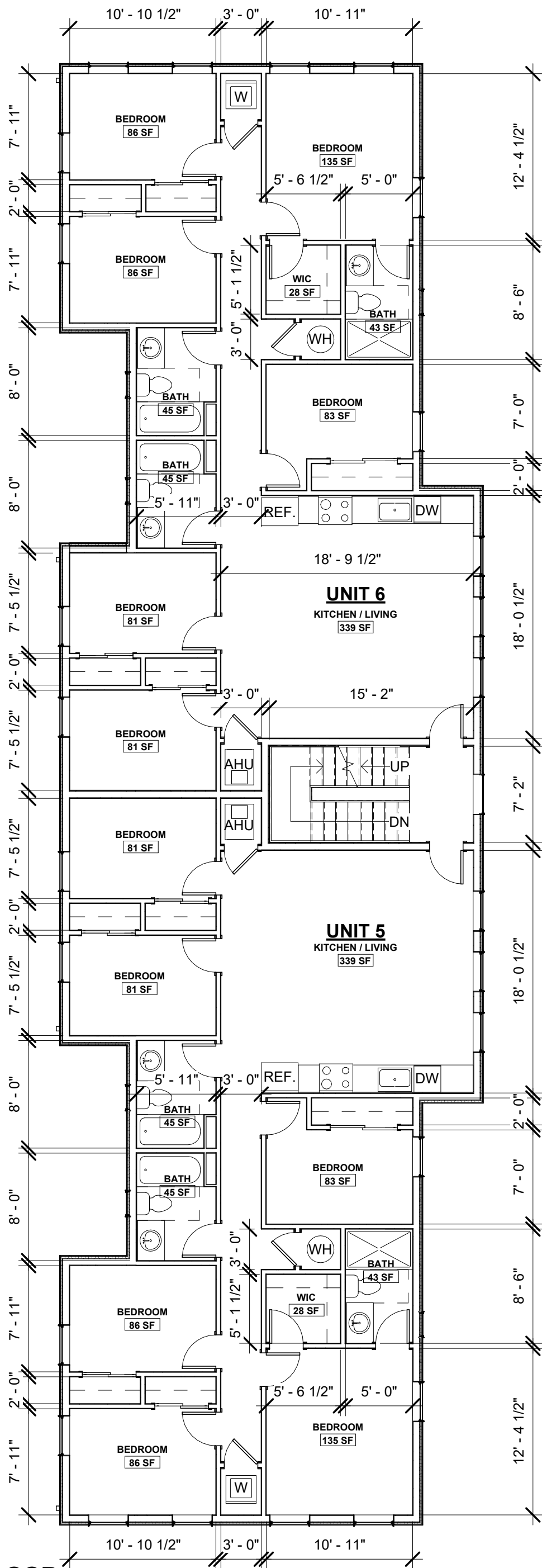
PROPOSED 1ST FLOOR

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



**R. MICHAEL CROSS
DESIGN GROUP**





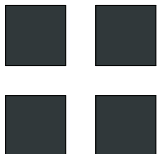
1 FLOOR PLAN - 2ND FLOOR

BZA10 BZA07 1/8" = 1'-0"

