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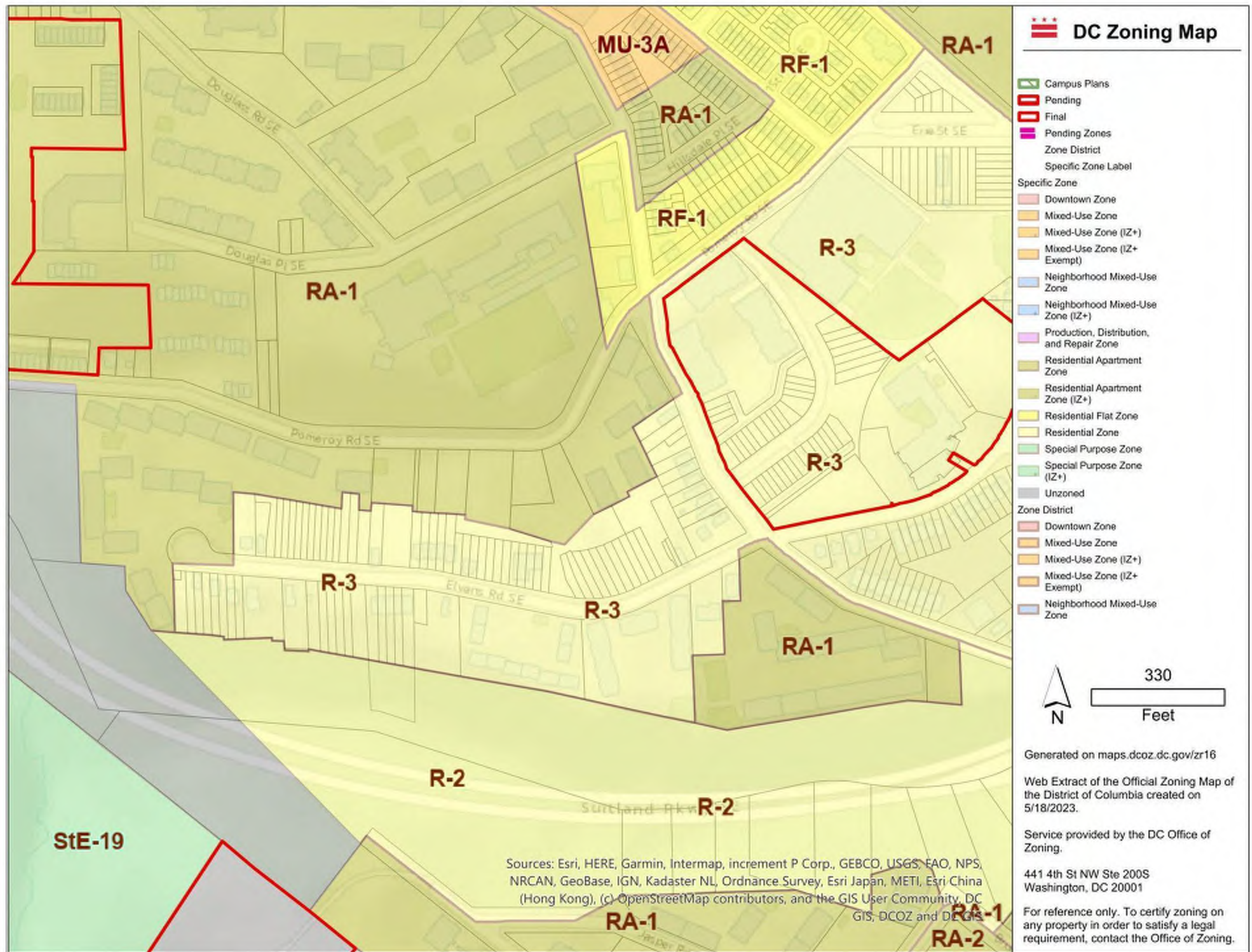


2424 POMEROY RD SE
APARTMENTS

2424 POMEROY RD SE WDC 20020 | 18 SEPTEMBER 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	13 (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



