14th & R Streets Condominiums

1638 14th Street, NW
Washington, D.C. 20005

NEW 7-STORY BUILDING W/ UNDERGROUND PARKING
7 CONDOMINIUM UNITS

PREPARED FOR:
ROBERTSON DEVELOPMENT
1916 12th Street, NW - Unit 2
Washington, D.C. 20009

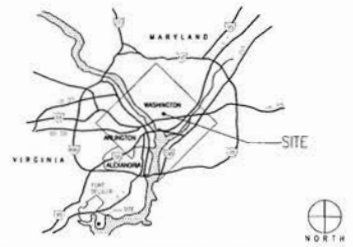
ARCHITECTS
SORG & ASSOCIATES, PC
2000 S Street, NW
Washington, D.C. 20009

STRUCTURAL ENGINEERS
EHLERT-BRYAN, INC.
1451 Dolley Madison Blvd. Suite 220
McLean, Virginia 22101

M.E.P. ENGINEERS
ENCON GROUP, INC.
10605 Concord Street, Suite 307
Kensington, Maryland 20895

CIVIL ENGINEERS
WILES MENSCH CORPORATION
11860 Sunrise Valley Drive, Suite 200
Reston, Virginia 20191

VICINITY MAP



LOCATION MAP

SYMBOLS LEGEND

MASONRY
CONCRETE MASONRY UNIT
STEEL
EARTH
BATT INSULATION
CONCRETE
RIGID BOARD INSULATION
GRAVEL
NON-CONTINUOUS WOOD BLOCKING
CONTINUOUS WOOD FRAMING
FINISHED WOOD
PLYWOOD
GYPSUM BOARD
STONE
MARBLE
ACOUSTIC TILE / CERAMIC TILE
PLASTIC LAMINATE
WATERPROOF MEMBRANE/ FLASHING

DETAIL INDICATOR — DETAIL NUMBER, DRAWING WHERE DETAILED, DRAWING WHERE TAKEN FROM
SECTION INDICATOR — DETAIL NUMBER, DRAWING WHERE DETAILED, DRAWING WHERE TAKEN FROM
DETAIL & ELEVATION TITLE — DETAIL NUMBER, DRAWING WHERE DETAILED, DRAWING WHERE TAKEN FROM
101 DOOR NUMBER
2 KEYNOTE
100 ROOM NUMBER
ELEVATION POINT
A PARTITION TYPE
A13 INTERIOR ELEVATIONS
0000 CEILING HEIGHT
03 WINDOW TYPE

ABBREVIATIONS

AC	ACOUSTIC	INSUL	INSULATION
ALUM	ALUMINUM	INT	INTERIOR
AFF	ABOVE FINISHED FLOOR	JAN	JANITOR
ARCH	ARCHITECTURAL	JT	JOINT
&	AND	KD	KNOCKDOWN
@	AT	LAV	LAVATORY
BD	BOARD	MAX	MAXIMUM
BLKG	BLOCKING	MECH	MECHANICAL
CAB	CABINET	MFR	MANUFACTURER
CER	CERAMIC	MIN	MINIMUM
℄	CENTER LINE	MISC	MISCELLANEOUS
CLG	CEILING	MM	MILLIMETER
CMU	CONCRETE MASONRY UNIT	MW	MICRO WAVE
COL	COLUMN	MO	MASONRY OPENING
CONC	CONCRETE		
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
CT	CERAMIC TILE	NAT	NATURAL
DET	DETAIL	OC	ON CENTER
DF	DRINKING FOUNTAIN	OD	OUTSIDE DIAMETER
Ø	DIAMETER	OH	OVERHEAD
DN	DOWN	OPP	OPPOSITE
DWG	DRAWING	PLAM	PLASTIC LAMINATE
EA	EACH	PVC	POLYVINYL CHLORIDE
EL	ELEVATION	PLY	PLYWOOD
ELEC	ELECTRIC(AL)	QT	QUARRY TILE
EQ	EQUAL	R	RISER/RADIUS
EWC	ELECTRIC WATER COOLER	REINF	REINFORCED/REINFORCING
EXIST	EXISTING	REQD	REQUIRED
EXPS	EXPOSED STRUCTURE	RO	ROUGH OPENING
FD	FLOOR DRAIN	SEC	SECTION
FE	FIRE EXTINGUISHER	SIM	SIMILAR
FIN	FINISH(ED)	SQ	SQUARE
FL	FLOOR(ING)	STOR	STORAGE
FLUOR	FLUORESCENT	SUSP	SUSPENDED
GA	GAUGE	T	TREAD
GALV	GALVANIZED	TEL	TELEPHONE
GL	GLASS/GLAZING	TEMP	TEMPERED
GYP	GYPSUM	TPD	TOILET PAPER DISPENSER
HDWR	HARDWARE	TYP	TYPICAL
HM	HOLLOW METAL	VERT	VERTICAL
HORIZ	HORIZONTAL	VB	VINYL BASE
HR	HOUR	W	WIDE / WIDTH
HT	HEIGHT	WD	WOOD

INDEX OF DRAWINGS

G001 COVER SHEET

CIVIL
C101 EXISTING SURVEY PLAN

ARCHITECTURE
A100 SITE PLAN
A101 BASEMENT FLOOR PLAN
A102 GROUND FLOOR PLAN
A103 FIRST FLOOR PLAN
A104 SECOND FLOOR PLAN
A105 THIRD FLOOR PLAN
A106 FOURTH FLOOR PLAN
A107 FIFTH FLOOR PLAN
A108 SIXTH FLOOR PLAN
A109 ROOF PLAN

