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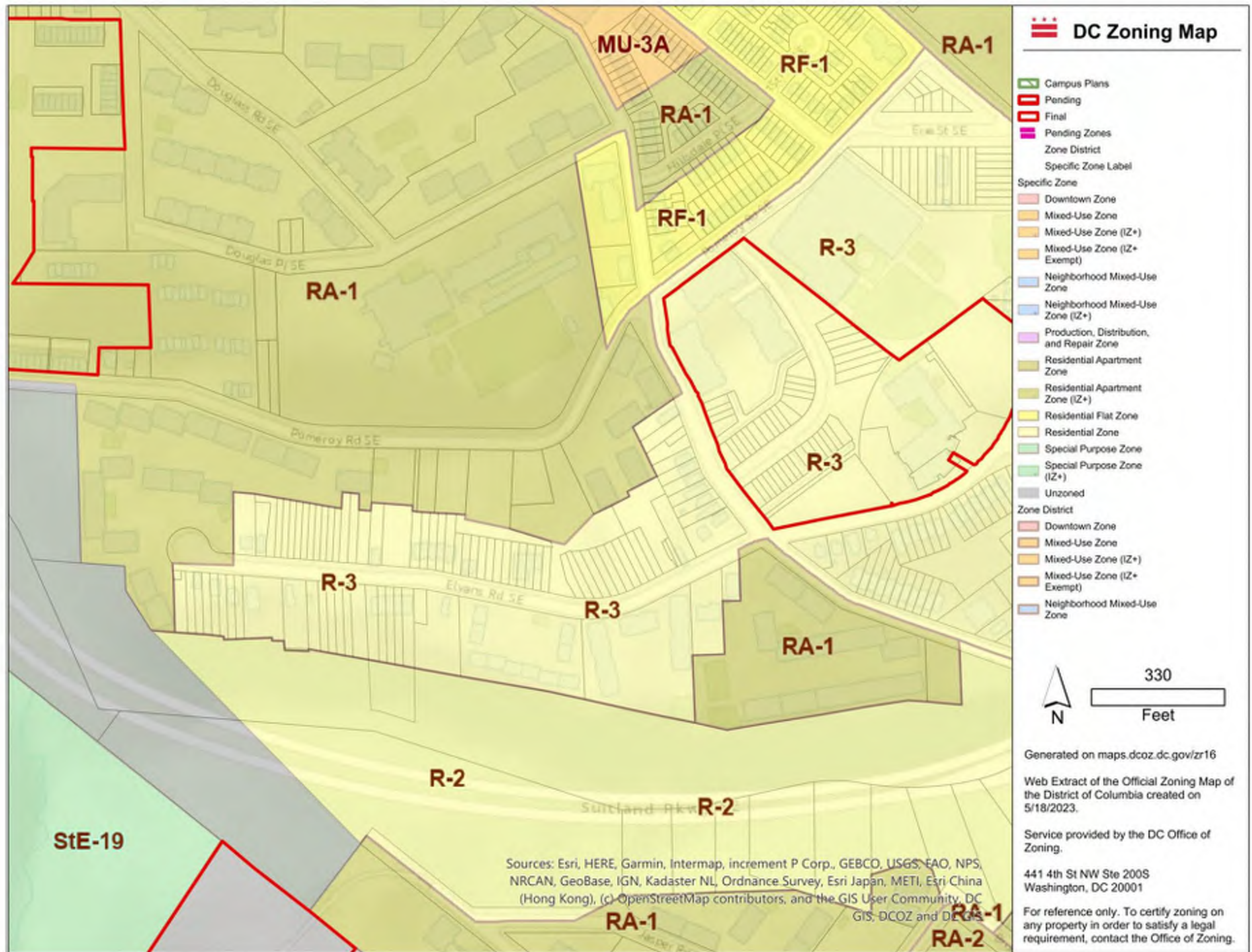


2424 POMEROY RD SE
APARTMENTS

2424 POMEROY RD SE WDC 20020 | 23 OCTOBER 2024

PROJECT DESCRIPTION	CONSTRUCTION OF A 3 STORY + PARTIAL CELLAR TYPE V, MULTI-FAMILY, INCLUSIONARY ZONING BUILDING ON A VACANT LOT. THE PROGRAM INCLUDES 39 RENTAL DWELLING UNITS.		
JURISDICTIONAL INFORMATION	BUILDING ADDRESS	2424 POMEROY RD SE WASHINGTON, DC 20020	
	SQUARE, SUFFICE, LOT	SQ: 5873, LOTS: 0856, 0857, 0104, 0903, 0932	
	ZONE	RA-1 & R-3 (BUFFER ZONE)	
	JURISDICTION	WASHINGTON DC	
	HISTORIC DISTRICT	N/A	
	WARD, ANC, SMD	8, 8B, 8B04	
	FLOOD ZONE	N/A	
	CLASSIFICATION OF WORK	NEW CONSTRUCTION	
	APPLICABLE CODE	- NEW CONSTRUCTION - 2017 DCBC: 2015 IBC WITH 2017 DCMR12 A SUPPLEMENT - EXISTING CONTRUCTION - 2017 DCEBC: 2015 IEBC WITH 2017 DCMR12 J SUPPLEMENT - MECHANICAL - 2017 DCMC: 2015 IMC WITH 2017 DCMR12 E SUPPLEMENT - PLUMBING - 2017 DCPC: 2015 IPC WITH 2017 DCMR12 F SUPPLEMENT - FUEL GAS - 2017 DCIFGC: 2052 IFGC WITH 2017 DCMR12 D SUPPLEMENT - ELECTRICAL - 2017 DCEC: 2014 NEC (NFPA) WITH 2017 DCMR12 C SUPPLEMENT - FIRE - 2017 DCFC: 2015 IFC WITH 2017 DCMR12 H SUPPLEMENT - ENERGY CONSERVATION - 2017 DCEC: 2015 IECC WITH 2017 DCMR12 I SUPPLEMENT. 2013 ANSI/ASHRAE/IES 90.1 - GREEN CONSTRUCTION - 2017 DCGC: 2012 IGCC WITH 2017 DCMR12 K SUPPLEMENT - PROPERTY MAINTENANCE - 2017 DCPMC:2015 IPMC WITH 2017 DCMR12 G SUPPLEMENT - ADA ACCESSIBILITY - 2013 DCAC: 2012 IBC, 2009 ANSI A117.1, ADA 2010 WITH 2013 DCMR12 A SUPPLEMENT	
DESIGN CRITERIA - ZONING RA-1		ALLOWABLE/REQUIRED	PROVIDED
	USE CATEGORY	11 DCMR U § 401	RESIDENTIAL
	LOT AREA	1,800 SF MINIMUM	95,094.37 SF
	DENSITY	.9 FAR MAX + 20% INCLUSIONARY ZONING BONUS DENSITY	50,926 SF / 95,094.37 SF = .54
	LOT OCCUPANCY	40%	(17,363 SF / 95,094.37 SF) 18.25%
	BICYCLE PARKING SPACES	1 LONG-TERM FOR EA 3 DWELLING UNITS / 1 SHORT-TERM FOR EA 20 UNITS	2 S-TERM / 13 L-TERM (39 UNITS = 2 S-TERM MIN / 12 L-TERM MIN)
	VEHICLE PARKING SPACES	1 PER 3 DWELLING UNITS IN EXCESS OF 4 UNITS	30 (39 UNITS = 12 SPACES MIN)
	REAR YARD SETBACK	20' MIN	286.76'
	SIDE YARD SETBACK	8' SIDE YARD ON EACH FREE STANDING SIDE	46' & 45.47'
	COURT	NOT REQUIRED	N/A
	HEIGHT*	40' MAX / 3 STORIES	32.70' / 3 STORIES
	PENTHOUSE HEIGHT / STORIES	12' MAX EXCEPT 18.5' FOR MECH SPACE/ 1 MAX	N/A
	GREEN AREA RATIO	.4 MIN	.4

*DOES NOT INCLUDE PENTHOUSES PER 11 DCMR F §303.1



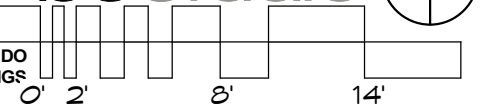
POMEROY APARTMENTS

OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

VICINITY MAP

A02

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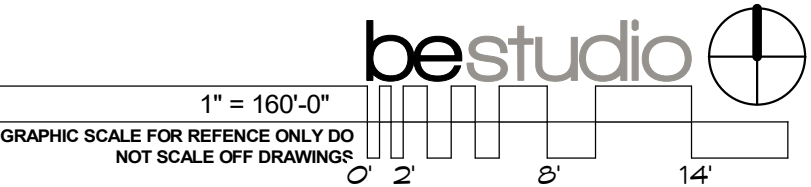