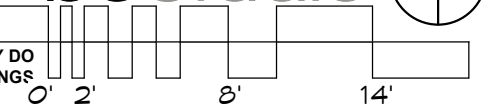
POMEROY APARTMENTS

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

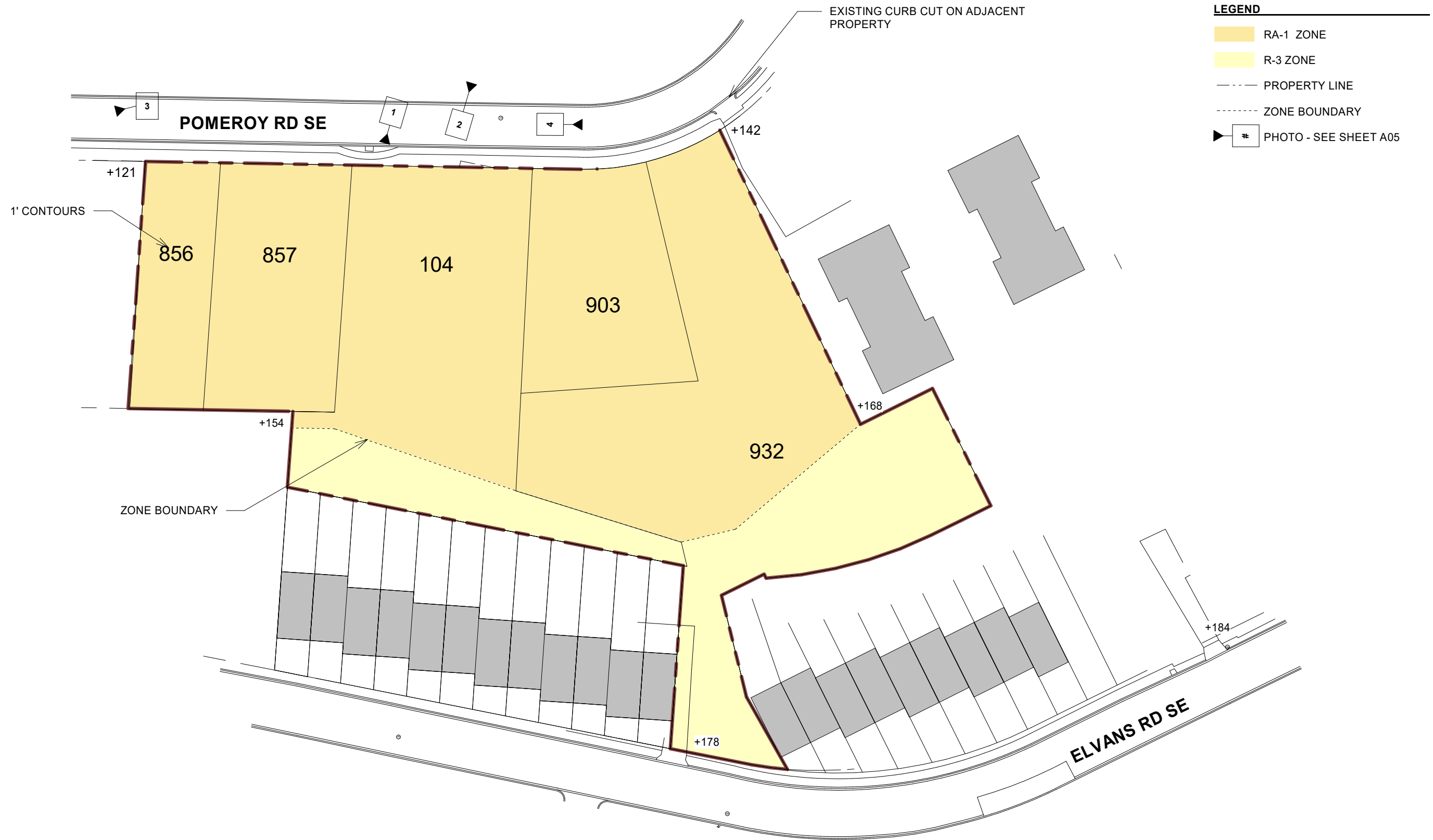
VICINITY MAP

A02

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1 - SUBJECT PROPERTY FROM POMEROY RD SE, LOOKING SOUTH



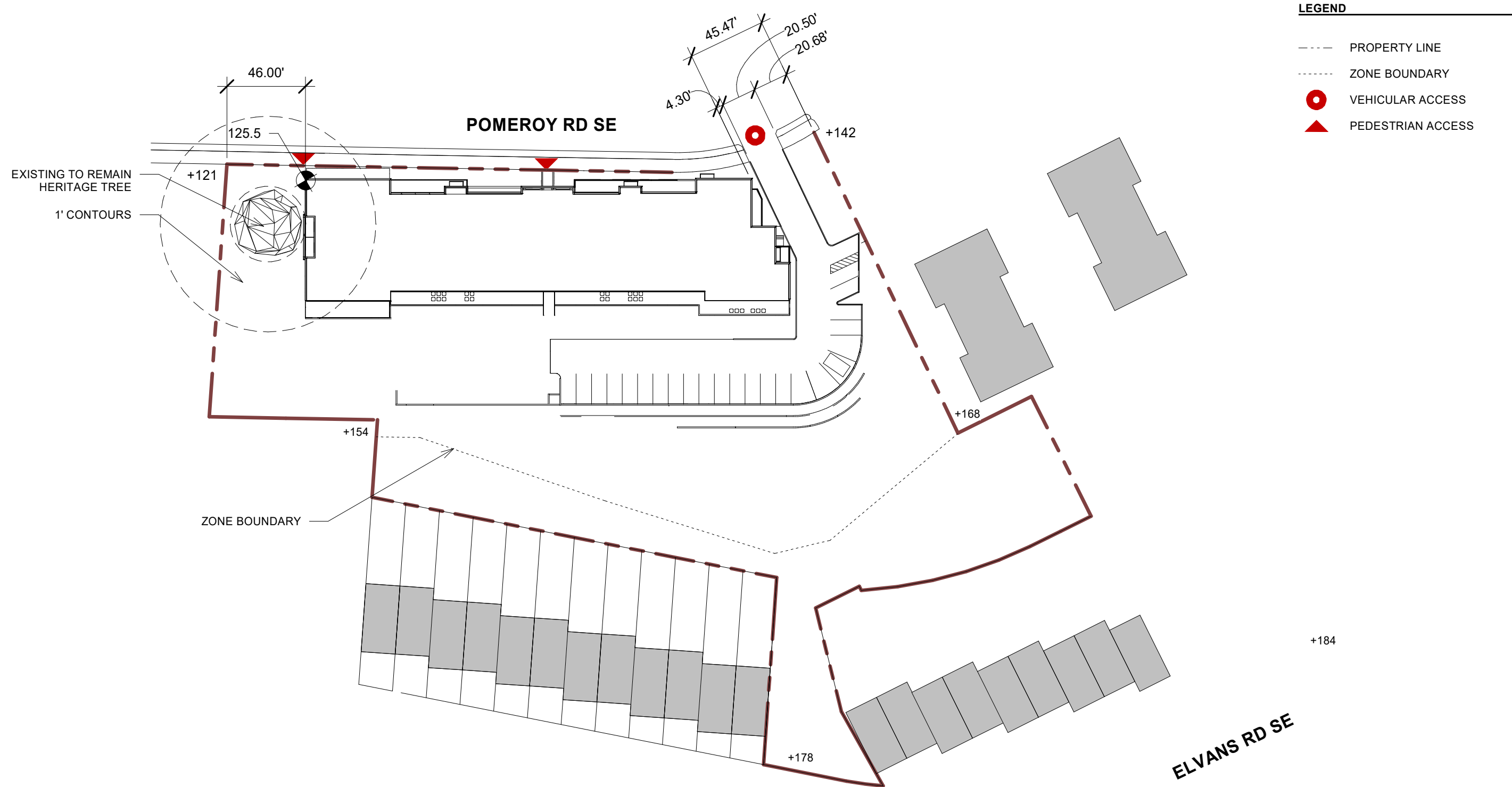
2 - NORTH SIDE OF POMEROY RD SE IN FRONT OF SUBJECT PROPERTY



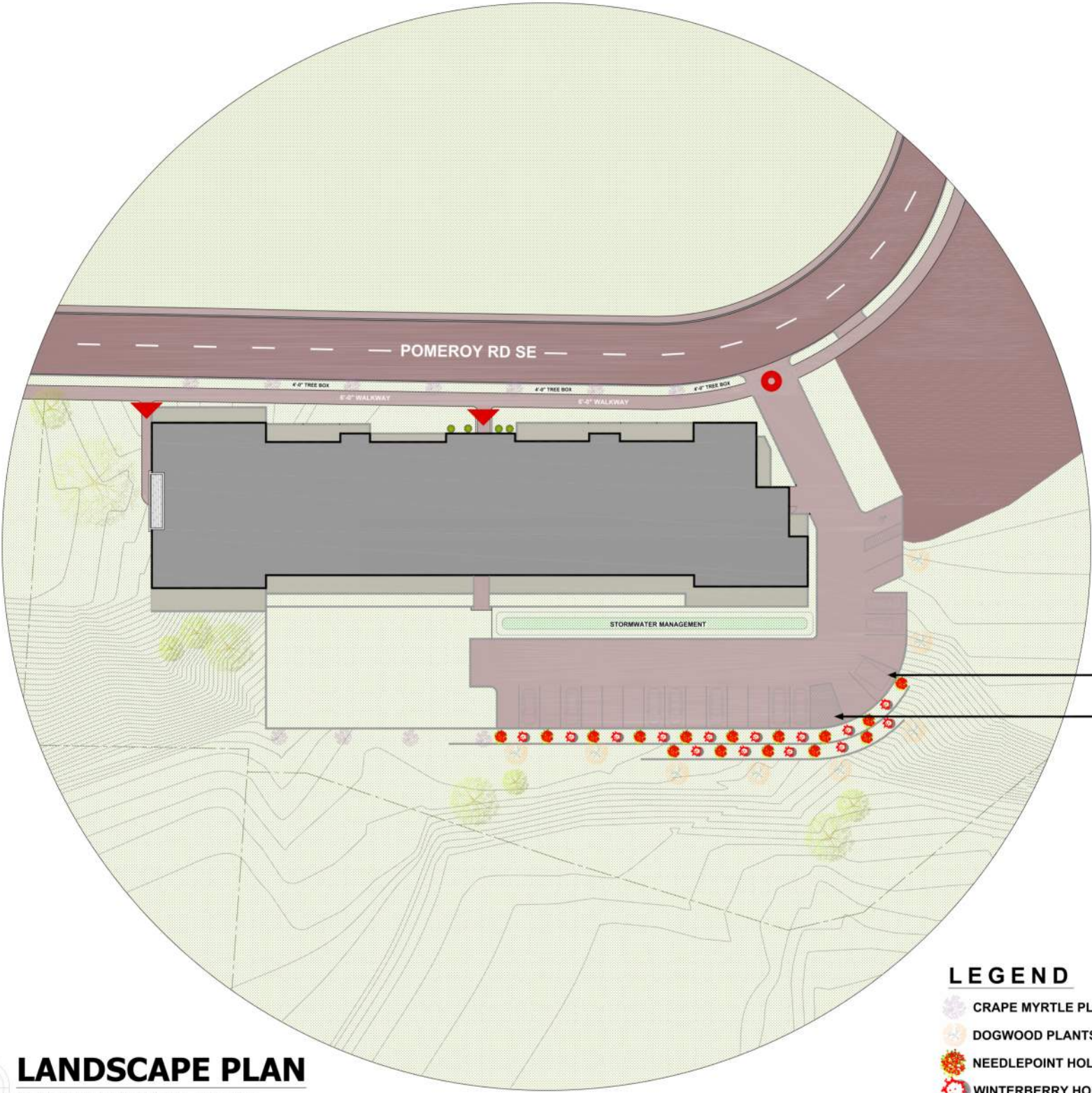
3 - SUBJECT PROPERTY FROM POMEROY RD SE, LOOKING WEST



4 - SUBJECT PROPERTY FROM POMEROY RD SE, LOOKING EAST



- LEGEND**
- PROPERTY LINE
 - ZONE BOUNDARY
 - VEHICULAR ACCESS
 - ▲ PEDESTRIAN ACCESS



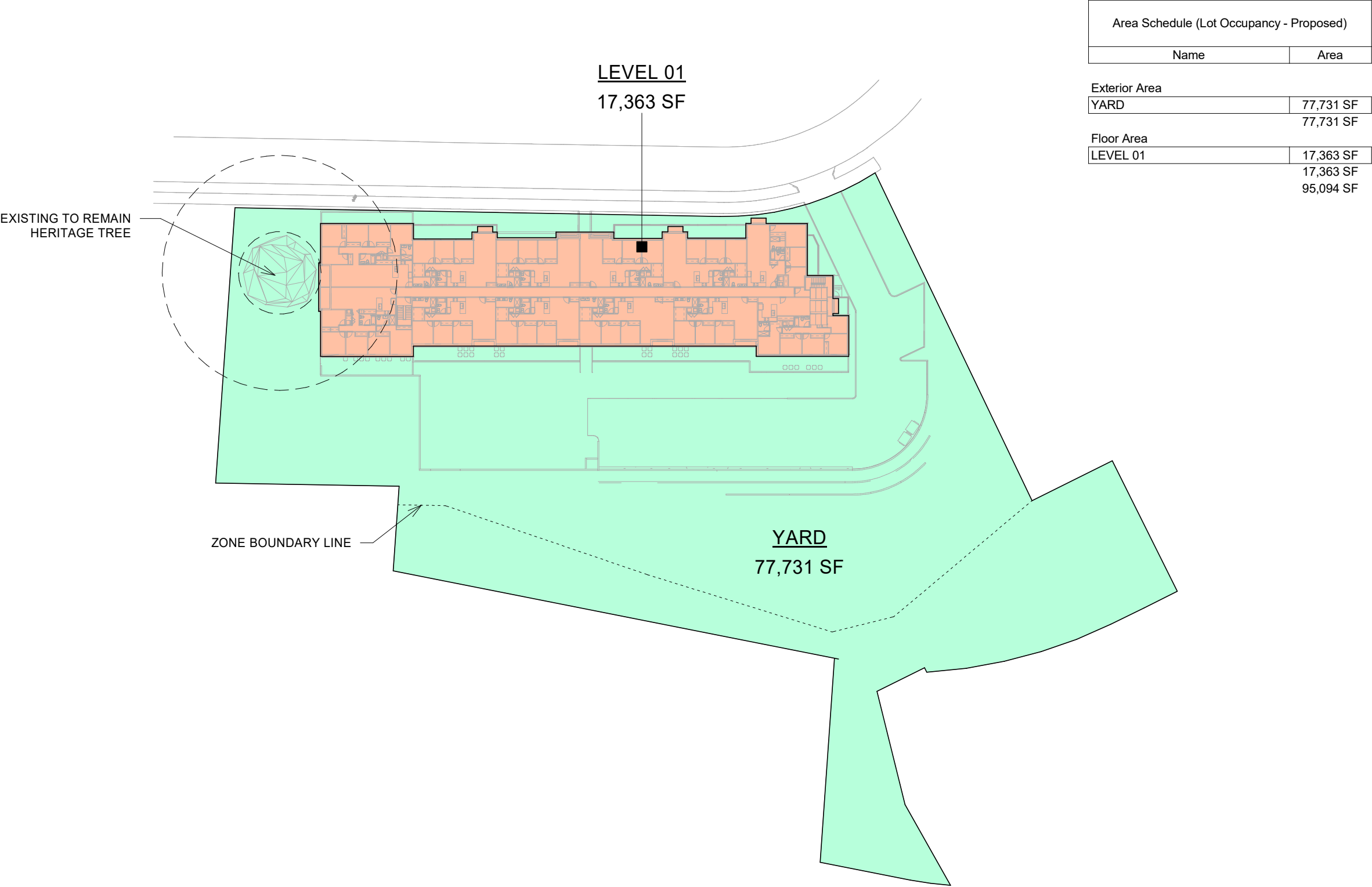
LANDSCAPE PLAN
2424 POMEROY RD SE
NOT TO SCALE