A201 BUILDING ELEVATION - SOUTH (R STREET)
A202 BUILDING ELEVATION - NORTH (PARTY WALL)
A203 BUILDING ELEVATION - EAST (14TH STREET)
A204 BUILDING ELEVATION - WEST (ALLEY)

A301 BUILDING SECTION - LONGITUDINAL
A302 BUILDING SECTION - CROSS

SORG ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.265.6445 FAX: 202.265.6497

14th & R Streets Condominiums
1638 14th Street NW
Washington, D.C. 20005

NEW RETAIL & RESIDENTIAL BUILDING

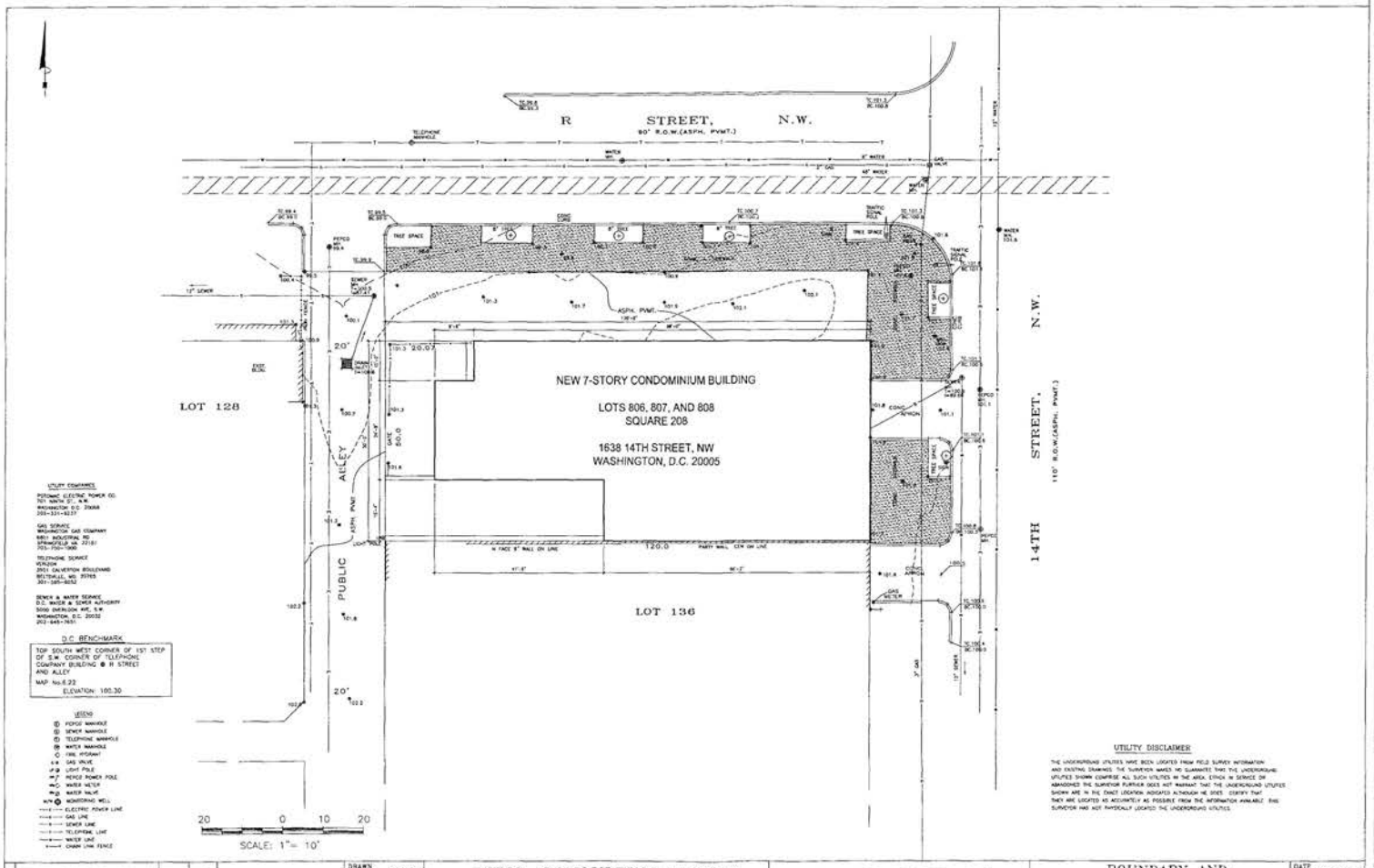
PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title: COVER SHEET

Discipline: ARCHITECTURE | Drawing Number: G001
Scale: NA
Date: 29 APR 2014
Drawn by: MTL
Checked by: JS
Sorg Project Number: 315

BOARD OF ZONING ADJUSTMENT
District of Columbia
CASE NO. 17191
EXHIBIT NO. 1

Board of Zoning Adjustment
District of Columbia
CASE NO. 17191



UTILITY COMPANIES

POTOMAC ELECTRIC POWER CO.
701 NINTH ST., N.W.
WASHINGTON D.C. 20068
202-331-6237

GAS SERVICE
WASHINGTON GAS COMPANY
6801 INDUSTRIAL RD
SPRINGFIELD VA 22151
703-750-1000

TELEPHONE SERVICE
VERIZON
2901 CALVERTON BOULEVARD
BELTSVILLE, MD 20705
301-595-6052

SEWER & WATER SERVICE
D.C. WATER & SEWER AUTHORITY
5000 OVERLOOK AVE, S.W.
WASHINGTON, D.C. 20032
202-645-7651

D.C. BENCHMARK

TOP SOUTH WEST CORNER OF 1ST STEP OF S.W. CORNER OF TELEPHONE COMPANY BUILDING @ R STREET AND ALLEY
MAP No.6.22
ELEVATION: 100.30