POMEROY APARTMENTS

OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

LOCATION PLAN

A03





1 - SUBJECT PROPERTY FROM POMEROY RD SE, LOOKING SOUTH



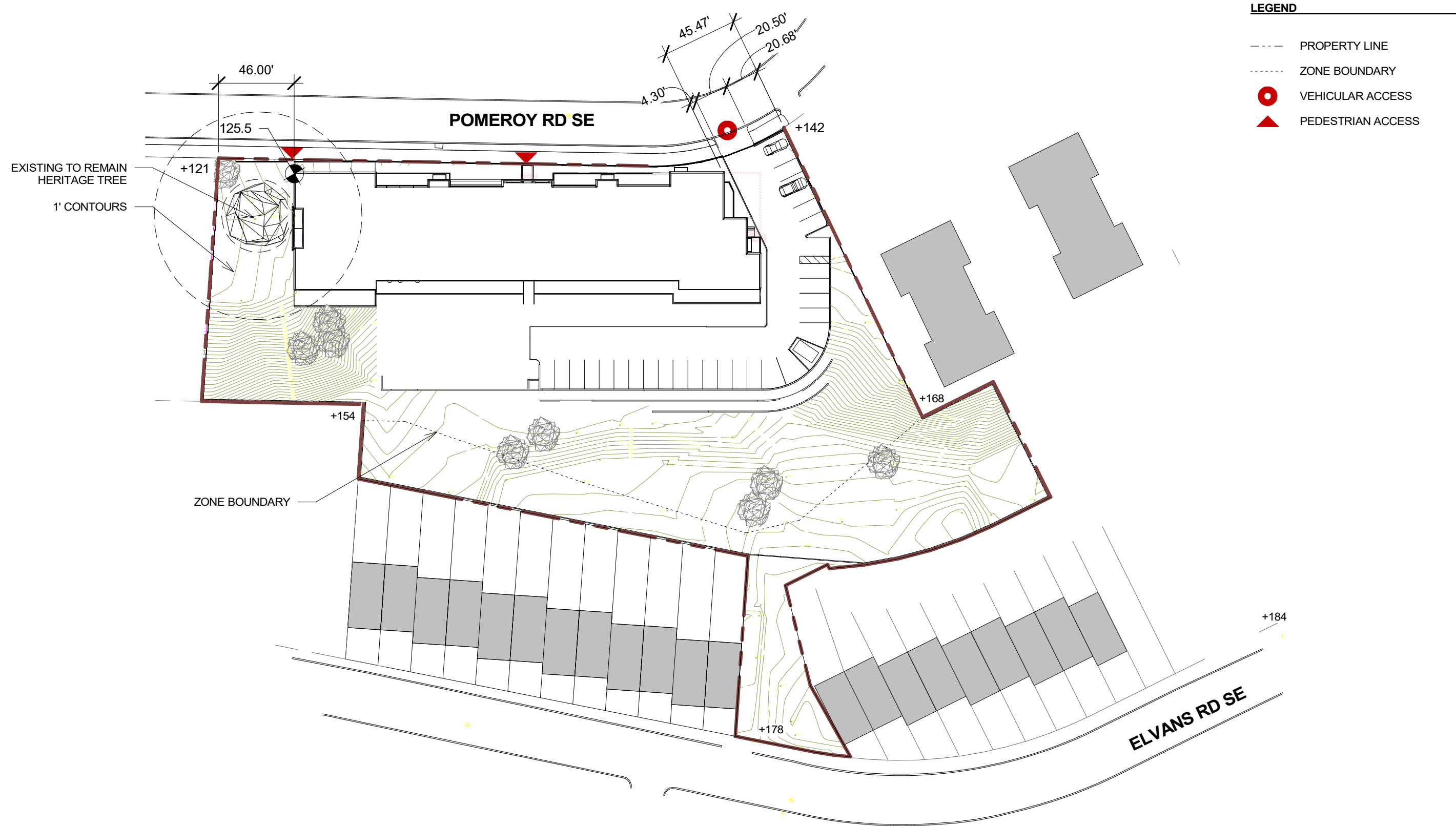
2 - NORTH SIDE OF POMEROY RD SE IN FRONT OF SUBJECT PROPERTY

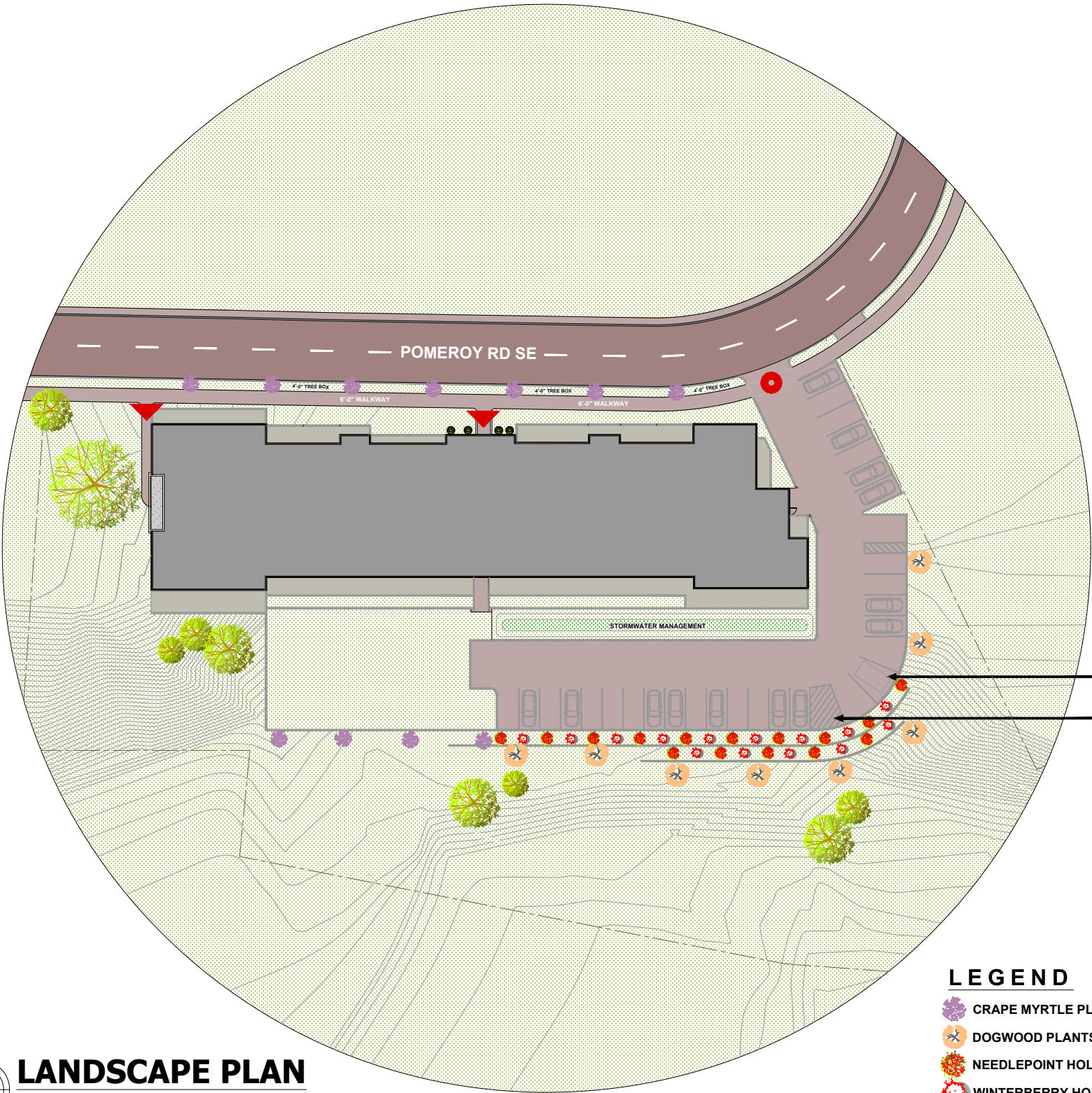


3 - SUBJECT PROPERTY FROM POMEROY RD SE, LOOKING WEST



4 - SUBJECT PROPERTY FROM POMEROY RD SE, LOOKING EAST





LANDSCAPE PLAN

2424 POMEROY RD SE

NOT TO SCALE

LIST OF PLANTS

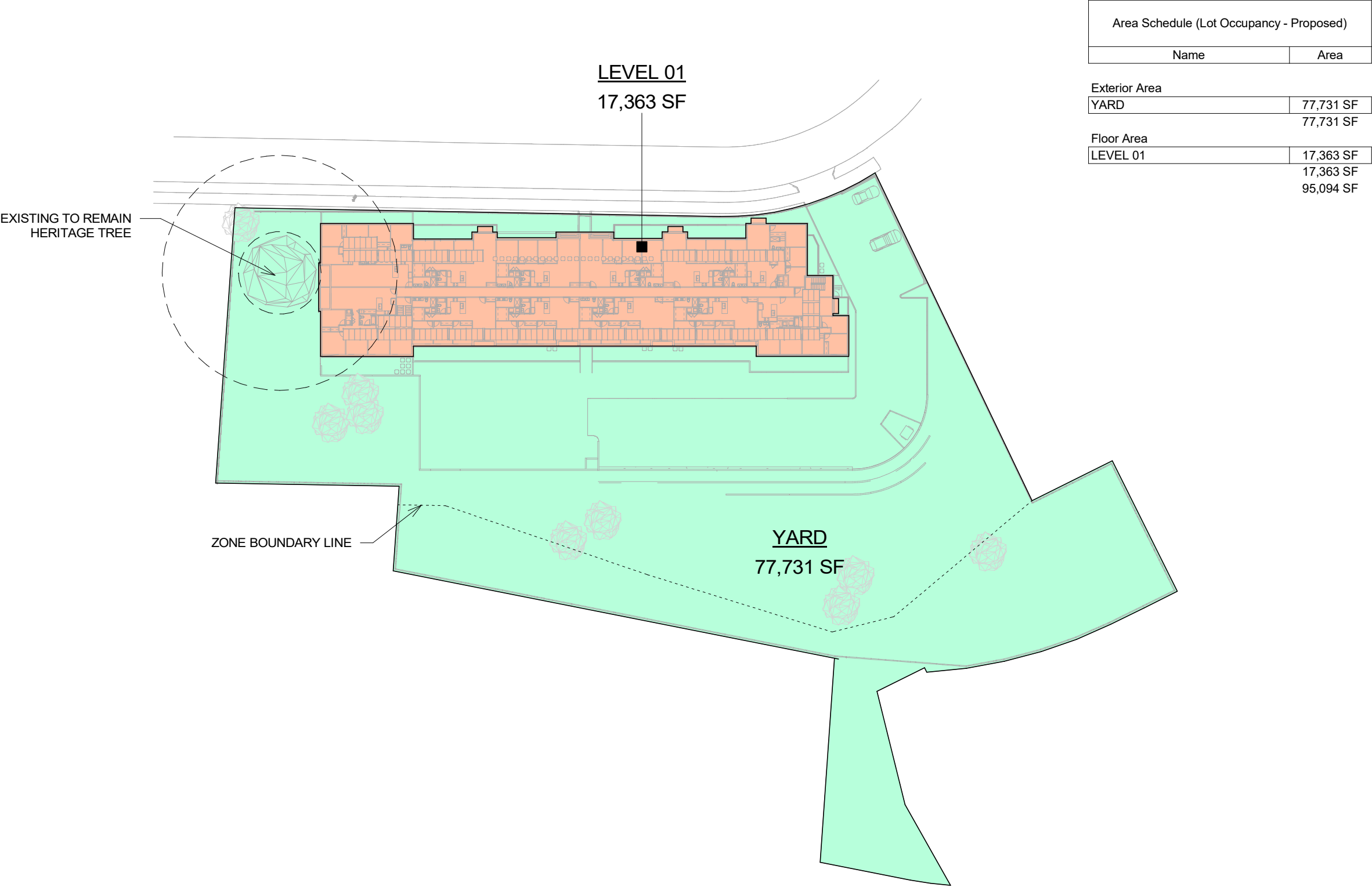
SL. No.	Symbol	Plant Name	Number of Plant	Center to Center Gap
01		Crape Myrtle	11	35'-0" (Approx.)
02		Dogwood	8	35'-0" (Approx.)
03		Needlepoint Holly	15	10'-0" (Approx.)
04		Winter Berry Holly	14	10'-0" (Approx.)
05		Hydenya	6	12'-0" (Approx.)