REV IR

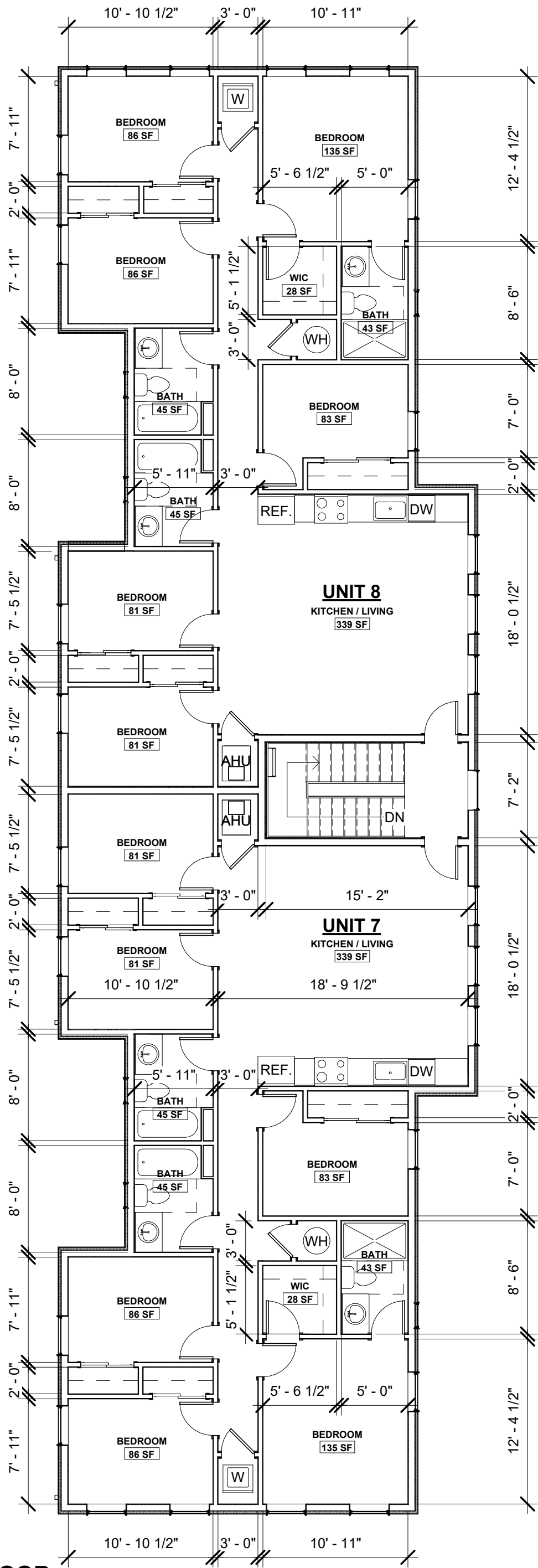
BZA07
PROPOSED 2ND FLOOR

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



R. MICHAEL CROSS
DESIGN GROUP





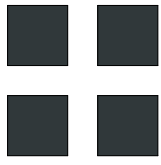
1 FLOOR PLAN - 3RD FLOOR

BZA10 | BZA08 1/8" = 1'-0"