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



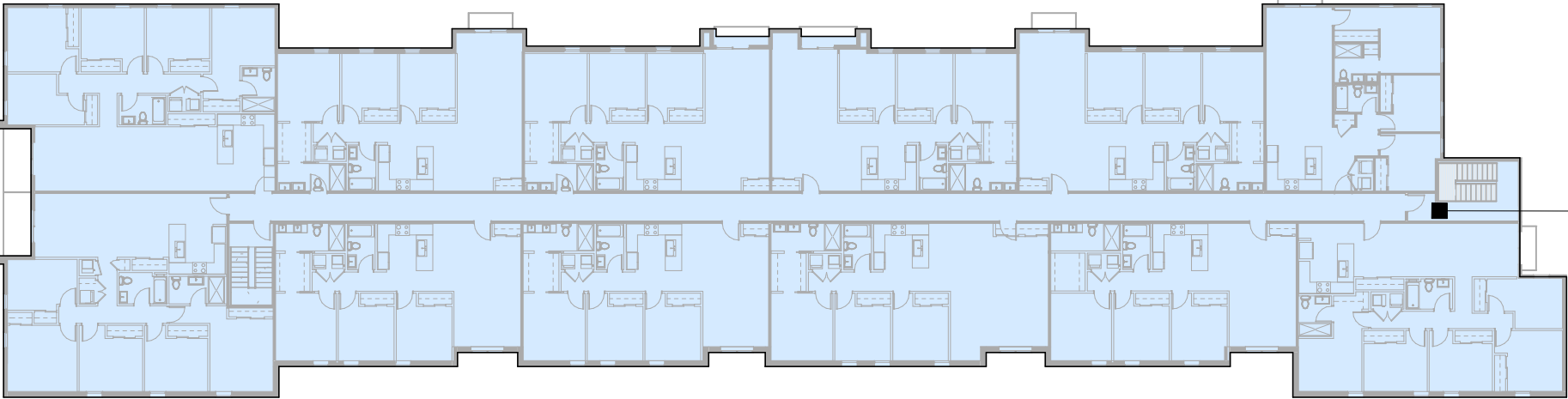


Area Schedule (Gross Floor Area - Proposed)			
Name	FAR Multiplier	Area	FAR GFA

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

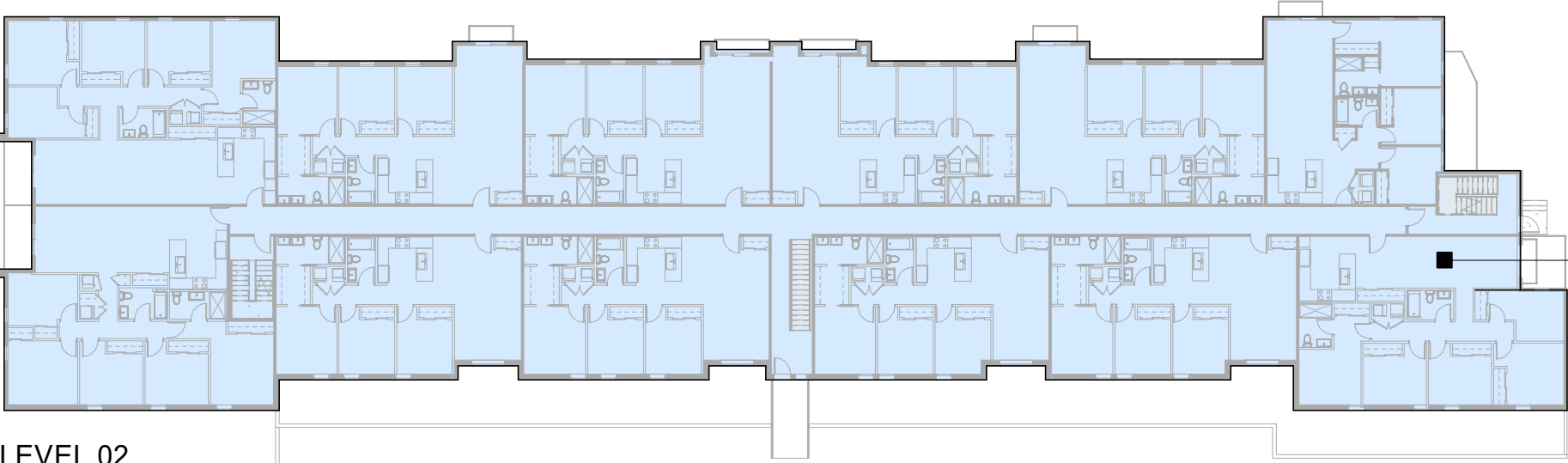
LEVEL 03
1" = 30'-0"



LEVEL 03
17,015 SF

2

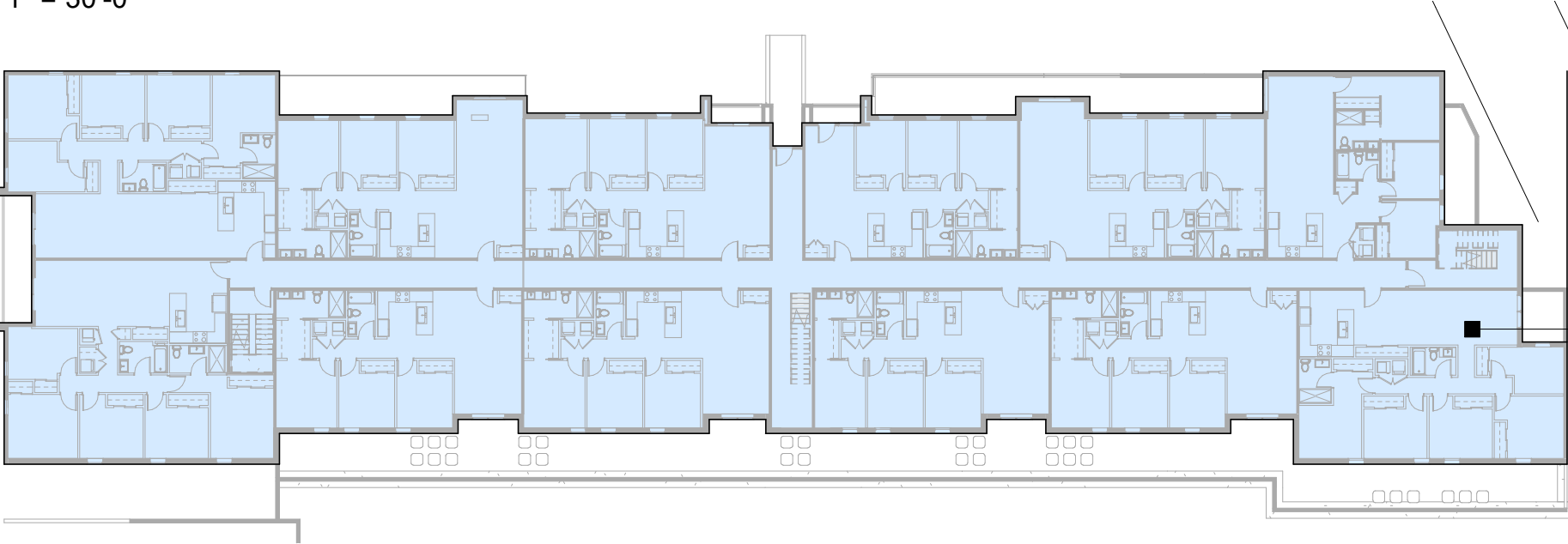
LEVEL 02
1" = 30'-0"



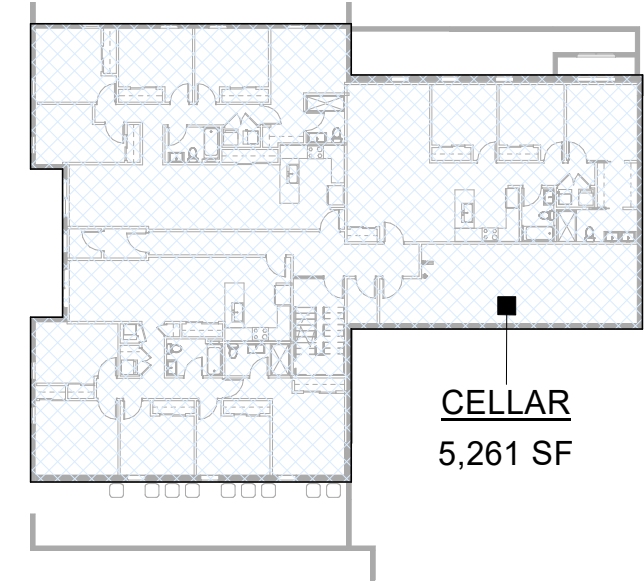
LEVEL 02
17,015 SF

1

LEVEL 01
1" = 30'-0"



LEVEL 01
16,895 SF



0

CELLAR
1" = 30'-0"

CELLAR
5,261 SF



UNIT SCHEDULE			
ID	ROOM NAME	AREA (NET)	Comments

CELLAR			
C01	5 BED	1,462 SF	
C02	5 BED	1,428 SF	
C03	3 BED	1,110 SF	

3 4,001 SF

LEVEL 01			
101	5 BED	1,551 SF	TYPE A
102	5 BED	1,504 SF	TYPE A
103	3 BED	1,155 SF	TYPE A, IZ
104	3 BED	1,082 SF	TYPE A
105	3 BED	1,110 SF	TYPE A
106	3 BED	1,084 SF	TYPE B
107	3 BED	953 SF	TYPE B
108	3 BED	1,033 SF	TYPE B
109	3 BED	1,162 SF	TYPE B
110	3 BED	1,081 SF	TYPE B
111	3 BED	1,032 SF	TYPE A
112	5 BED	1,382 SF	TYPE B

12 14,128 SF

LEVEL 02			
201	5 BED	1,551 SF	IZ
202	5 BED	1,504 SF	
203	3 BED	1,158 SF	
204	3 BED	1,082 SF	
205	3 BED	1,148 SF	
206	3 BED	1,084 SF	
207	3 BED	1,150 SF	
208	3 BED	1,033 SF	
209	3 BED	1,170 SF	
210	3 BED	1,081 SF	
211	3 BED	1,054 SF	
212	5 BED	1,381 SF	

12 14,395 SF

LEVEL 03			
301	5 BED	1,551 SF	IZ
302	5 BED	1,504 SF	
303	3 BED	1,158 SF	
304	3 BED	1,082 SF	
305	3 BED	1,133 SF	
306	3 BED	1,084 SF	
307	3 BED	1,140 SF	
308	3 BED	1,229 SF	
309	3 BED	1,170 SF	
310	3 BED	1,081 SF	IZ
311	3 BED	1,054 SF	
312	5 BED	1,391 SF	