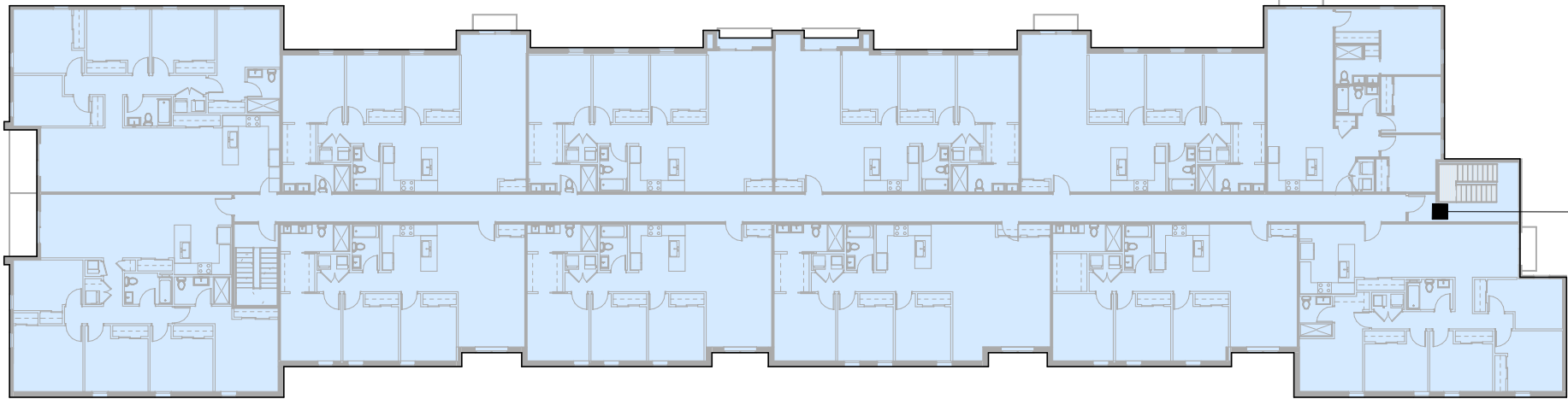
LEGEND

- CRAPE MYRTLE PLANTS
- DOGWOOD PLANTS
- NEEDLEPOINT HOLLY PLANTS
- WINTERBERRY HOLLY PLANTS
- 6 HYDENYA PLANTS
- EXISTING TREES TO REMAIN
- ZONE BOUNDARY
- GRASS
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS
- EXISTING BUILDING

SCREENED
TRASH AREA
TRASH
TRUCK
MANEUVERING



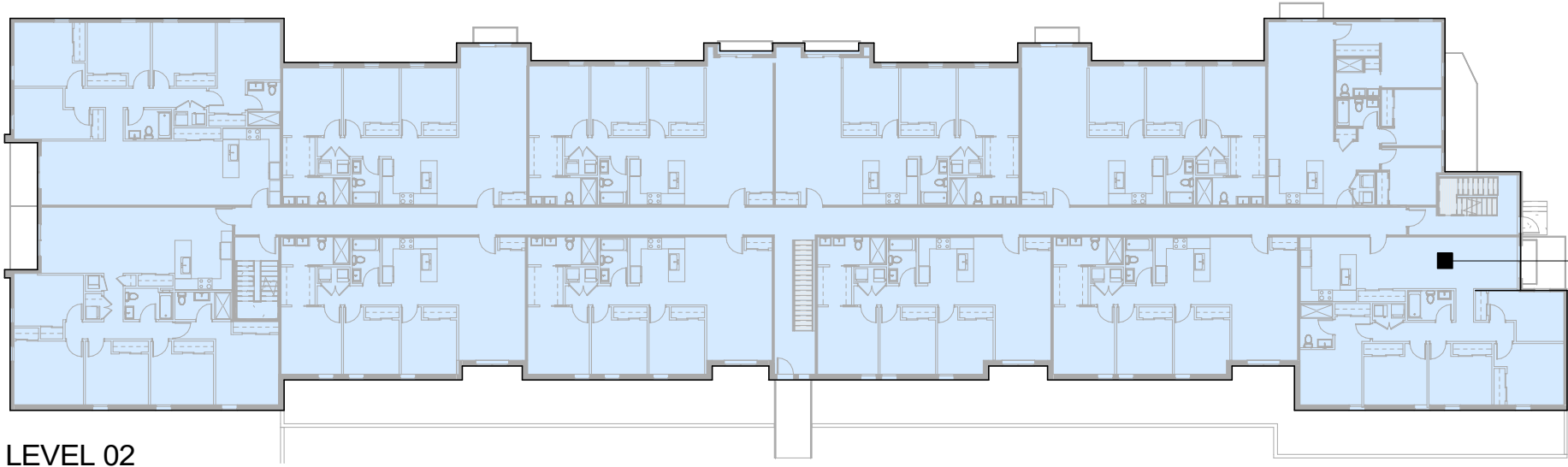




LEVEL 03
17,015 SF

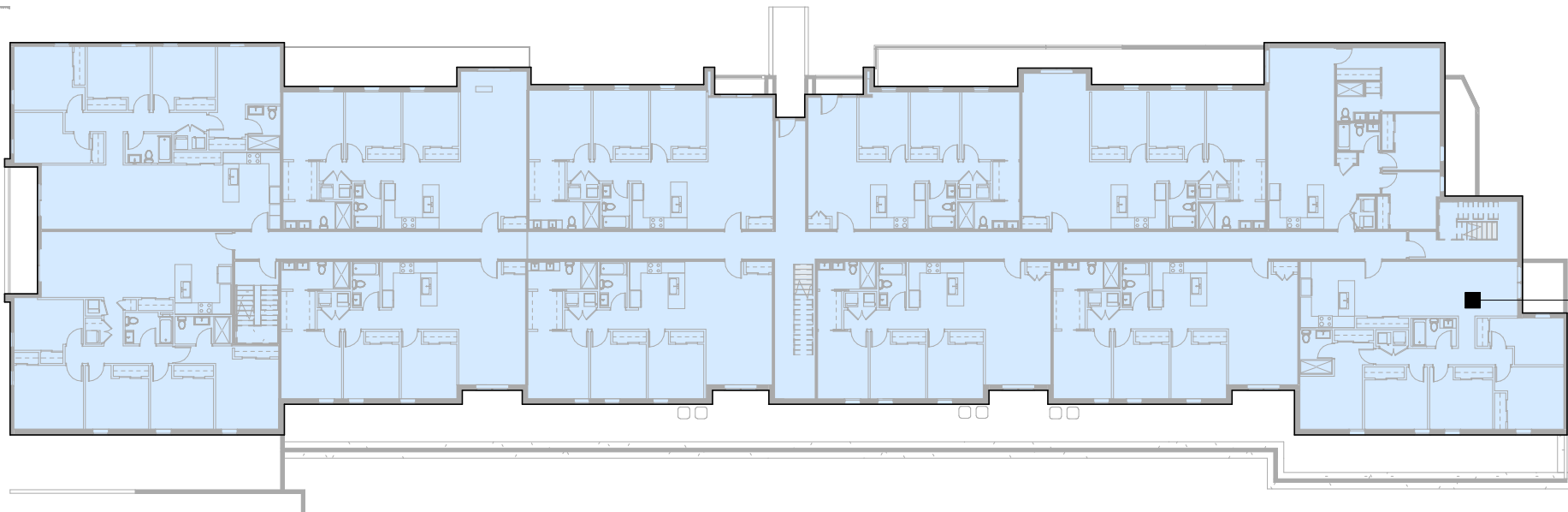
Area Schedule (Gross Floor Area - Proposed)			
Name	FAR Multiplier	Area	FAR GFA
CELLAR			
CELLAR	0	5,261 SF	0 SF
LEVEL 01			
LEVEL 01	1	16,895 SF	16,895 SF
LEVEL 02			
LEVEL 02	1	17,015 SF	17,015 SF
LEVEL 03			
LEVEL 03	1	17,015 SF	17,015 SF
		56,186 SF	50,926 SF

③ **LEVEL 03**
1" = 30'-0"



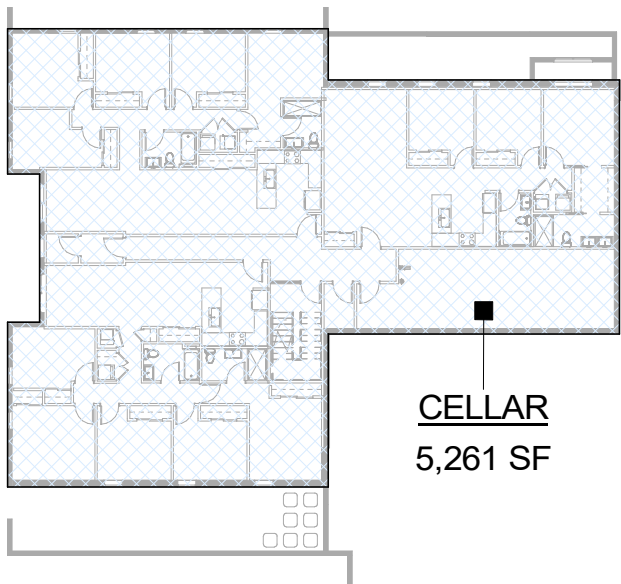
LEVEL 02
17,015 SF

② **LEVEL 02**
1" = 30'-0"



LEVEL 01
16,895 SF

① **LEVEL 01**
1" = 30'-0"



CELLAR
5,261 SF

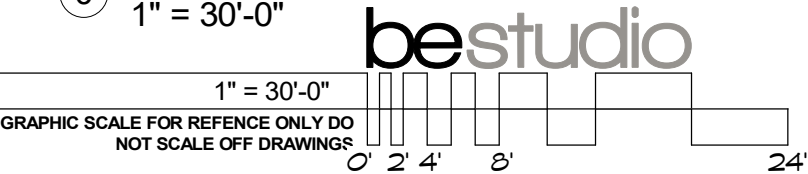
④ **CELLAR**
1" = 30'-0"