REV IR

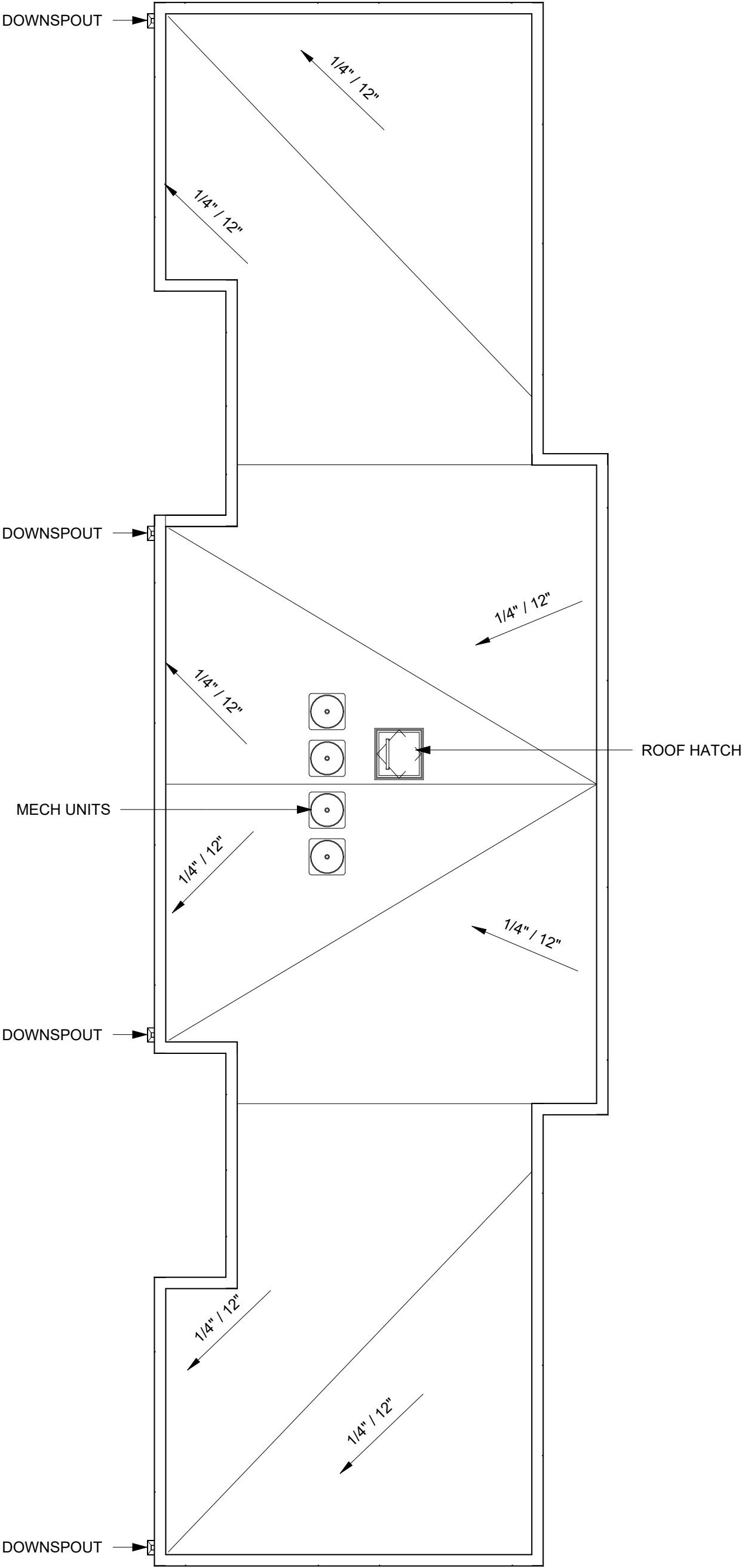
BZA08
PROPOSED 3RD FLOOR

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



**R. MICHAEL CROSS
DESIGN GROUP**





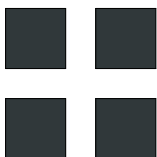
1 FLOOR PLAN - ROOF

BZA10 | BZA09 1/8" = 1'-0"