LEGEND

- (T) PEPCO MANHOLE
- (S) SEWER MANHOLE
- (T) TELEPHONE MANHOLE
- (W) WATER MANHOLE
- FIRE HYDRANT
- GAS VALVE
- LIGHT POLE
- PEPCO POWER POLE
- WATER METER
- WATER VALVE
- MONITORING WELL
- ELECTRIC POWER LINE
- GAS LINE
- SEWER LINE
- TELEPHONE LINE
- WATER LINE
- CHAIN LINK FENCE

UTILITY DISCLAIMER

THE UNDERGROUND UTILITIES HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

No.	DESCRIPTION	NAME	DATE
	REVISIONS		

DRAWN R. PATEL
DESIGNED
CHECKED
SCALE 1"= 10'

WEST CONSULTING GROUP
4424 MONTGOMERY AVENUE
BETHESDA, MARYLAND 20814
(301) 654-7907 654-7908 (FAX)

1638 14TH STREET, N.W.

BOUNDARY AND TOPOGRAPHIC SURVEY
LOT 807-808 SQUARE 208
WASHINGTON, DC.

DATE MARCH 2003
SHEET 1 OF 1
JOB No. 03-031

DATE	DESCRIPTION
04.02.04	ZONING CHECK SET
04.29.04	BZA SET

REVISIONS

Consultants

Seal

KEY PLAN

SORG ARCHITECTS
2000 L STREET, NW
WASHINGTON, DC 20005
TEL: 202.393.6445 FAX: 202.393.6497

14th & R Streets Condominiums
1638 14th Street NW
Washington D.C. 20005

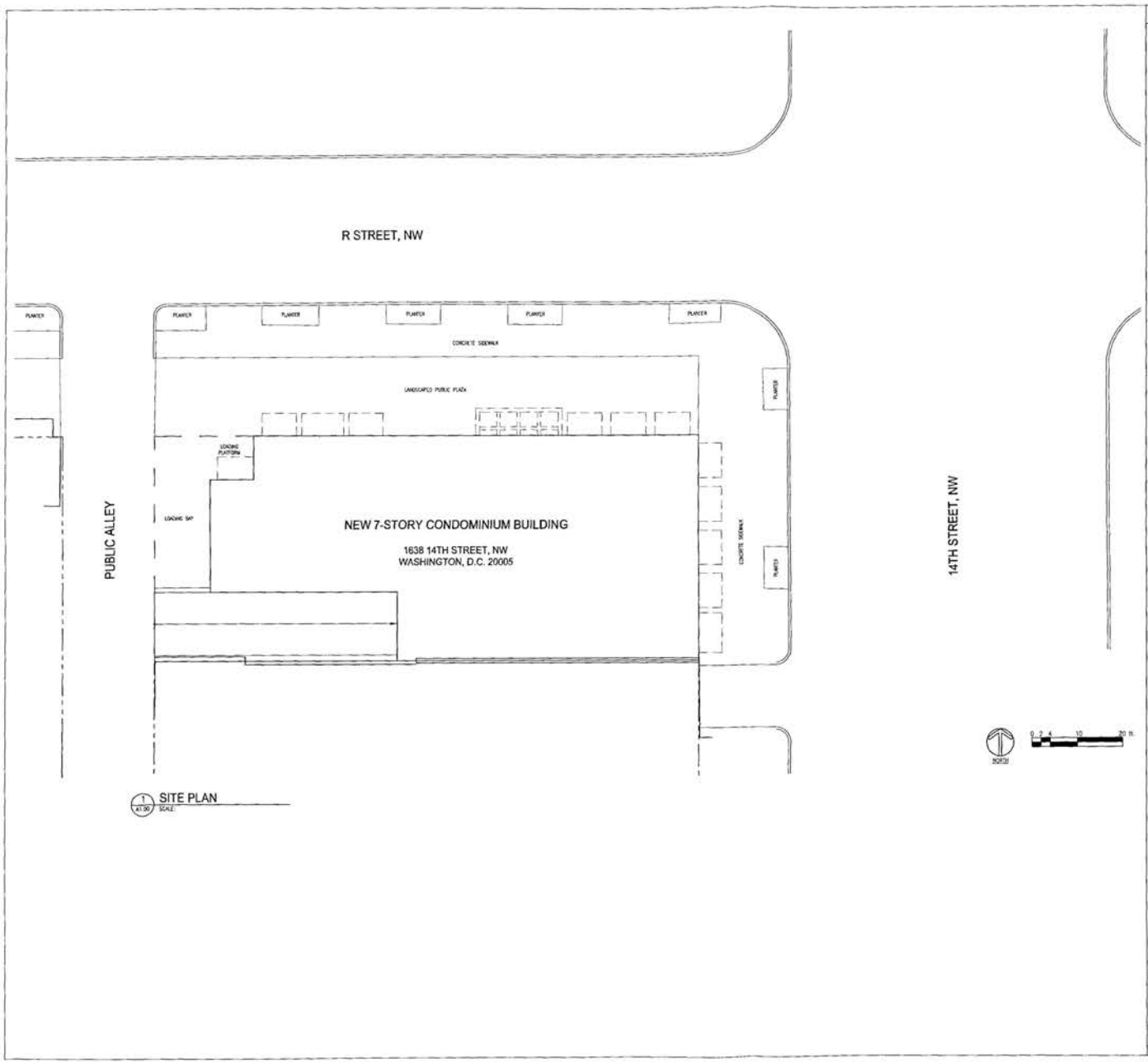
NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title
EXISTING SURVEY PLAN