POMEROY APARTMENTS

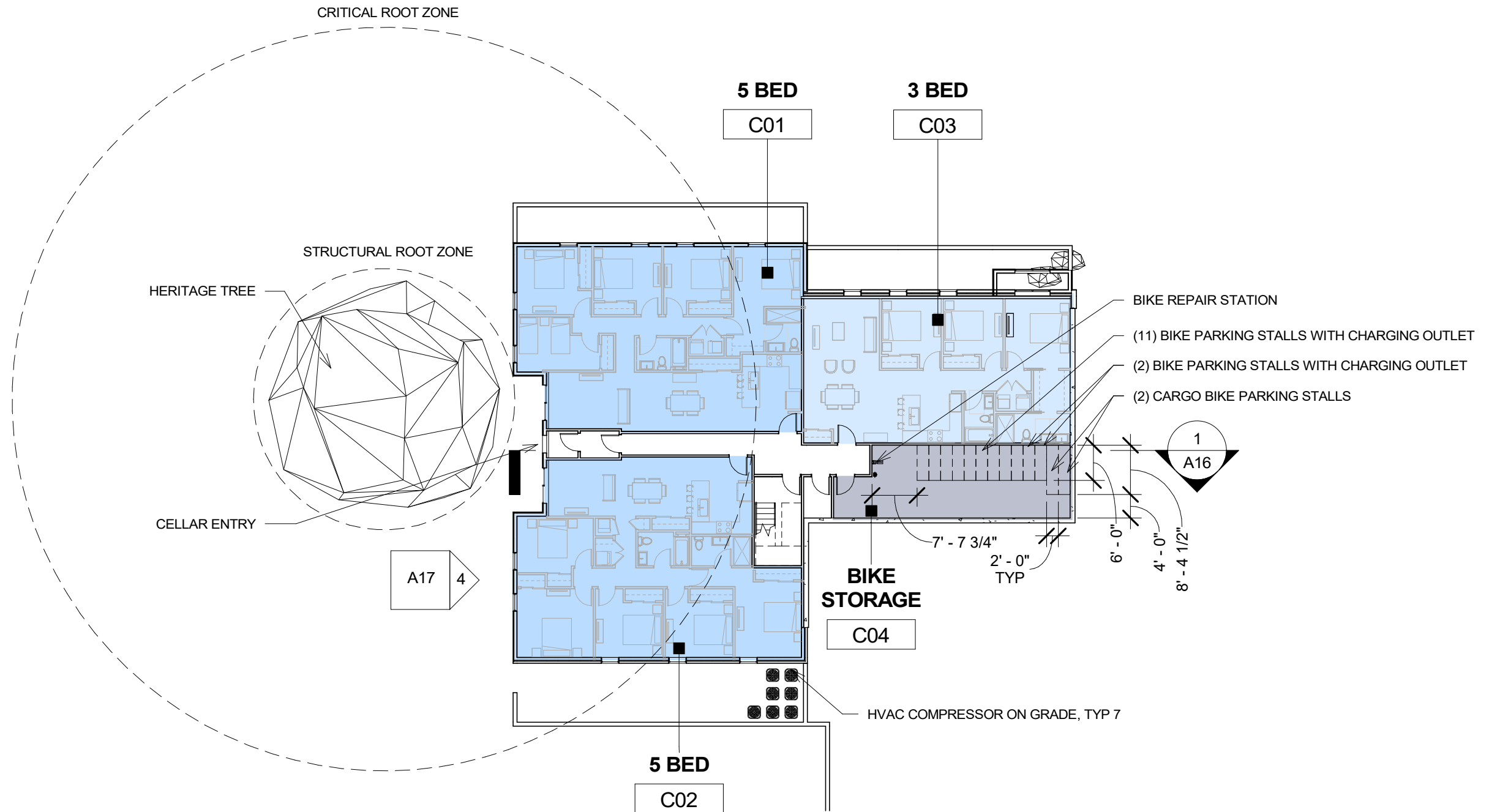
OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

GROSS FLOOR AREA PLANS

A09



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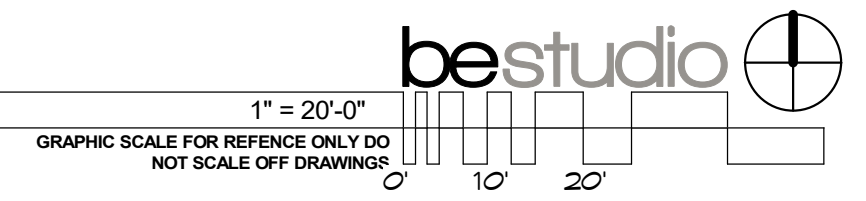


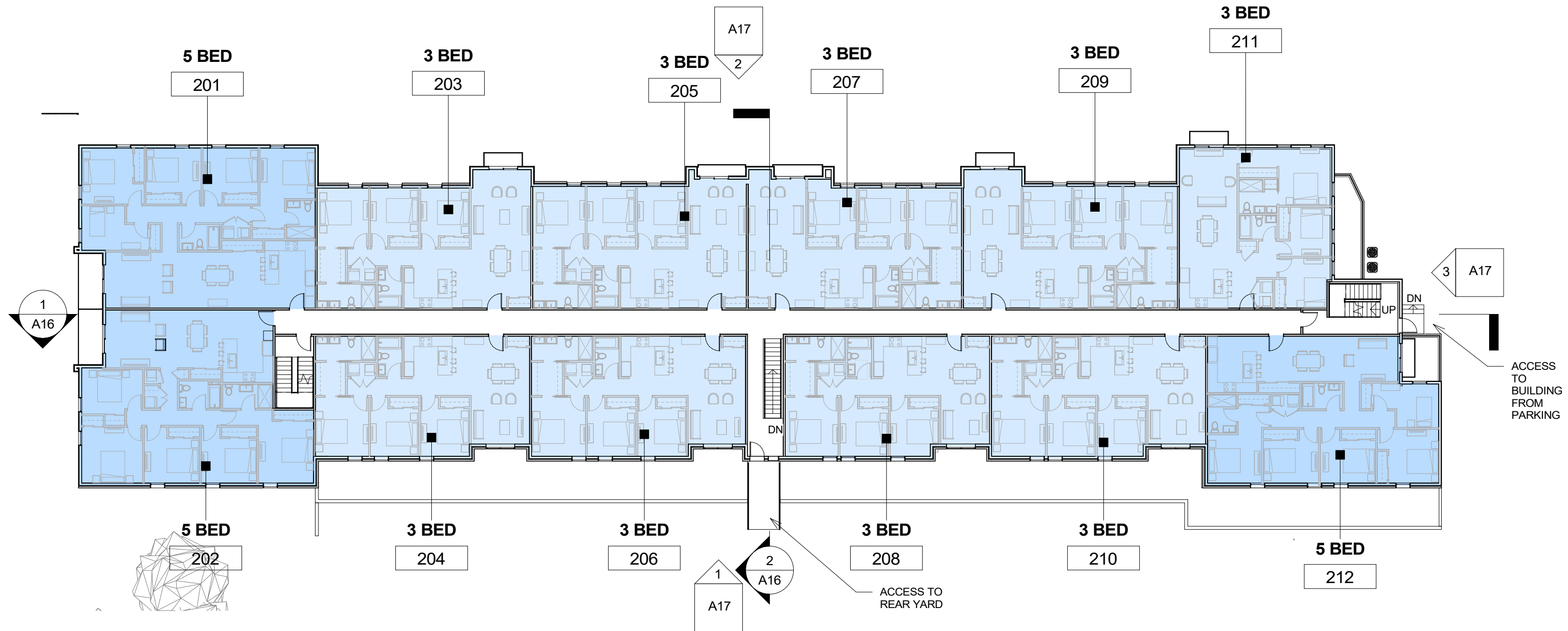


POMEROY APARTMENTS
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DATE: 08/15/2024

FLOOR PLAN - LEVEL 01

A12





POMEROY APARTMENTS

OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

FLOOR PLAN - LEVEL 02

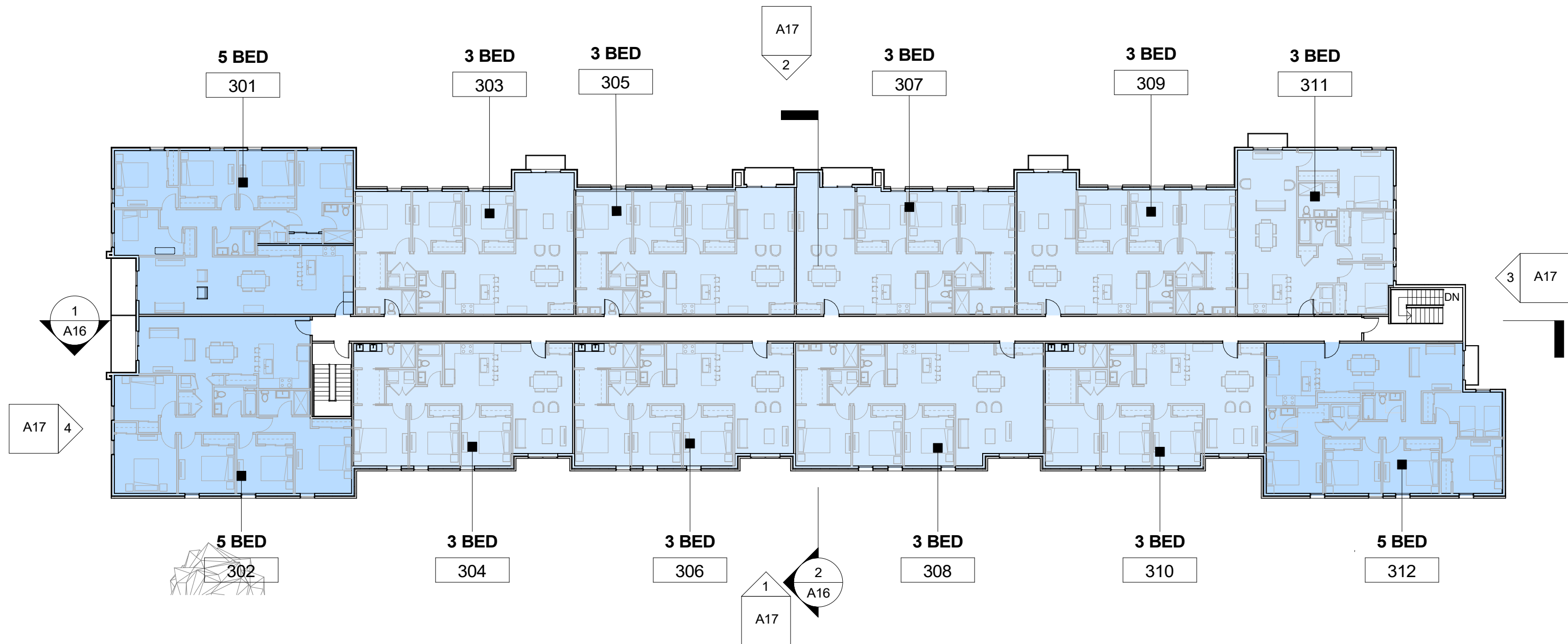
A13

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1" = 20'-0"