12 14,577 SF

39 47,100 SF

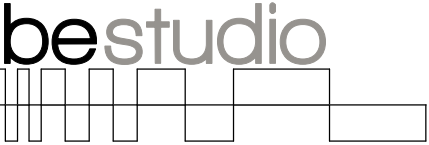
POMEROY APARTMENTS

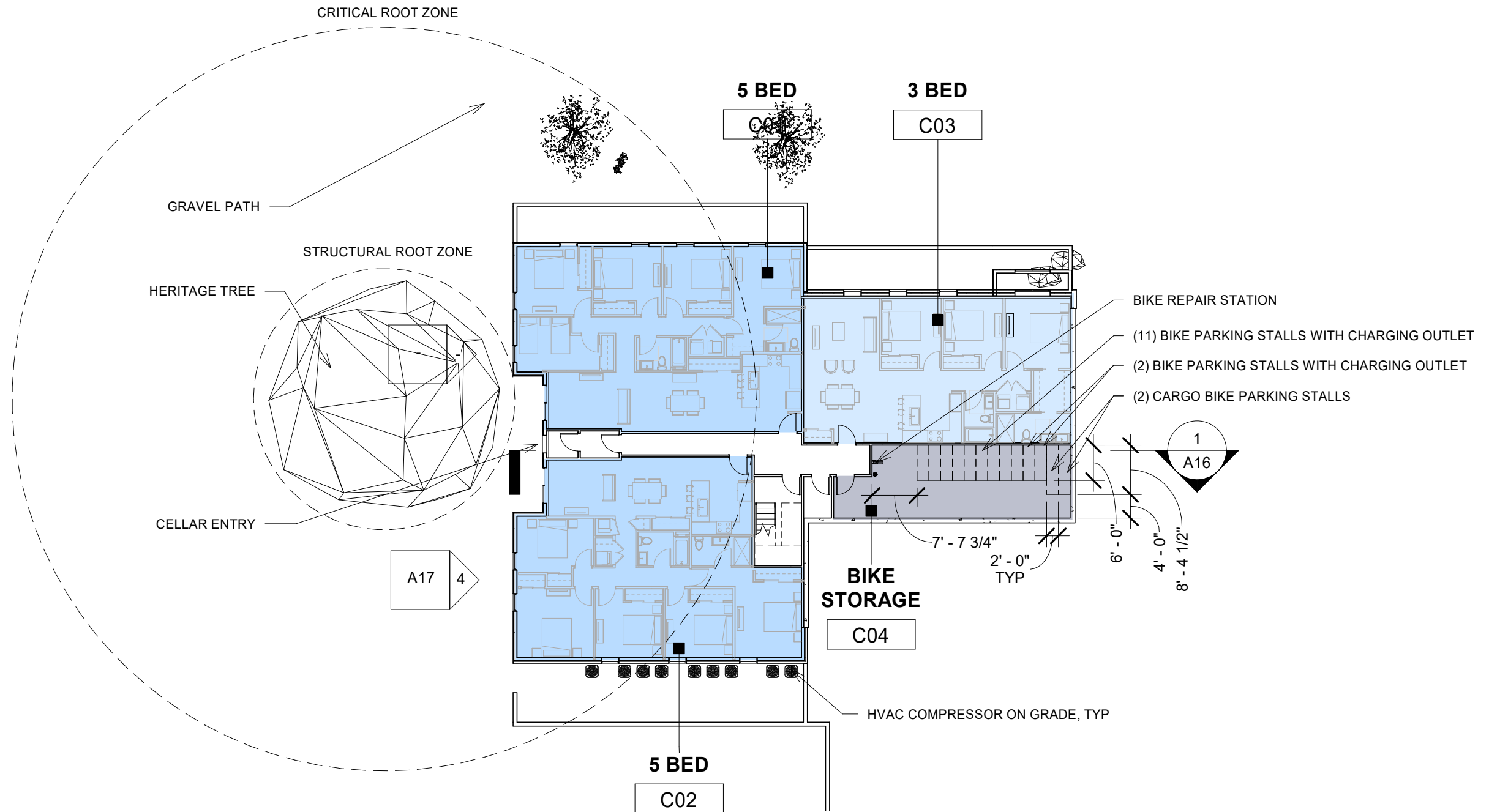
OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

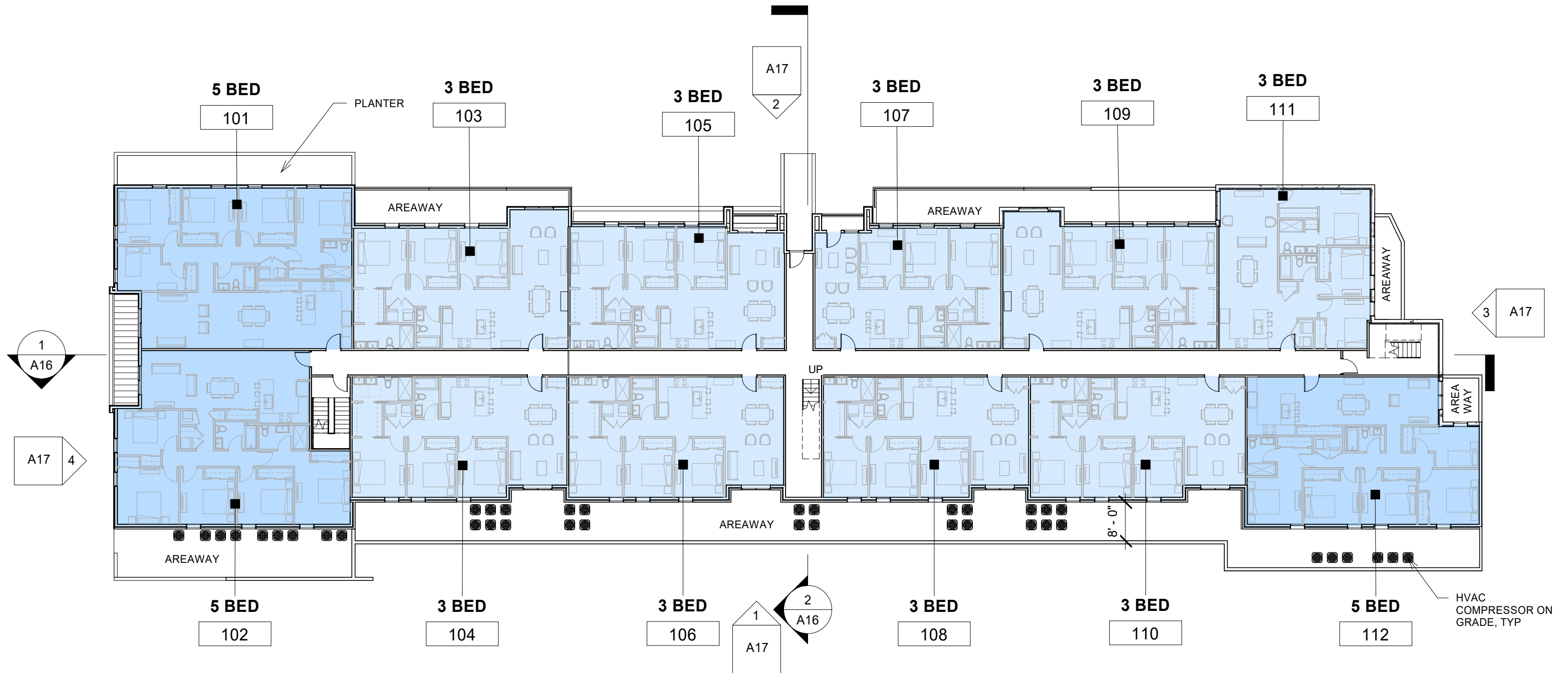
AXONOMETRIC VIEW & UNIT SCHEDULE

A10

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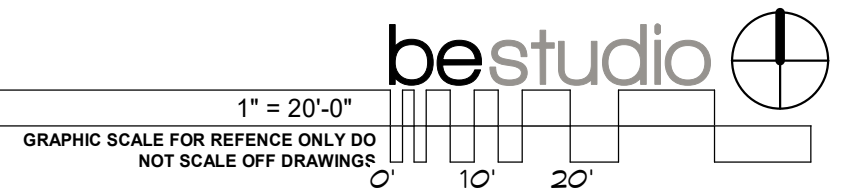