Discipline ARCHITECTURE
Scale AS NOTED
Date 29 APR 2004
Drawn By -
Checked By -
Sorg Project Number 331

Drawing Number
C101



1 A1.00 SITE PLAN
SCALE:

ZONING ANALYSIS

TOTAL LOT AREA	6,000 SF	
F.A.R.		
C-3-A	4.0	
1304.2 ARTS OVERLAY BONUS	0.5	
TOTAL ALLOWABLE F.A.R.	4.5	
TOTAL ALLOWABLE GROSS FLOOR AREA		27,000 SF
GROUND FLOOR		4,594 SF
FIRST FLOOR		4,917 SF
SECOND FLOOR		4,547 SF
THIRD FLOOR		3,965 SF
FOURTH FLOOR		4,483 SF
FIFTH FLOOR		4,371 SF
SIXTH FLOOR		4,168 SF
PROPOSED GROSS FLOOR AREA		29,795 SF
T.O.R. AREA	0.5	2,790 SF
ALLOWABLE ROOF STRUCTURE	0.37	2,220 SF
PROPOSED ROOF STRUCTURE GROSS FLOOR AREA		424 SF
RECREATION AREA REQUIRED (22,640 SF X 8.1%)		3,417 SF
TOTAL PROPOSED RECREATION AREA		0 SF
PROPOSED TOTAL PERSONAL RECREATION AREA (AS ALLOCATED PER UNIT)		1,231 SF
RETAIL GROSS FLOOR AREA		
GROUND FLOOR		2,357 SF
FIRST FLOOR		3,515 SF
TOTAL RETAIL GROSS FLOOR AREA		5,872 SF
MAXIMUM RETAIL FOOTPRINT		6,000 SF
PROPOSED RETAIL FOOTPRINT		4,600 SF
MAXIMUM RESIDENTIAL FOOTPRINT		4,500 SF
PROPOSED RESIDENTIAL FOOTPRINT		4,500 SF

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET

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2000 L STREET, NW
WASHINGTON, DC 20009
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1638 14th Street, NW
Washington, D.C. 20005

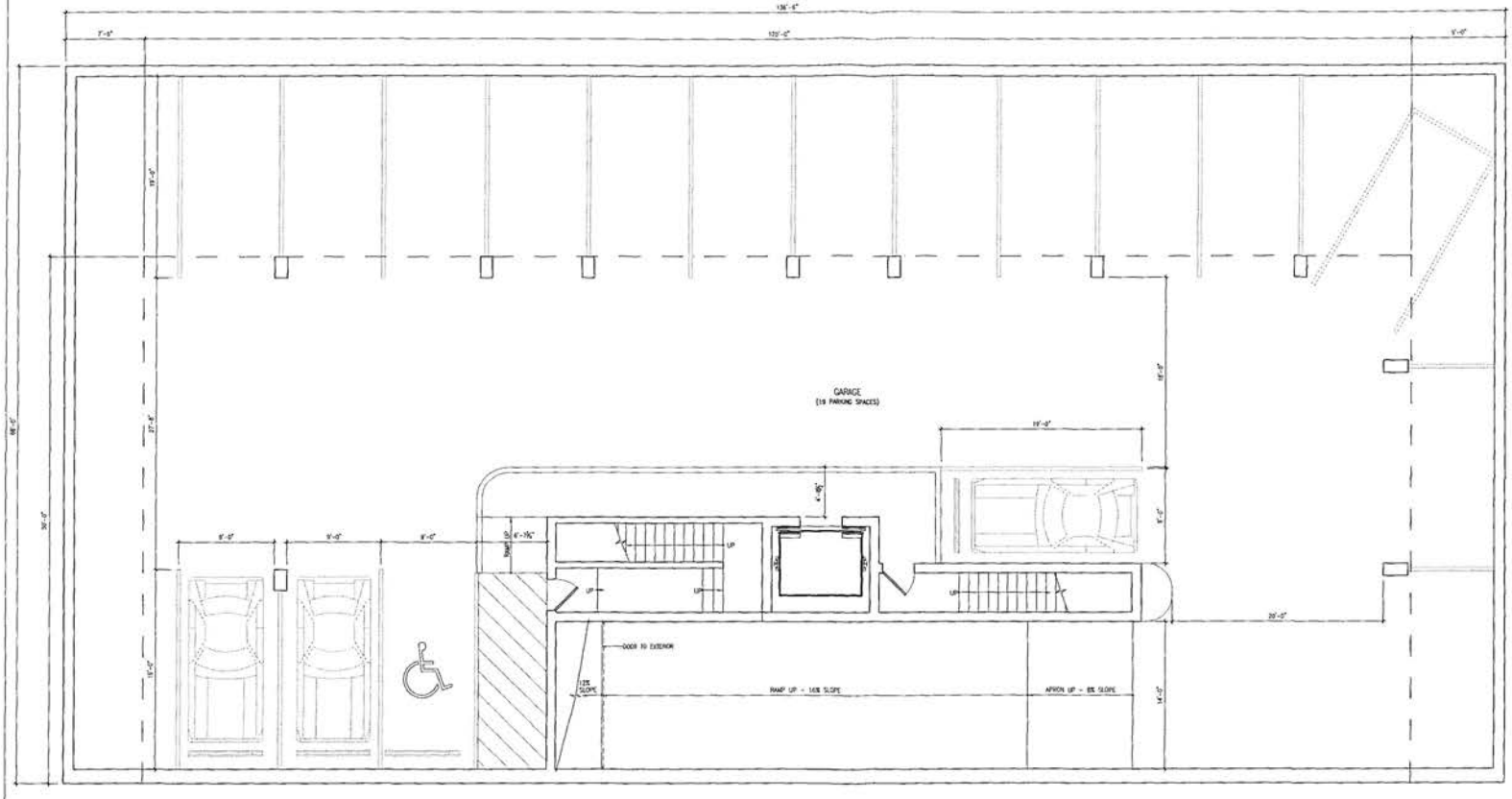
NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title: SITE PLAN