REV IR

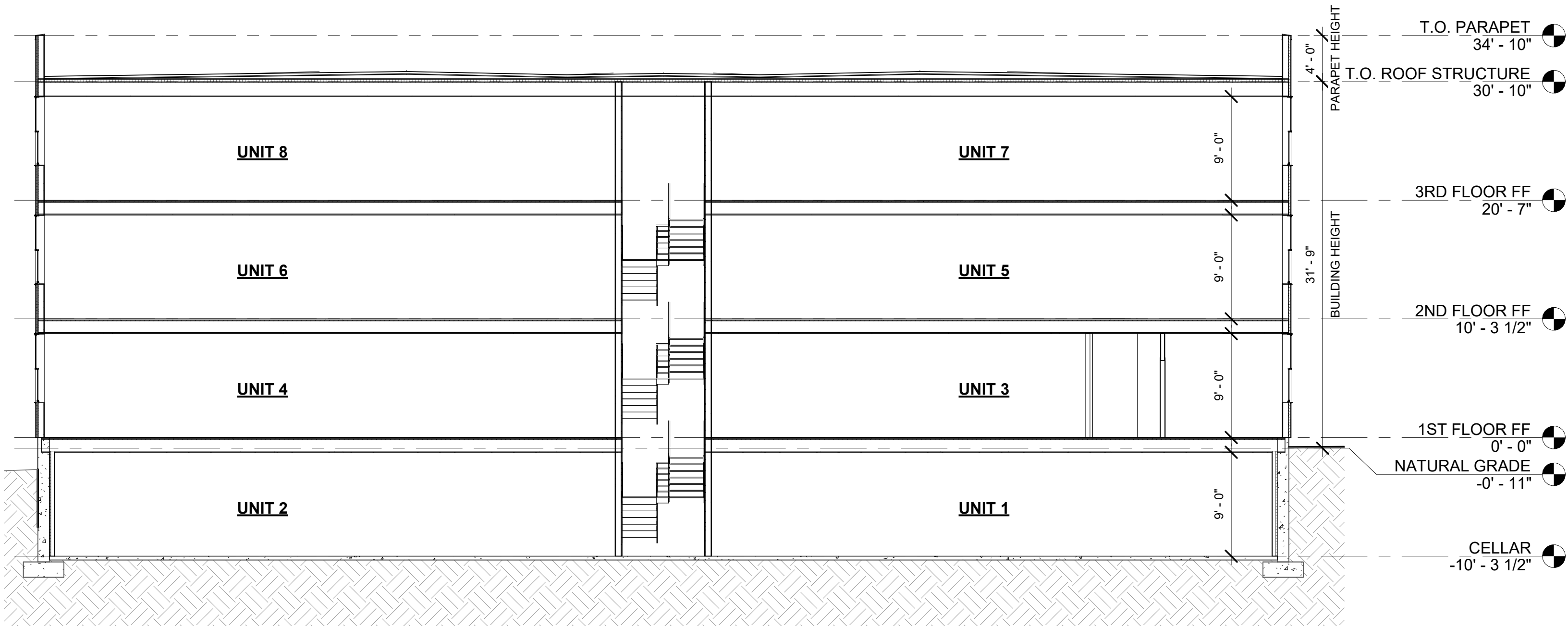
BZA09
PROPOSED ROOF PLAN

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