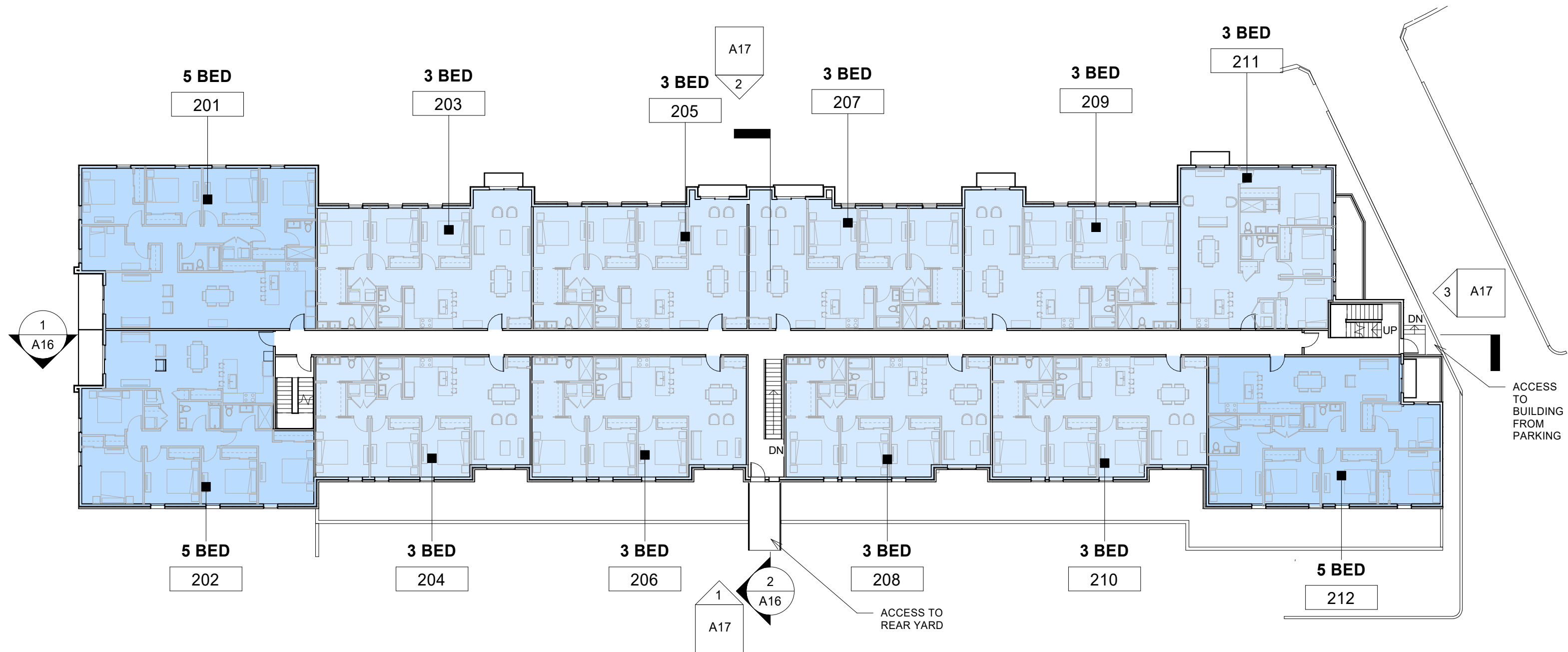
POMEROY APARTMENTS

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

FLOOR PLAN - LEVEL 01

A12



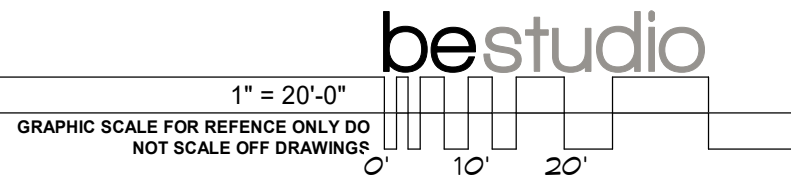


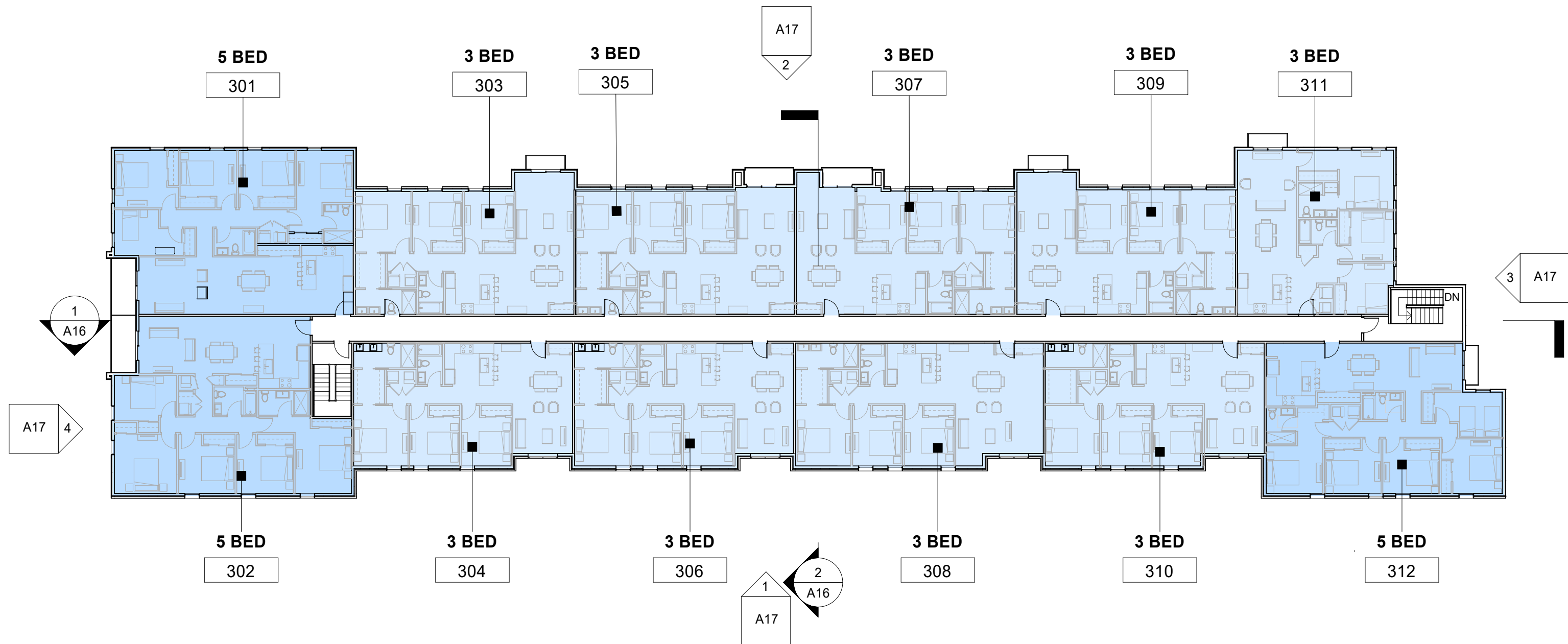
POMEROY APARTMENTS

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

FLOOR PLAN - LEVEL 02

A13





POMEROY APARTMENTS

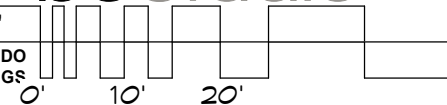
OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

FLOOR PLAN - LEVEL 03

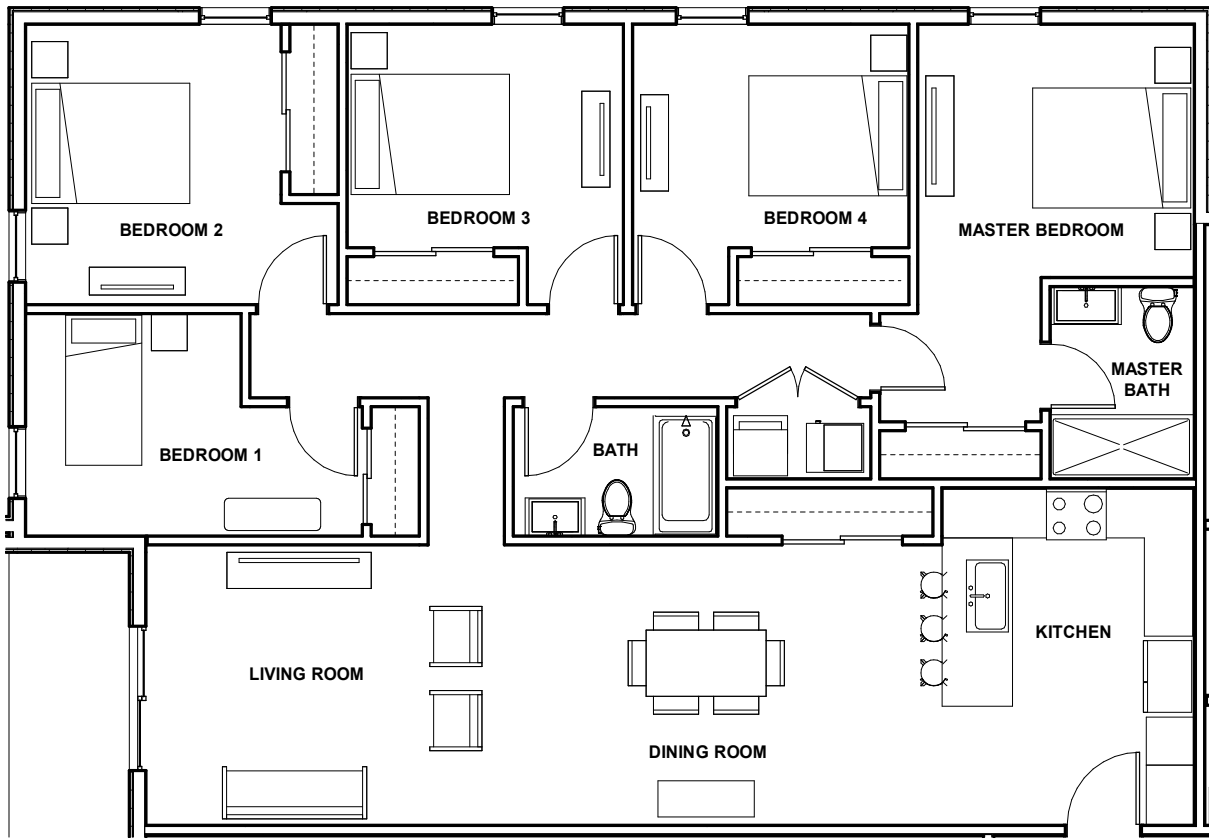
A14

1" = 20'-0"

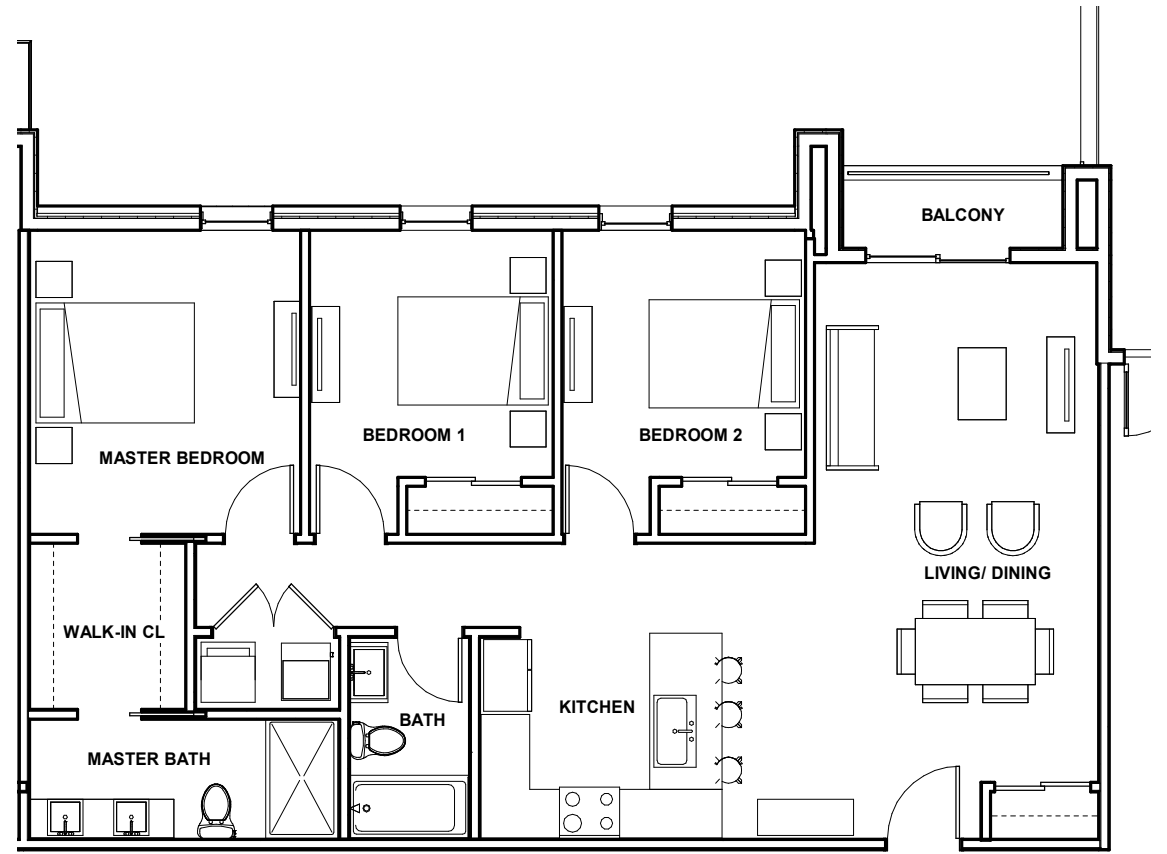
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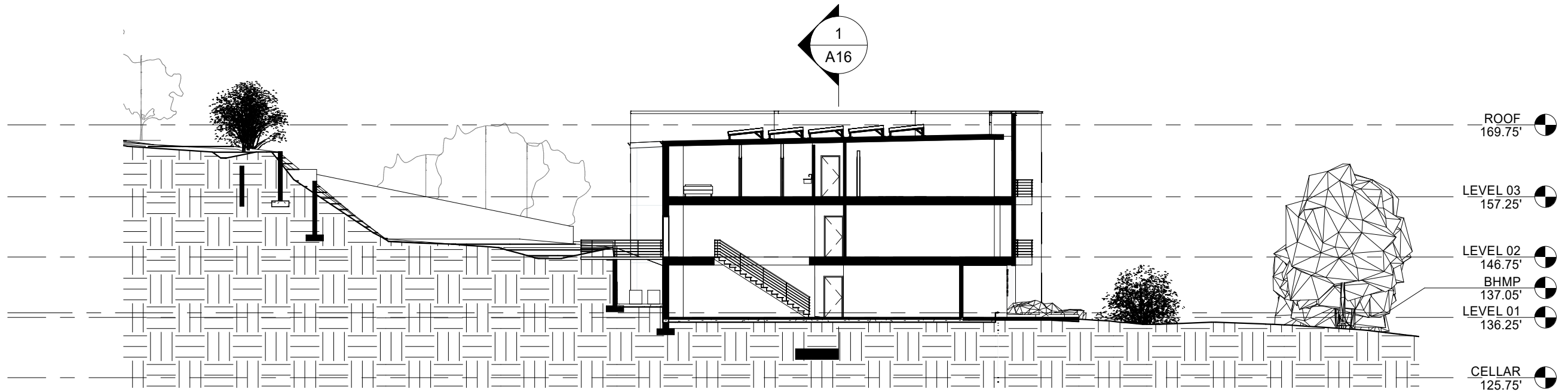
bestudio