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	29 APR 2004
Drawn by	MTL
Checked by	JB
Sorg Project Number	311

Drawing Number: A100



1 A1.01 BASEMENT FLOOR PLAN
SCALE:

REVISION DATE	DESCRIPTION
04.02.04	ZONING CHECK SET
04.29.04	BZA SET

Consultant

Seal

SORG ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.783.6443 FAX: 202.393.6497

14th & K Streets Condominiums
1638 14th Street, NW
Washington, D.C. 20005

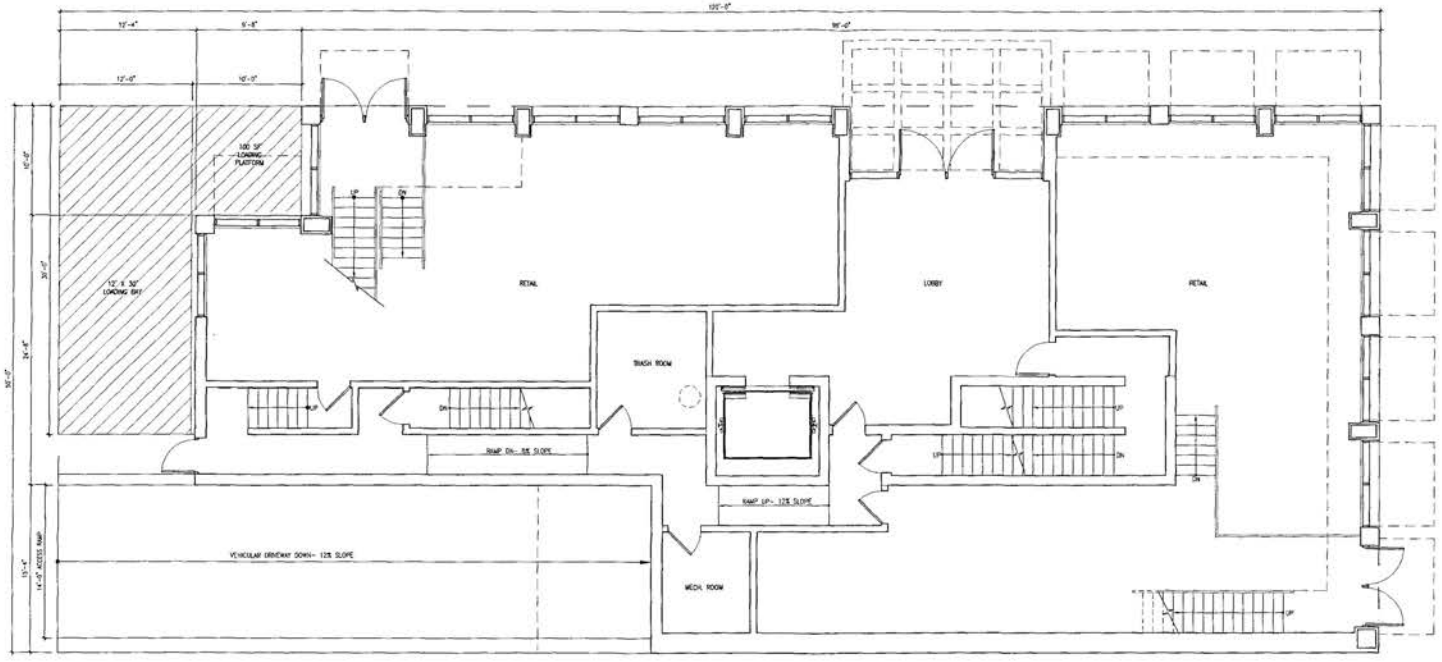
NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title
BASEMENT FLOOR PLAN

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	29 APR 2004
Drawn by	MTL
Checked by	JR
Sorg Project Number	311

Drawing Number
A101



1 A102 GROUND FLOOR PLAN
SCALE

NORTH

0 1 2 5 10 ft.