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0' 10' 20'



POMEROY APARTMENTS

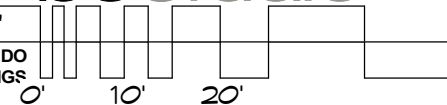
OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

FLOOR PLAN - LEVEL 03

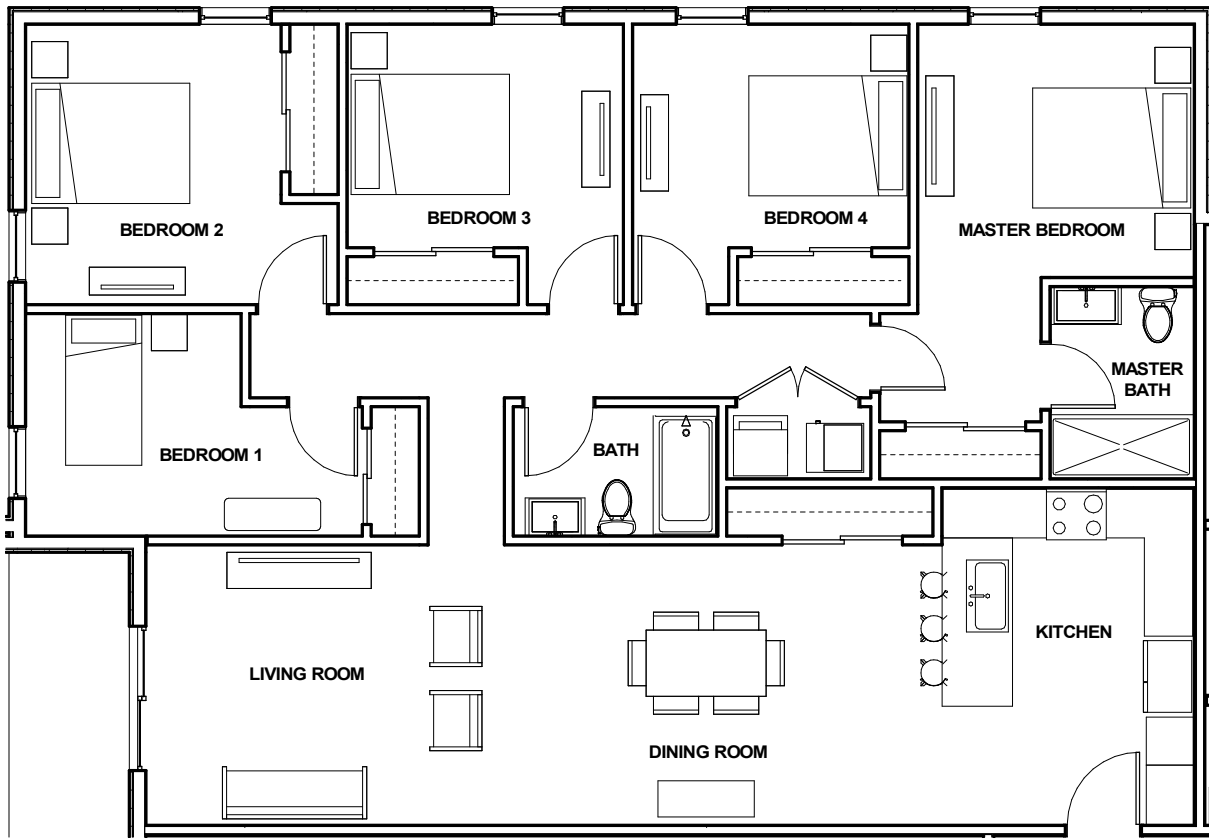
A14

1" = 20'-0"

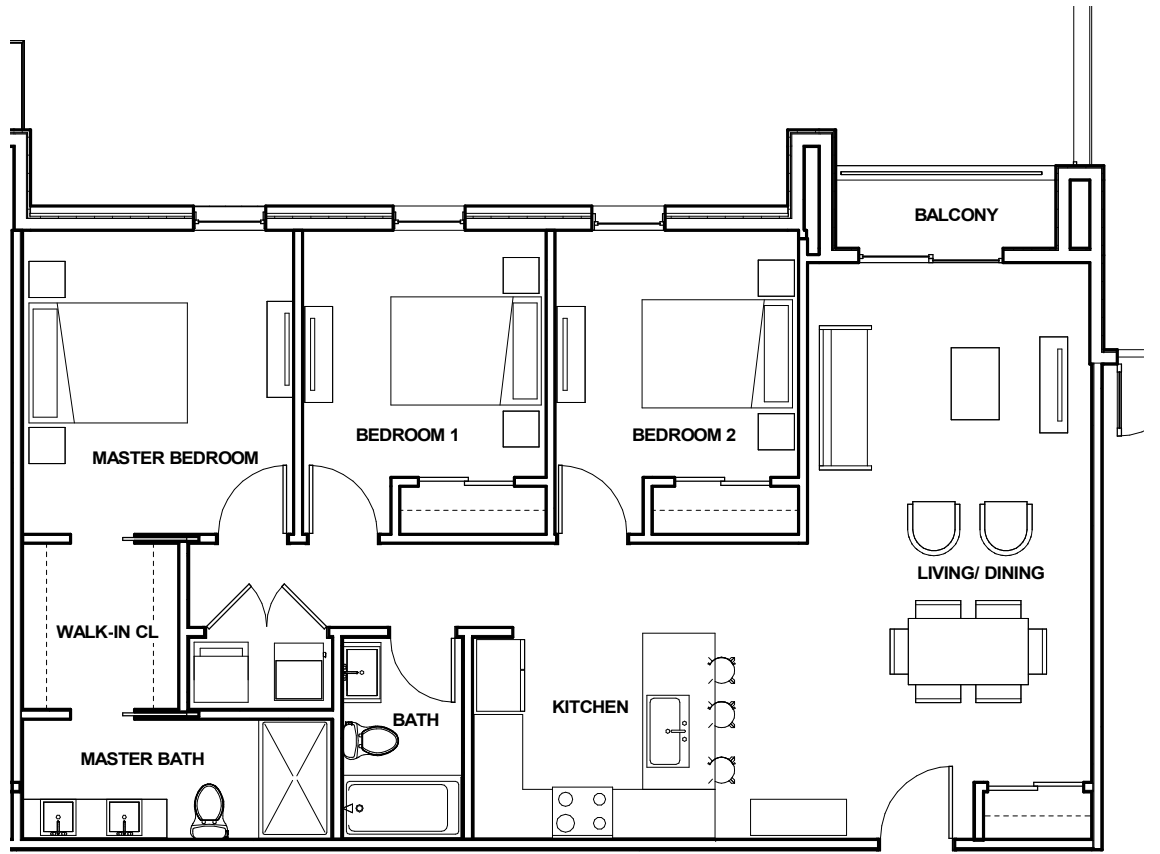
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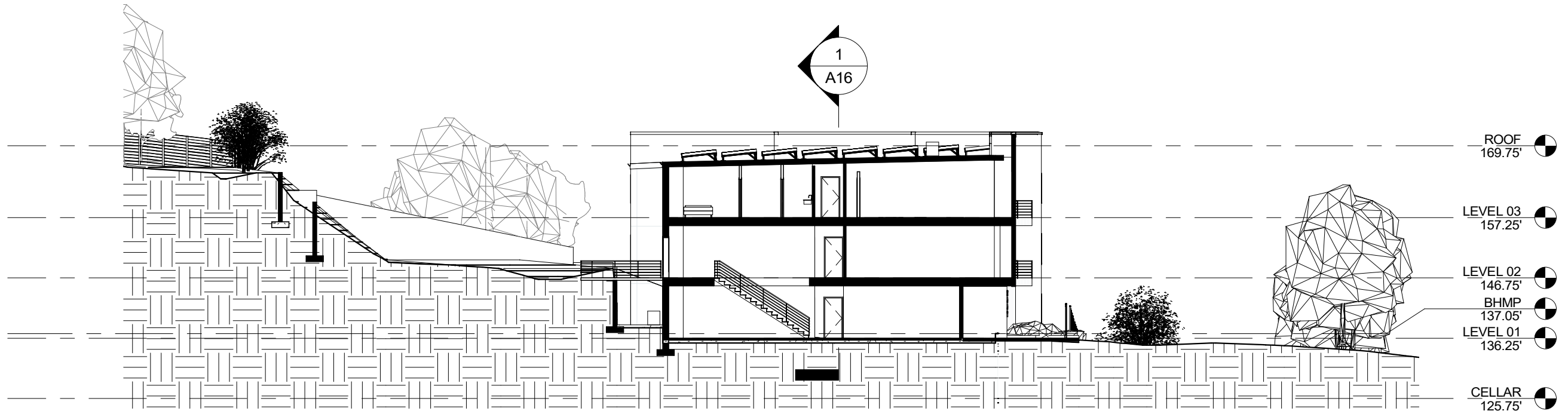
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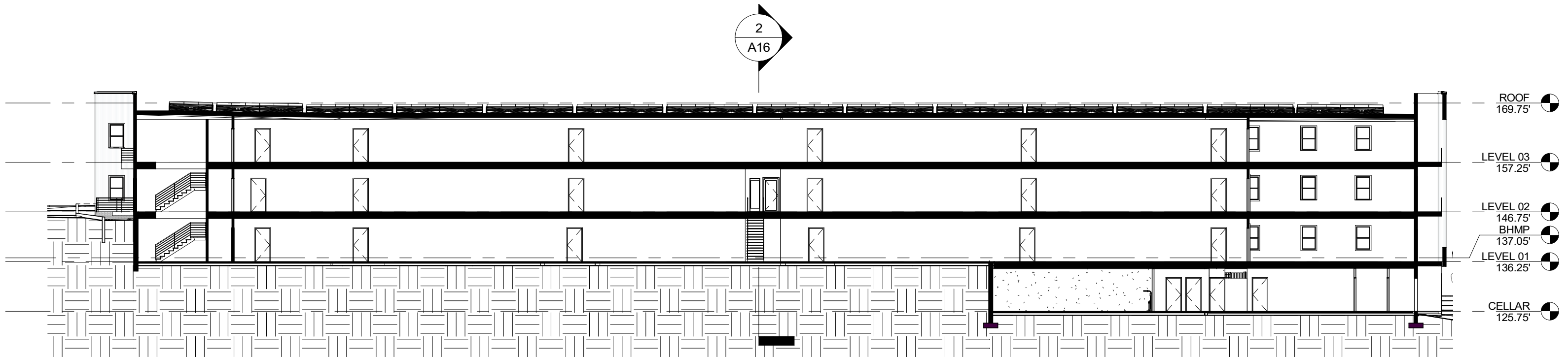
① UNIT TYPE - 5 BEDROOMS
1/8" = 1'-0"