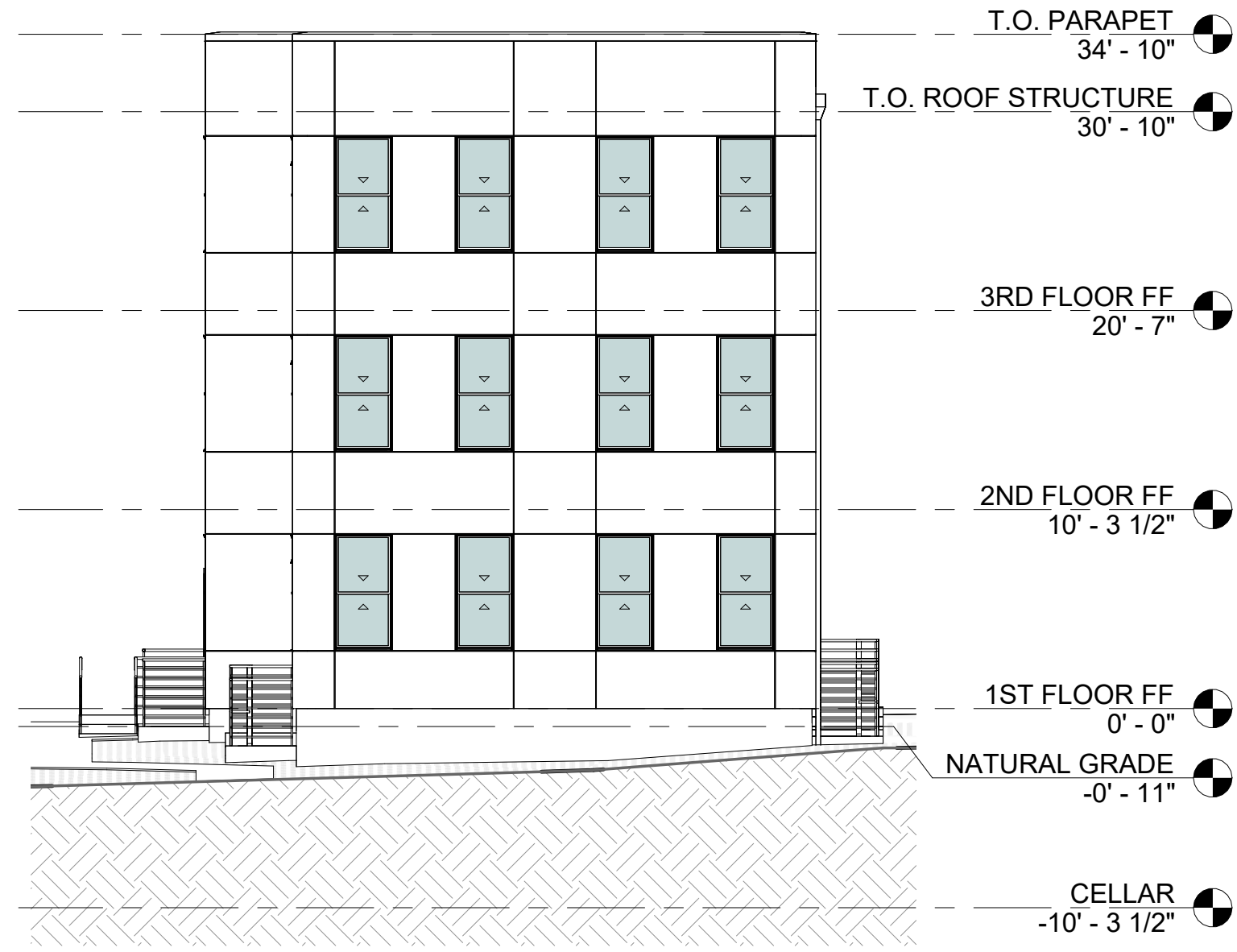
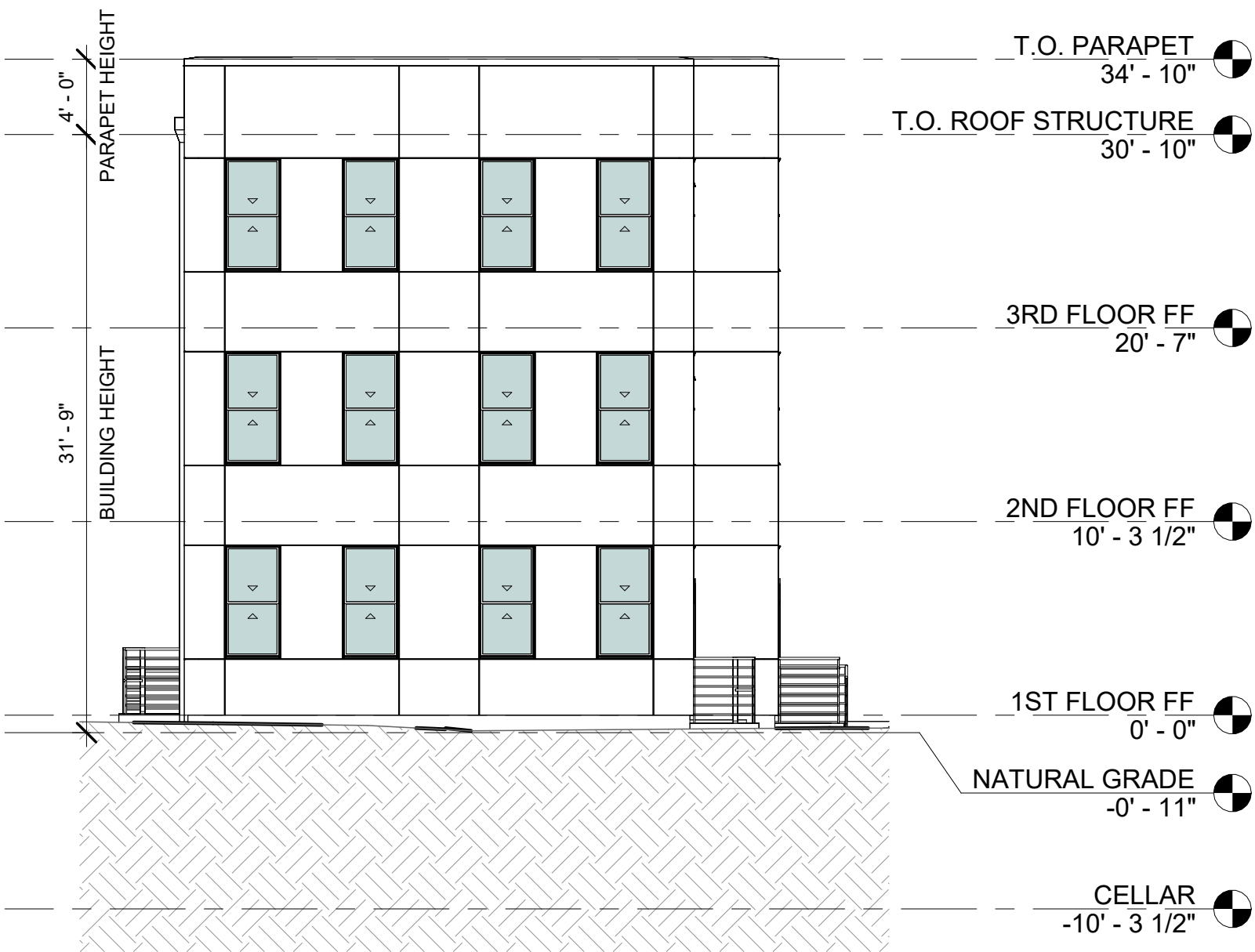
BUILDING SECTION

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