RECORDS	DATE	DESCRIPTION
	04.07.04	ZONING CHECK SET
	04.29.04	BZA SET

Consultants

Seal

KEY PLAN

SORG
ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.6497

14th & R Streets Condominiums
1638 14th Street, NW
Washington, D.C. 20005

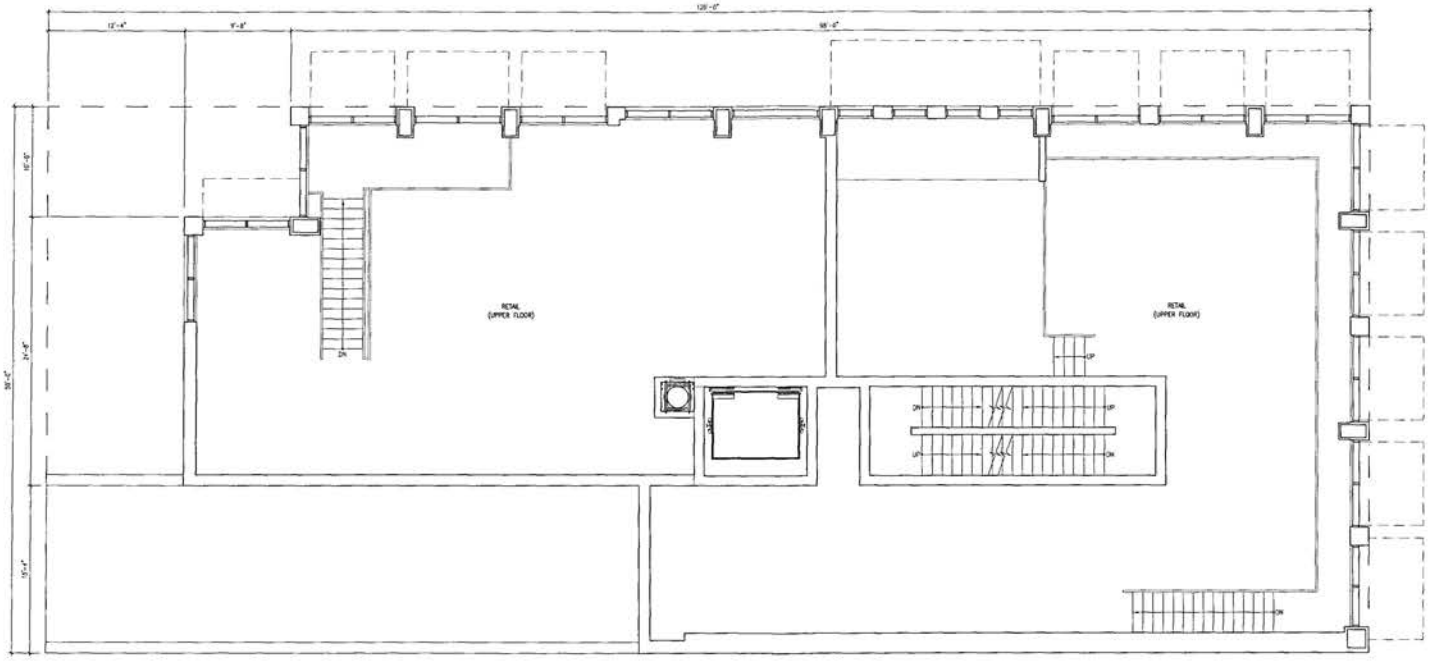
NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title
GROUND FLOOR PLAN

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	29 APR 2004
Drawn by	MTL
Checked by	JS
Sorg Project Number	311

Drawing Number
A102



1 / A1.03 FIRST FLOOR PLAN
SCALE

NORTH

0 1 2 5 10 ft.

REVISION	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET

Consultant

Seal

KEY PLAN

SORG
ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.6497

14th & R Streets Condominiums
1436 14th Street, NW
Washington, D.C. 20005

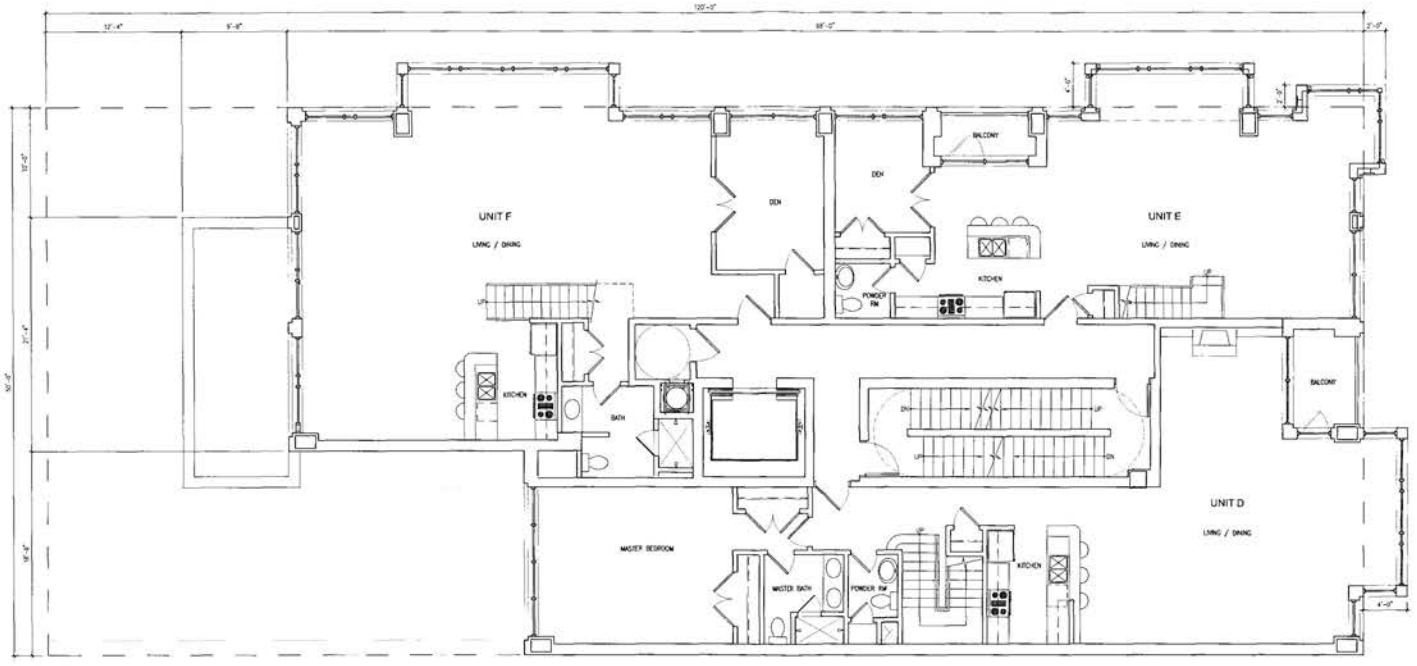
NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title
FIRST FLOOR PLAN