② UNIT TYPE - 3 BEDROOMS
1/8" = 1'-0"



② TRANSVERSE SECTION - ENTRY
1" = 20'-0"



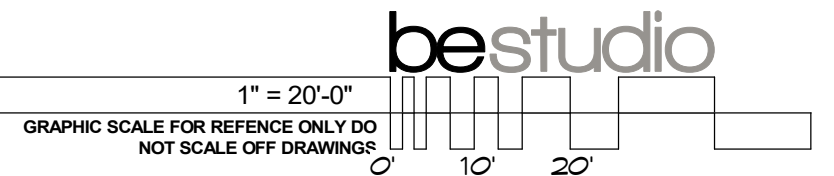
① LONGITUDINAL SECTION THROUGH CORRIDOR
1" = 20'-0"

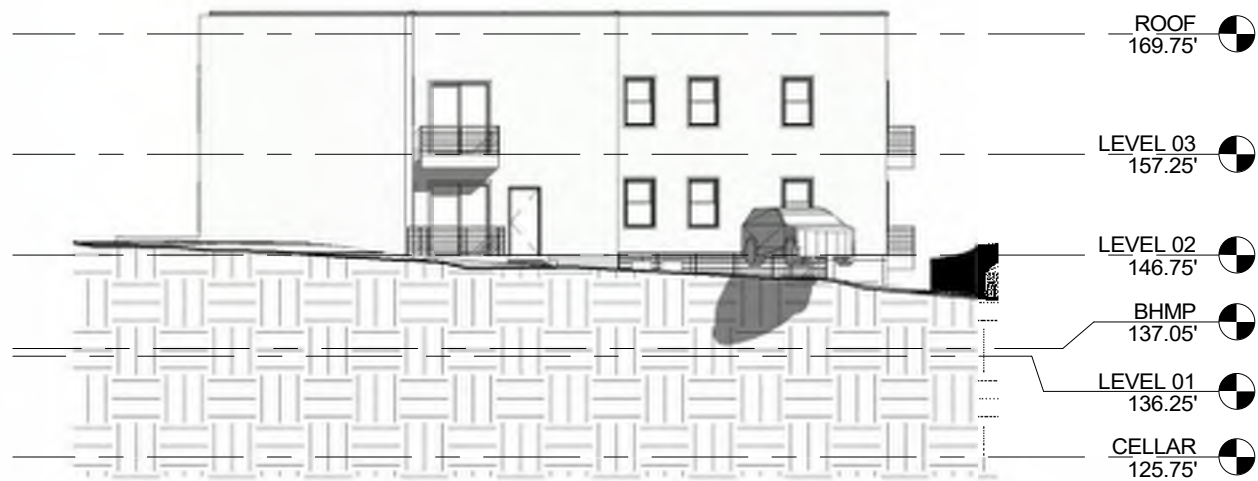
POMEROY APARTMENTS

OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

BUILDING SECTIONS

A16





3 EXTERIOR ELEVATION - EAST
1" = 20'-0"



4 EXTERIOR ELEVATION - WEST
1" = 20'-0"

MATERIAL LEGEND

- COMPOSITE WOOD SLAT
- ANCHORED BRICK VENEER
- VINYL SIDING



2 FRONT ELEVATION
1" = 20'-0"



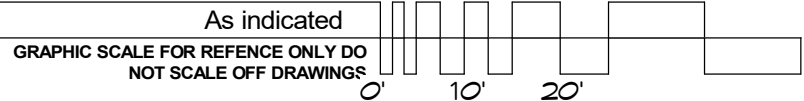
1 EXTERIOR ELEVATION - SOUTH
1" = 20'-0"

POMEROY APARTMENTS

OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

BUILDING ELEVATIONS

A17



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1 SOLAR STUDY - SUMMER SOLSTICE 7AM

2 SOLAR STUDY - SUMMER SOLSTICE 6PM

POMEROY APARTMENTS

OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

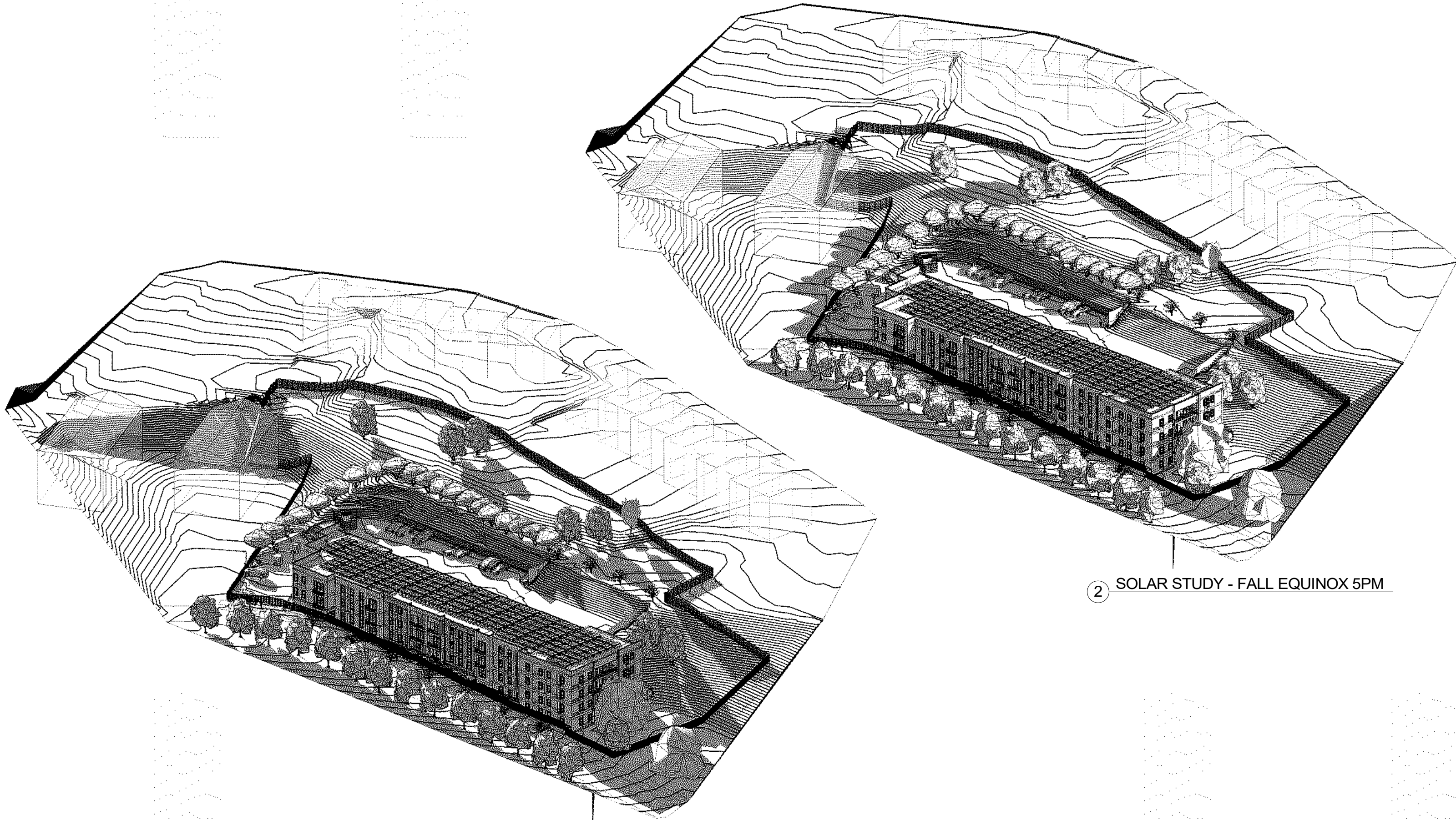
SOLAR STUDY - SUMMER SOLSTICE

A18

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① SOLAR STUDY - FALL EQUINOX 8AM