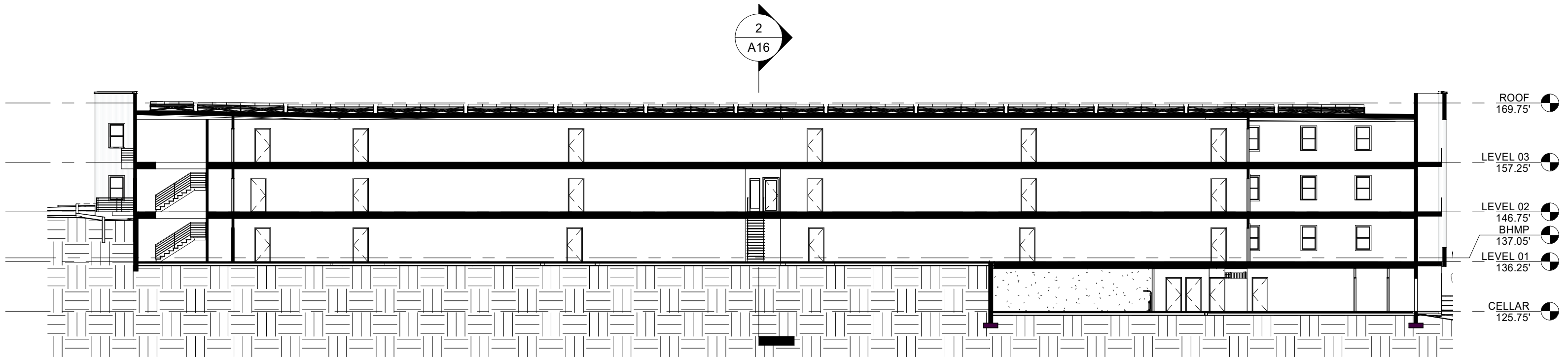
① UNIT TYPE - 5 BEDROOMS
1/8" = 1'-0"



② UNIT TYPE - 3 BEDROOMS
1/8" = 1'-0"



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



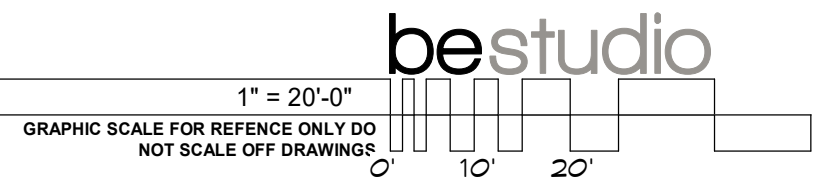
① LONGITUDINAL SECTION THROUGH CORRIDOR
1" = 20'-0"

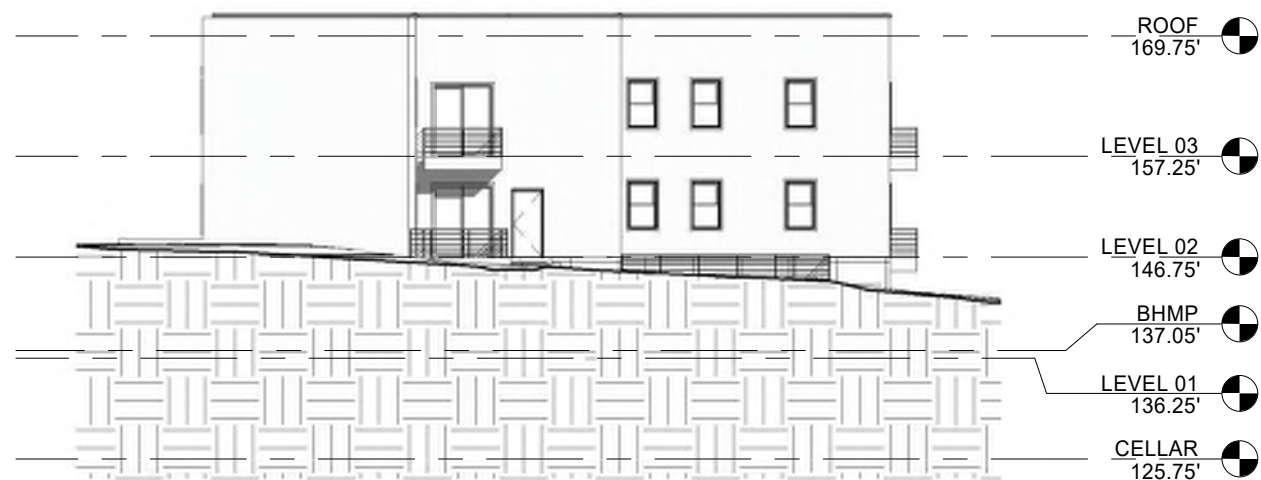
POMEROY APARTMENTS

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

BUILDING SECTIONS

A16



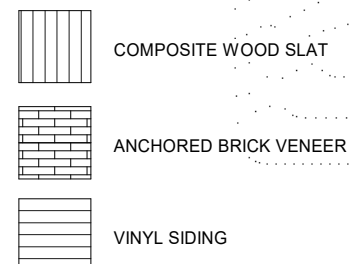


③ EXTERIOR ELEVATION - EAST
1" = 20'-0"



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

MATERIAL LEGEND



② FRONT ELEVATION
1" = 20'-0"



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

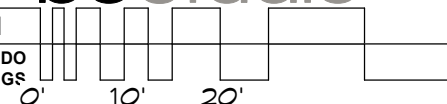
POMEROY APARTMENTS

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

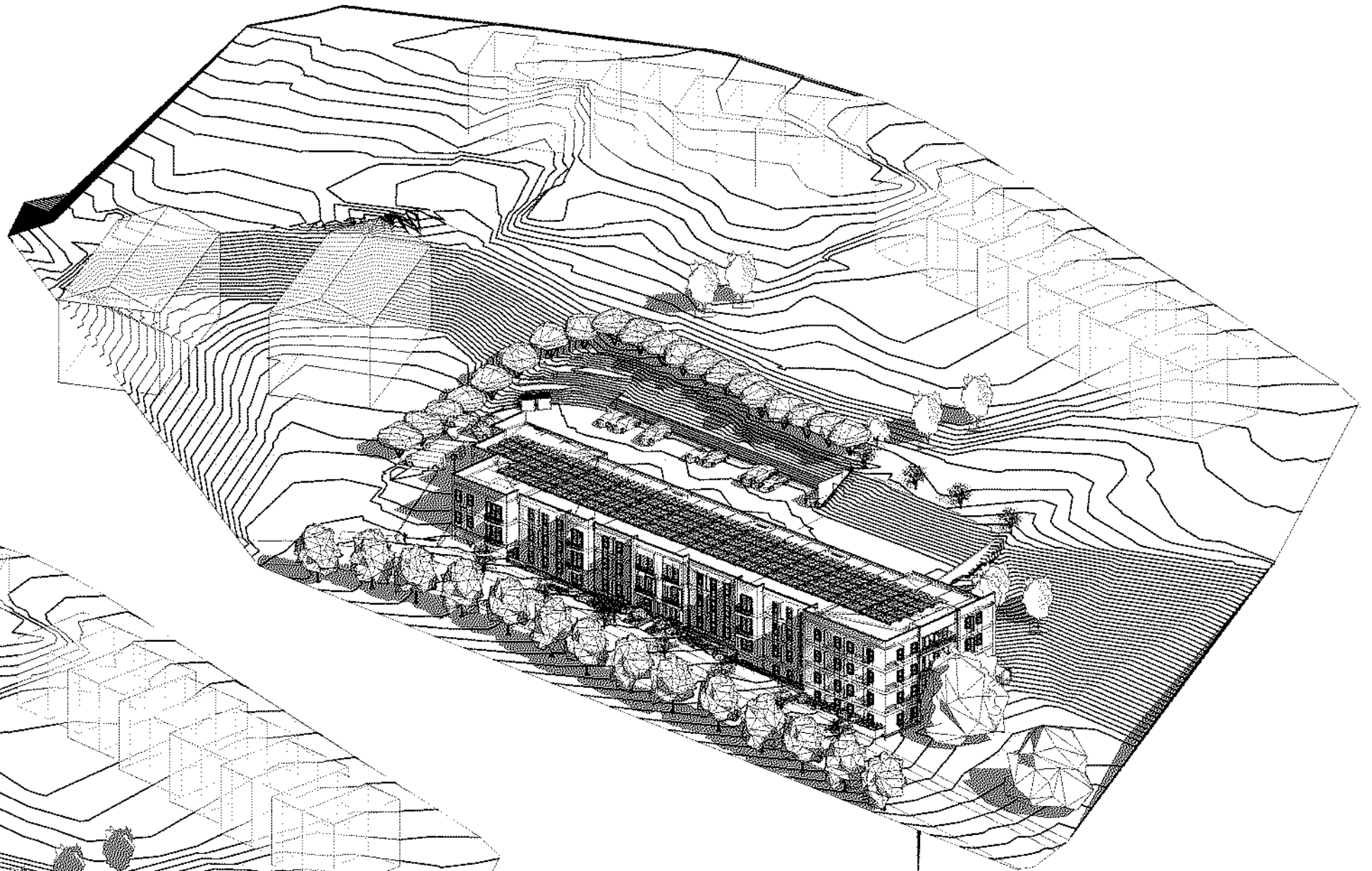
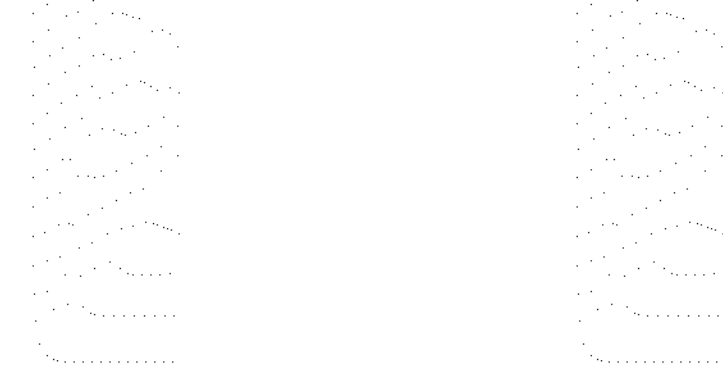
BUILDING ELEVATIONS