② SOLAR STUDY - FALL EQUINOX 5PM

POMEROY APARTMENTS

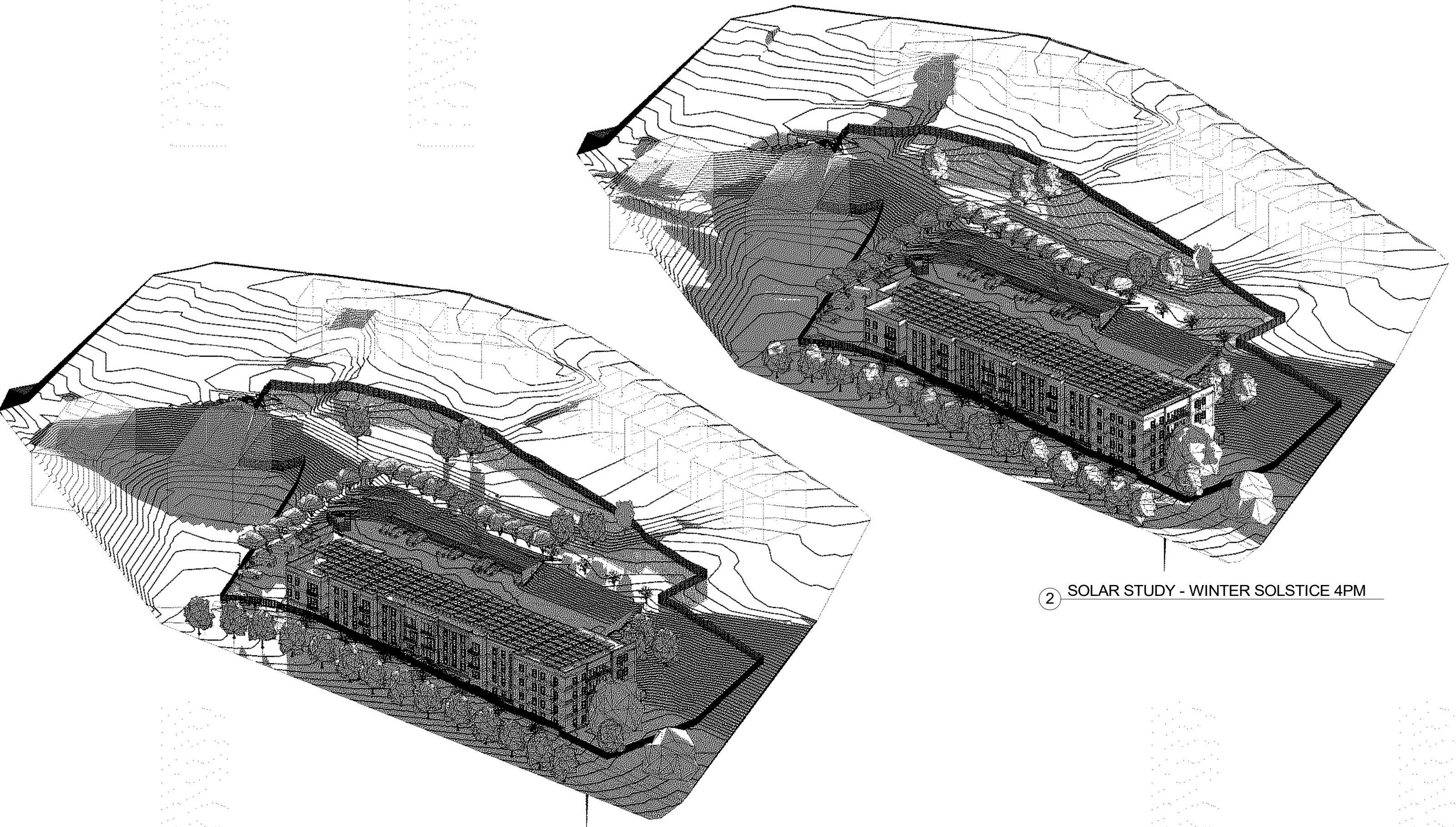
OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

SOLAR STUDY - FALL EQUINOX

A19

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① SOLAR STUDY - WINTER SOLSTICE 8AM

② SOLAR STUDY - WINTER SOLSTICE 4PM

POMEROY APARTMENTS

OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

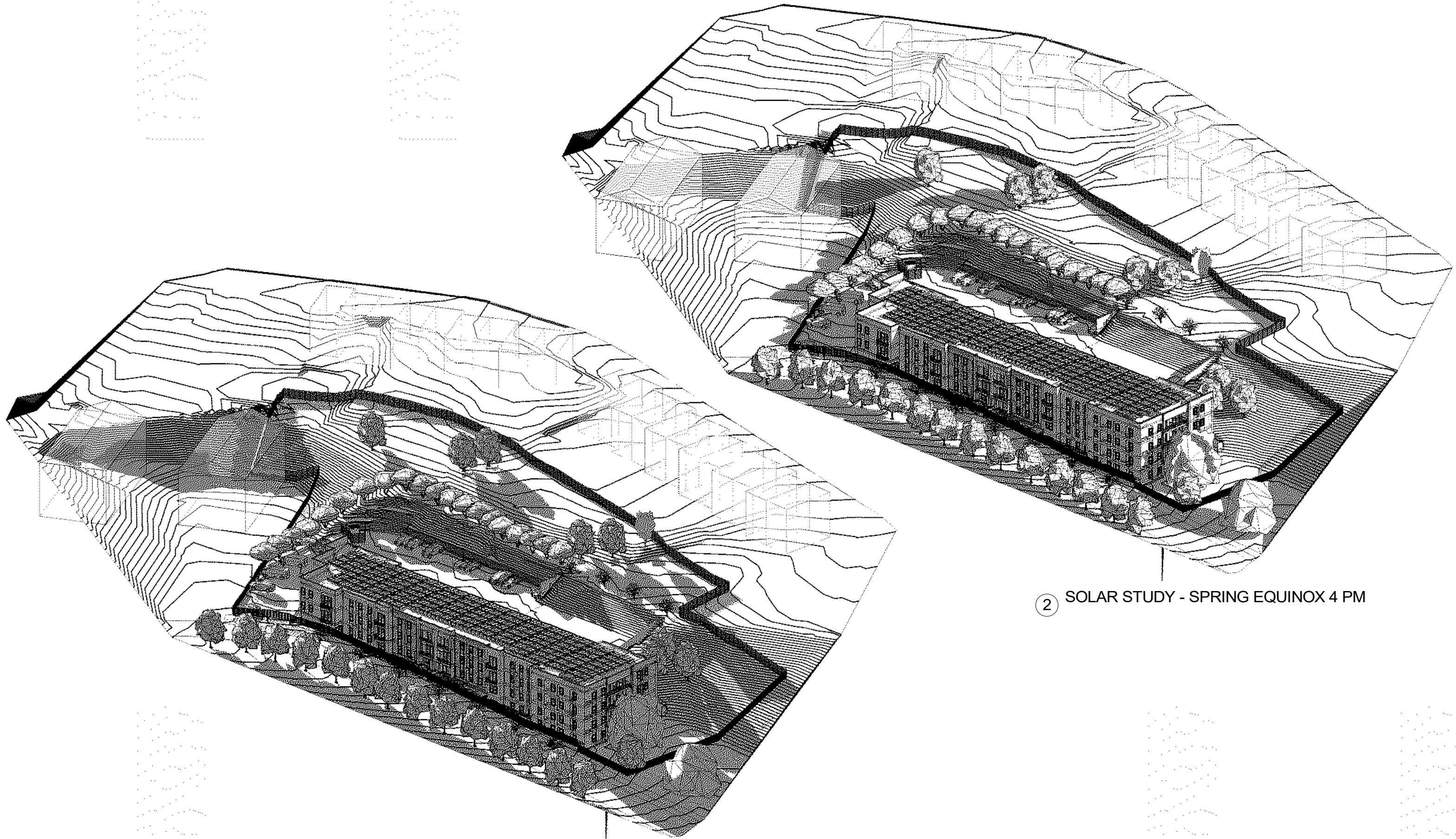
SOLAR STUDY - WINTER SOLSTICE

A20

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① SOLAR STUDY - SPRING EQUINOX 8AM

② SOLAR STUDY - SPRING EQUINOX 4 PM

POMEROY APARTMENTS

OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

SOLAR STUDY - SPRING EQUINOX

A21

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VIEW OF ENTRY FROM POMEROY RD SE LOOKING WEST



POMEROY APARTMENTS

OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

RENDERING

A22



VIEW OF ENTRY FROM POMEROY RD SE LOOKING EAST



POMEROY APARTMENTS

OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

RENDERING

A23



VIEW OF ENTRY FROM POMEROY RD SE



POMEROY APARTMENTS

OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

RENDERING

A24

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VIEW FROM POMEROY RD SE LOOKING WEST



POMEROY APARTMENTS

OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

RENDERING

A25



VIEW OF CURB CUT



VIEW OF REAR YARD FROM PARKING LOT

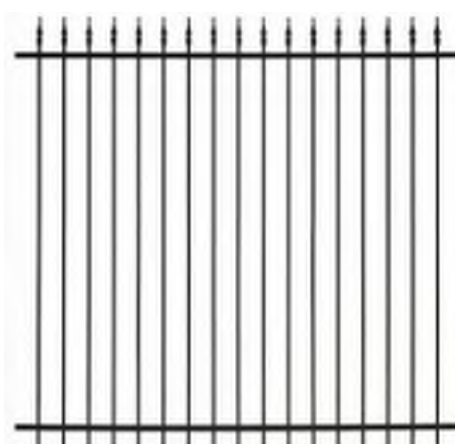


VIEW OF AMMENITY AREA IN REAR YARD





6' TALL PRESSURE TREATED
WOOD STOCKADE FENCE



6' TALL BLACK METAL FENCE



BRICK PATTERN ON CONCRETE
FOUNDATION WALLS

METAL GATE WITH
ACCESS CONTROL

MAIN ENTRY DOOR WITH
ACCESS CONTROL

METAL GATE WITH
ACCESS CONTROL

6' TALL METAL FENCE

EXISTING TO REMAIN
HERITAGE TREE

SIDE ENTRY DOOR WITH
ACCESS CONTROL

RECREATIONAL LAWN

REAR ENTRY DOOR WITH
ACCESS CONTROL

NEW CURB CUT

SLIDING VEHICLE ENTRY
GATE WITH ACCESS
CONTROL

SIDE ENTRY DOOR WITH
ACCESS CONTROL

STORMWATER
MANAGEMENT FACILITY

TRASH AREA WITH WOOD
STOCKADE FENCE
SCREENING

PARKING PAD

6' TALL PRESSURE TREATED
WOOD STOCKADE FENCE



POMEROY APARTMENTS

OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

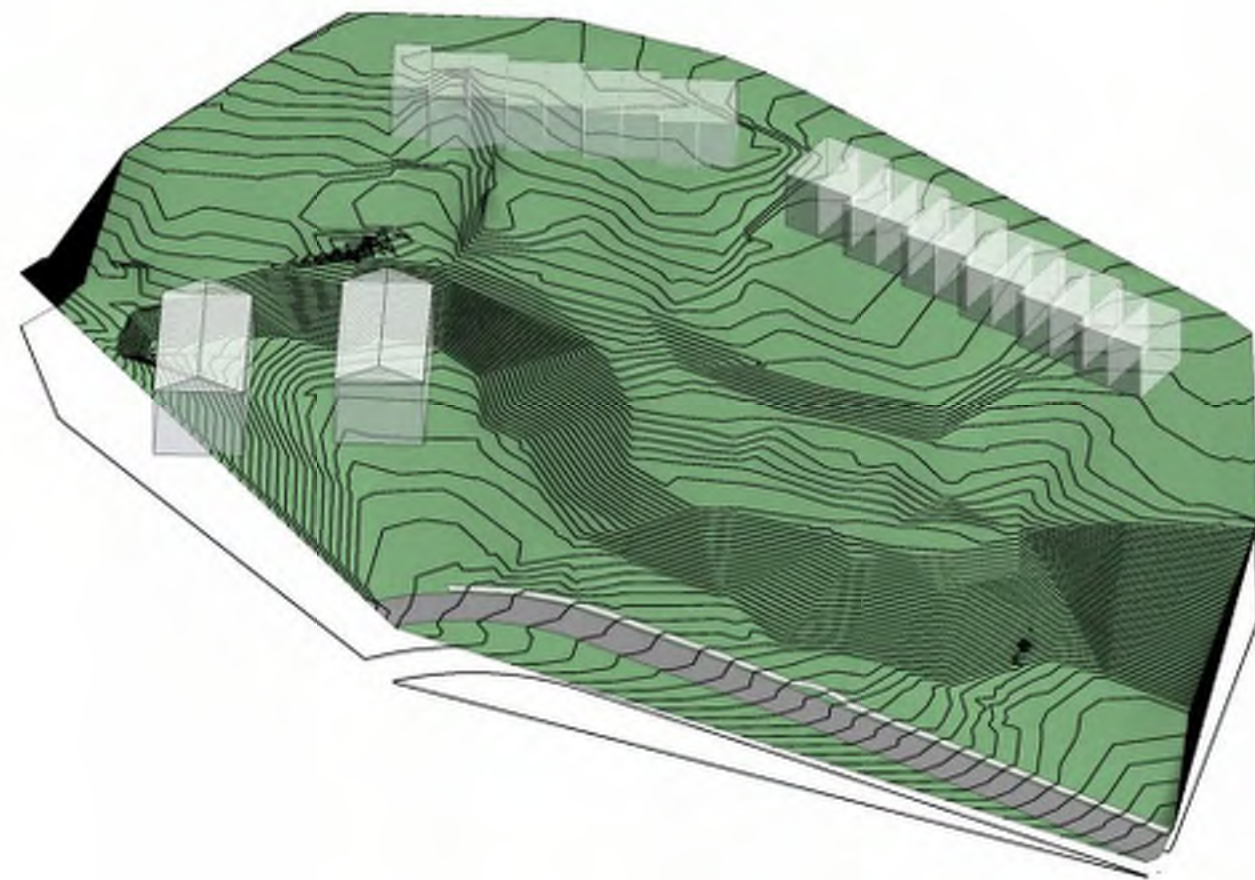
SITE PLAN

A29

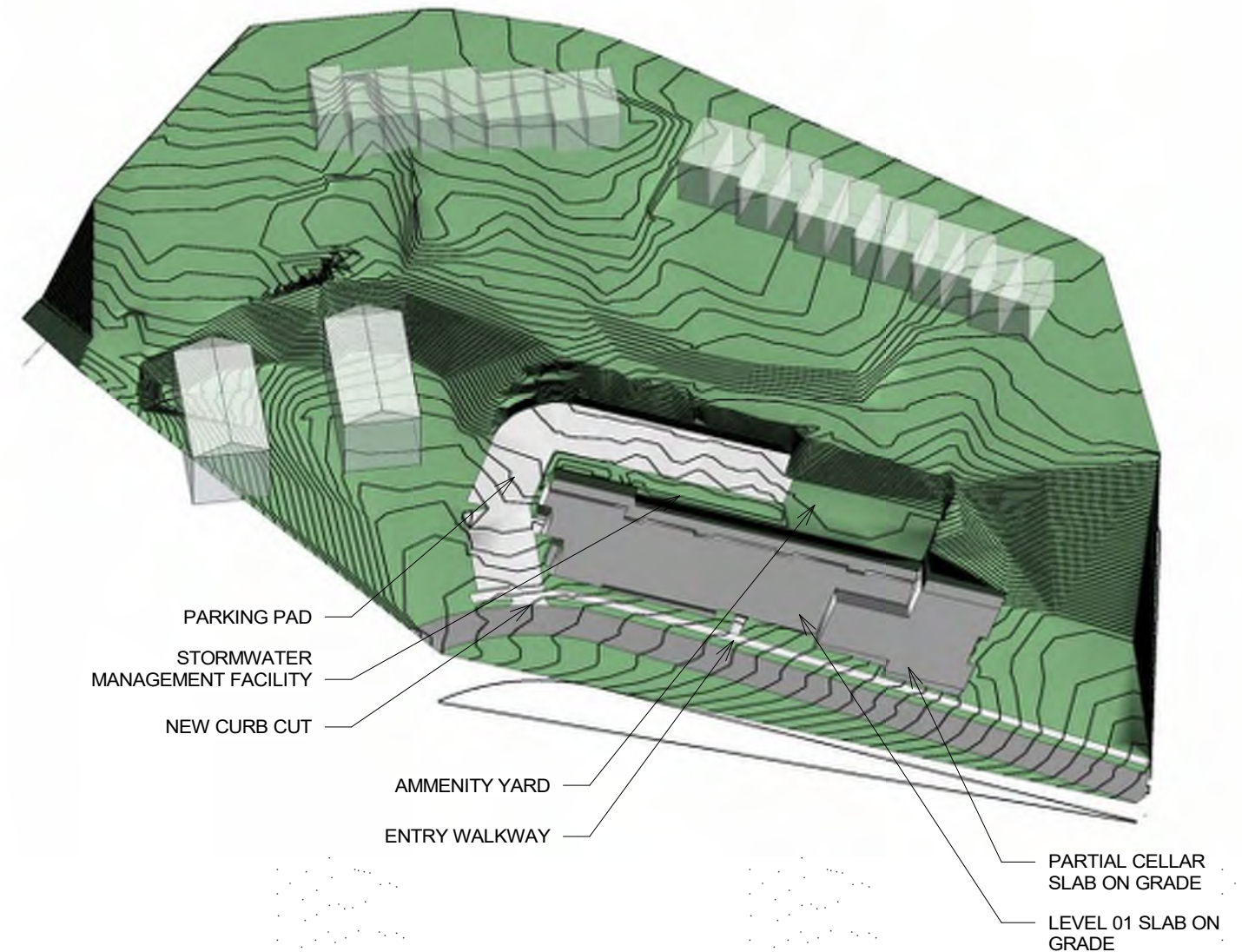
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① PRE CONSTRUCTION GRADING



② POST CONSTRUCTION GRADING

POMEROY APARTMENTS

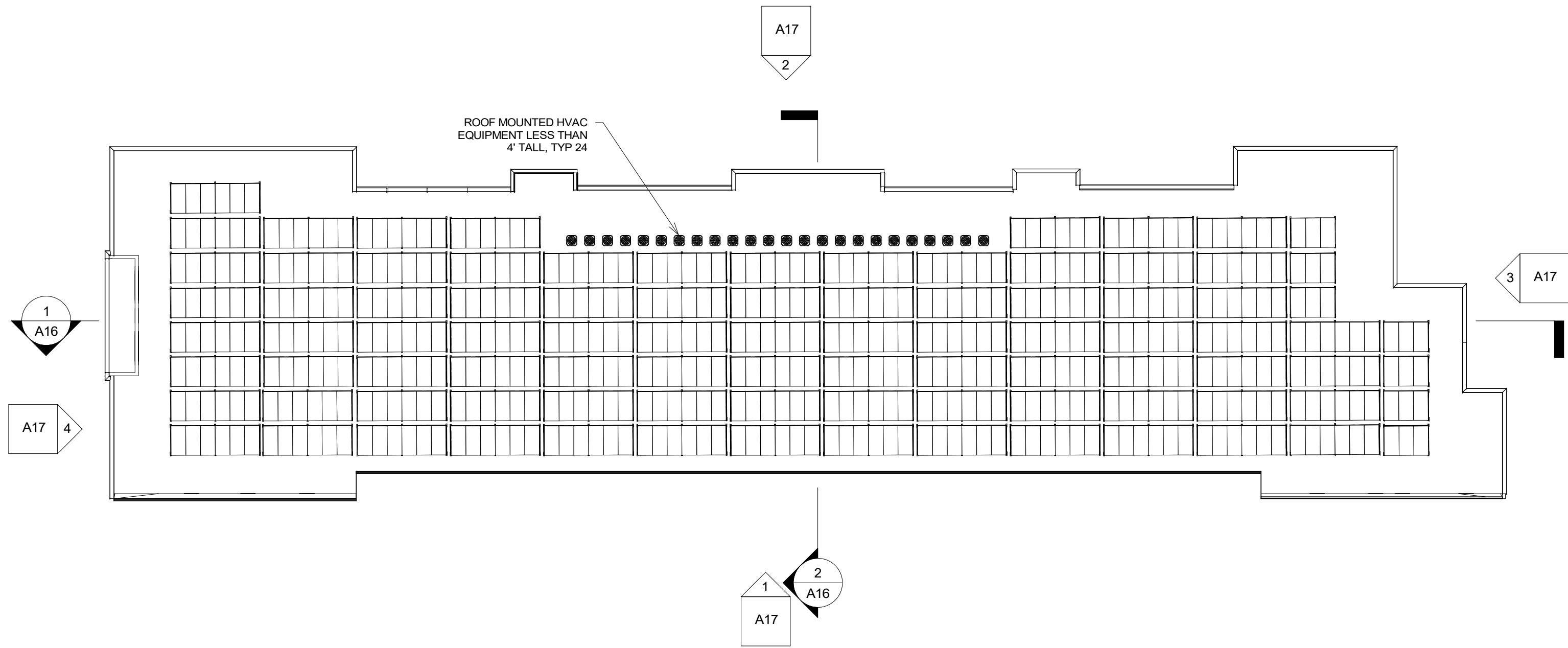
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DATE: 08/15/2024

GRADING DIAGRAM

A30

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POMEROY APARTMENTS
OWNER: RUPSHA 2011, LLC
DATE: 10/02/2024

ROOF PLAN
A40