A17

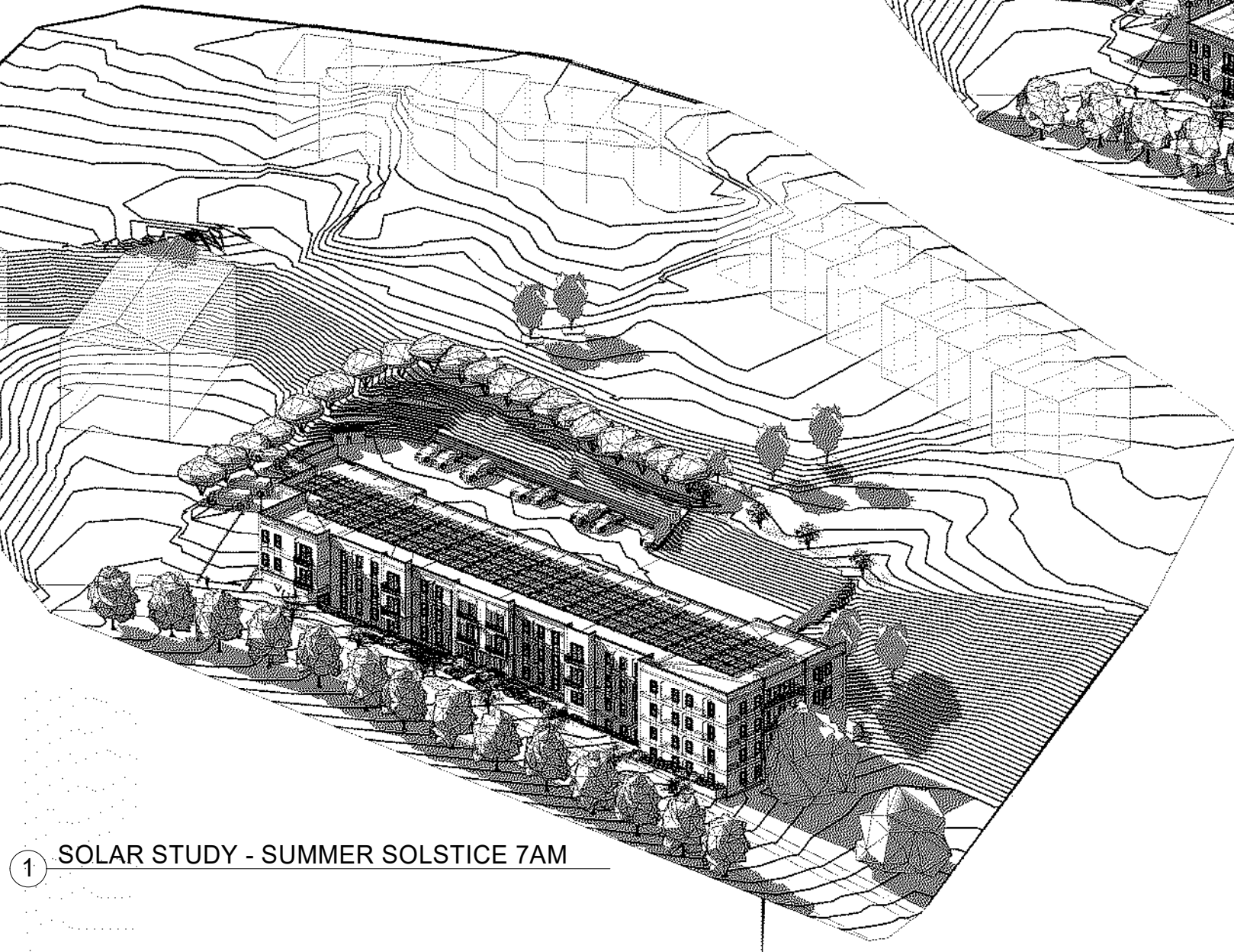
As indicated
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② SOLAR STUDY - SUMMER SOLSTICE 6PM



① SOLAR STUDY - SUMMER SOLSTICE 7AM

POMEROY APARTMENTS

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

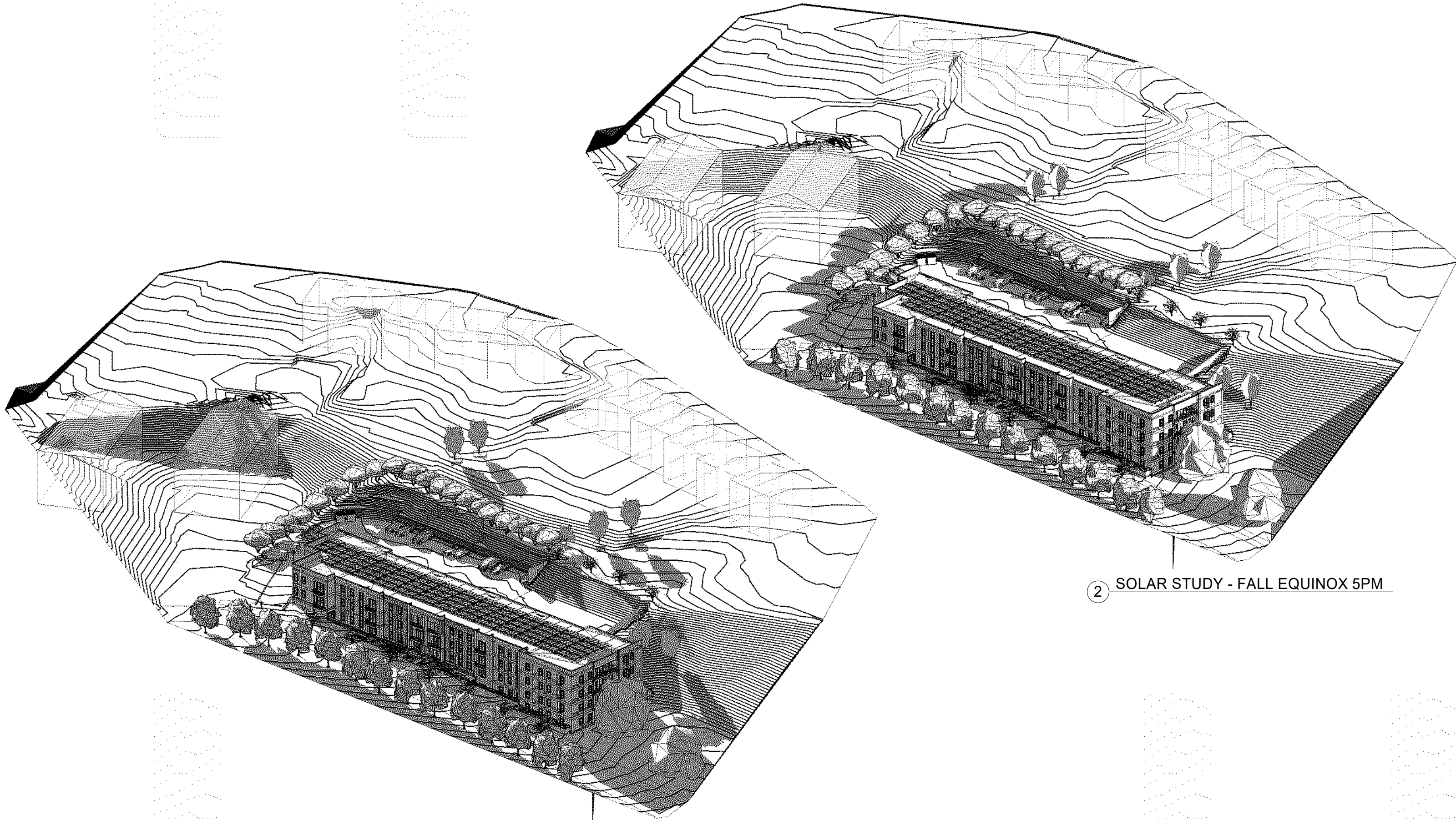
SOLAR STUDY - SUMMER SOLSTICE

A18

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① SOLAR STUDY - FALL EQUINOX 8AM

② SOLAR STUDY - FALL EQUINOX 5PM

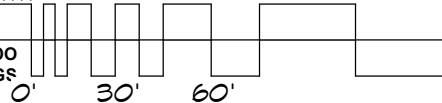
POMEROY APARTMENTS

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DATE: 08/15/2024

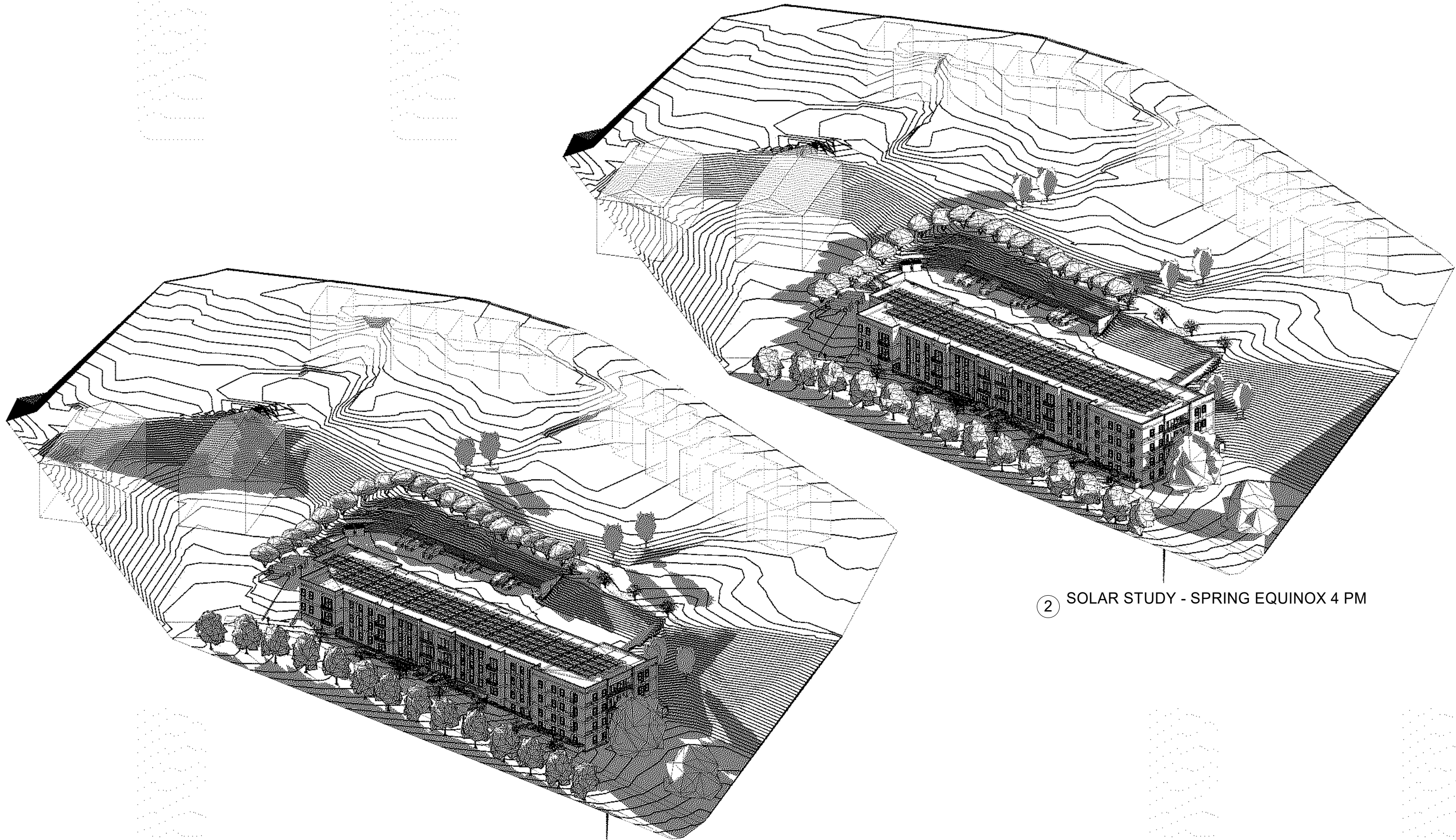
SOLAR STUDY - FALL EQUINOX

A19

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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



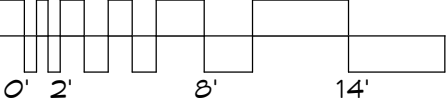
POMEROY APARTMENTS

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

RENDERING

A22

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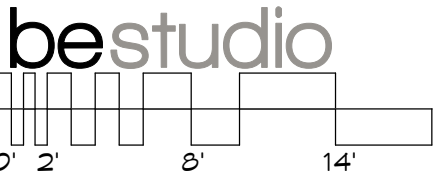


VIEW OF ENTRY FROM POMEROY RD SE LOOKING EAST



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

RENDERING
A23



VIEW OF ENTRY FROM POMEROY RD SE



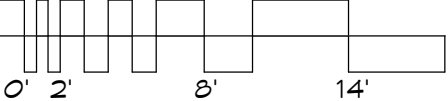
POMEROY APARTMENTS

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

RENDERING

A24

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VIEW FROM POMEROY RD SE LOOKING WEST



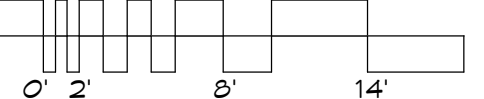
POMEROY APARTMENTS

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

RENDERING

A25

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VIEW OF POMEROY RD SE FROM PARKING LOT



VIEW OF REAR YARD FROM PARKING LOT



VIEW OF AMMENITY AREA IN REAR YARD





EXISTING TO REMAIN
HERITAGE TREE

RECREATIONAL LAWN

NEW CURB CUT

STORMWATER
MANAGEMENT FACILITY

PAVER PARKING PAD

1' CONTOURS

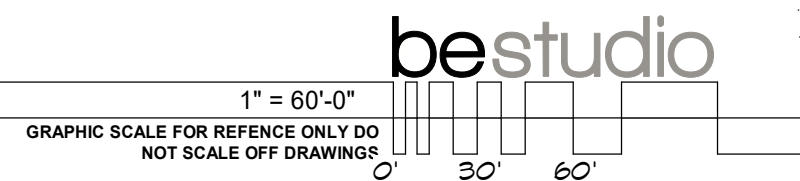


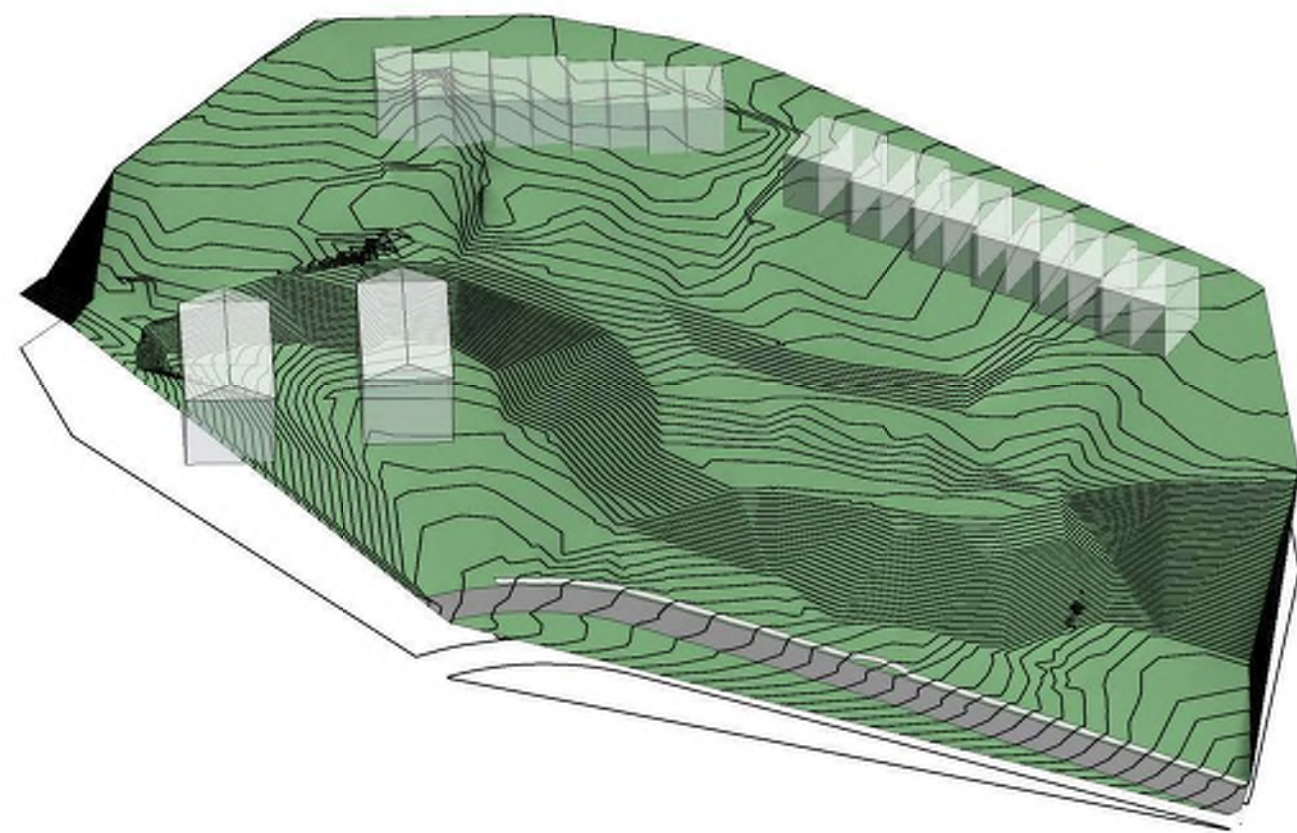
POMEROY APARTMENTS

GRADING PLAN

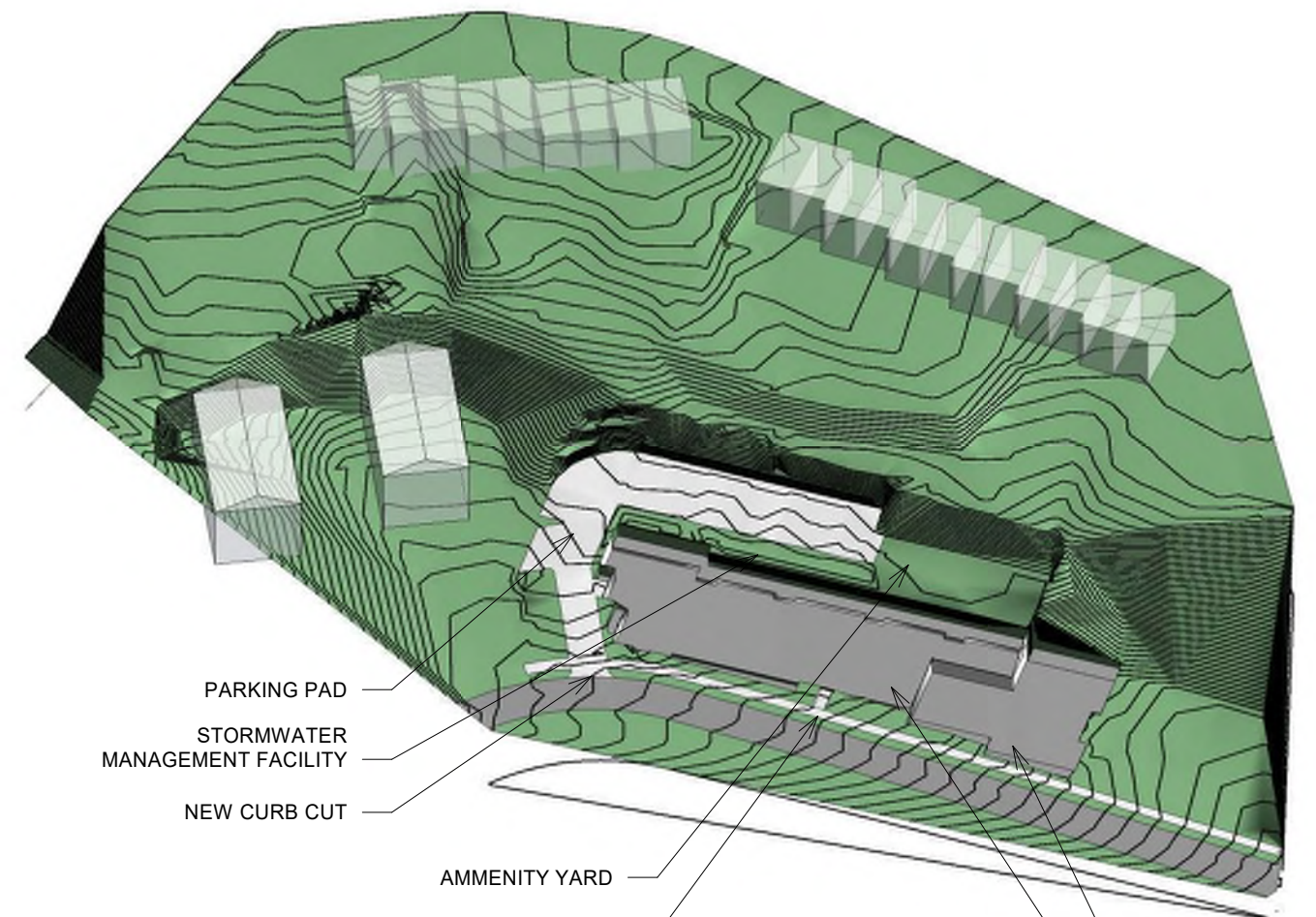
OWNER: RUPSHA 2011, LLC
DATE: 08/15/2024

A29





① PRE CONSTRUCTION GRADING



② POST CONSTRUCTION GRADING

- PARKING PAD
- STORMWATER MANAGEMENT FACILITY
- NEW CURB CUT
- AMMENITY YARD
- ENTRY WALKWAY
- PARTIAL CELLAR SLAB ON GRADE
- LEVEL 01 SLAB ON GRADE