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	20 APR 2004
Drawn by	MTL
Checked by	JB
Sorg Project Number	301

Drawing Number
A103



1 SECOND FLOOR PLAN
A1.04 SCALE:

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET

SORG ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.783.6445 FAX: 202.387.6497

14th & R Streets Condominiums
1628 14th Street, NW
Washington, D.C. 20009

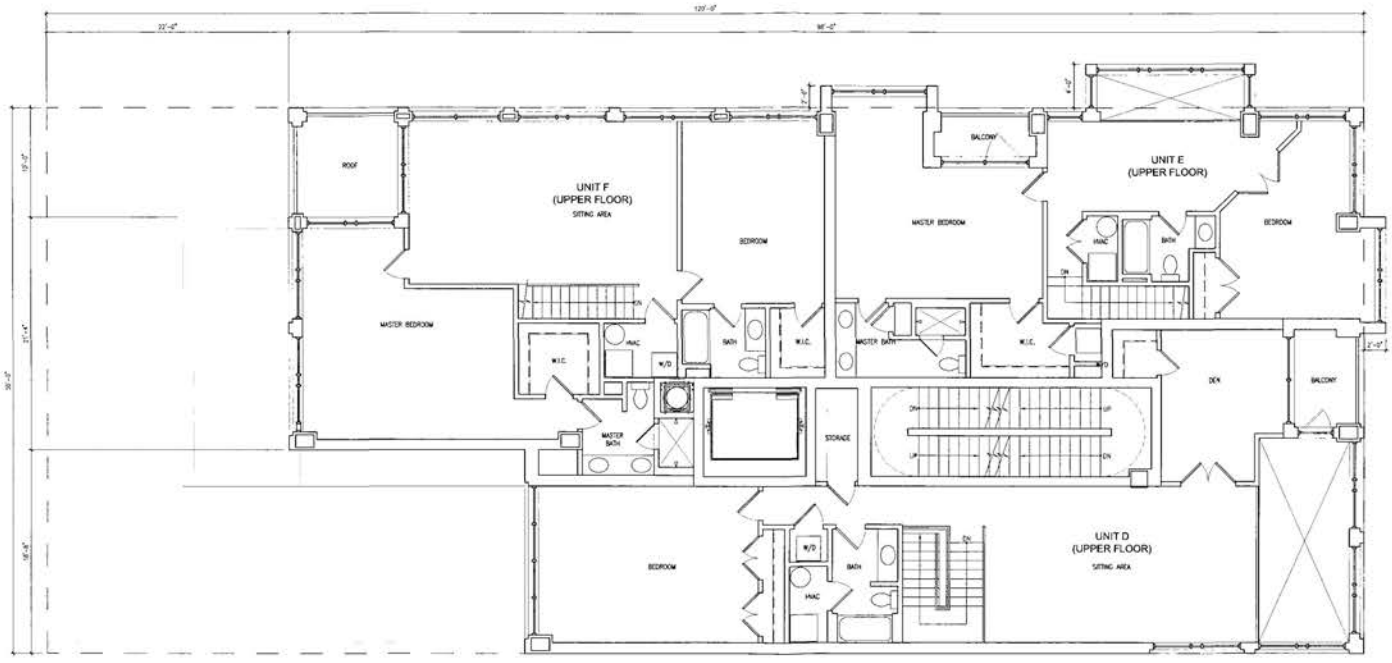
NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title
SECOND FLOOR PLAN

Description	ARCHITECTURE
Scale	AS NOTED
Date	29 APR 2004
Drawn By	MTL
Checked By	JB
Sorg Project Number	331

Drawing Number
A104



1 A1.05 THIRD FLOOR PLAN
SCALE:

NORTH

0 1 2 5 10 ft

REVISIONS	DATE	DESCRIPTION
	04.12.04	ZONING CHECK SET
	04.29.04	BZA SET

Consultant

Seal

KEY PLAN

SORG
ARCHITECTS

2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.5445 FAX: 202.393.5497

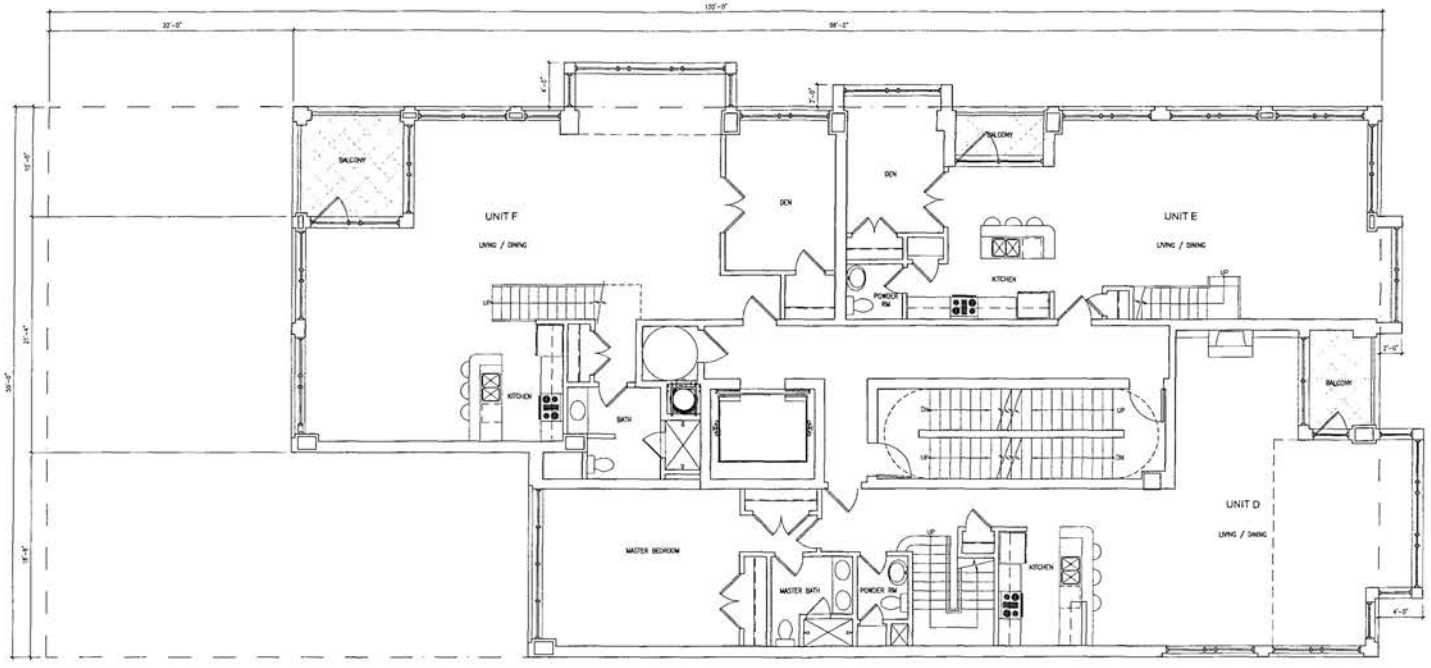
14th & R Streets Condominiums
1636 14th Street, NW
Washington, D.C. 20005

NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title
THIRD FLOOR PLAN

Discipline: ARCHITECTURE	Drawing Number:
Scale: AS NOTED	A105
Date: 29 APR 2004	
Drawn by: MTL	
Checked by: JR	
Sorg Project Number: 251	



1 FOURTH FLOOR PLAN
A106 SCALE:

DATE	DESCRIPTION
04.02.04	ZONING CHECK SET
04.29.04	BZA SET

SORG
ARCHITECTS
2000 'S' STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.5457

14th & R Streets Condominiums
1638 14th Street NW
Washington, D.C. 20009

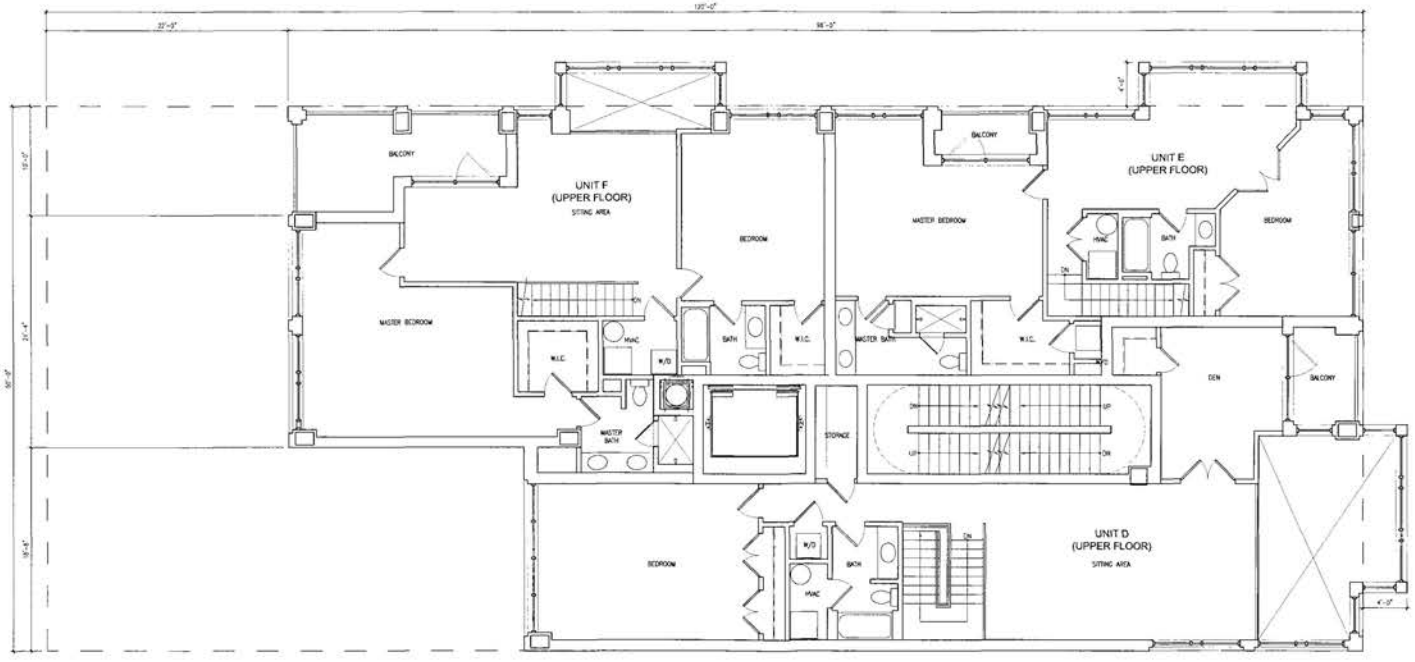
NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title
FOURTH FLOOR PLAN

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	29 APR 2004
Drawn by	MTS
Checked by	JB
Sorg Project Number	311

Drawing Number
A106



1 A1.26 FIFTH FLOOR PLAN
SCALE:

NORTH

0 1 2 5 10 ft

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.26.04	BZA SET

Consultant

Seal

KEY PLAN

SORG
ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.783.6445 FAX: 202.333.8497

14th & R Streets Condominiums
1638 14th Street, NW
Washington, D.C. 20009

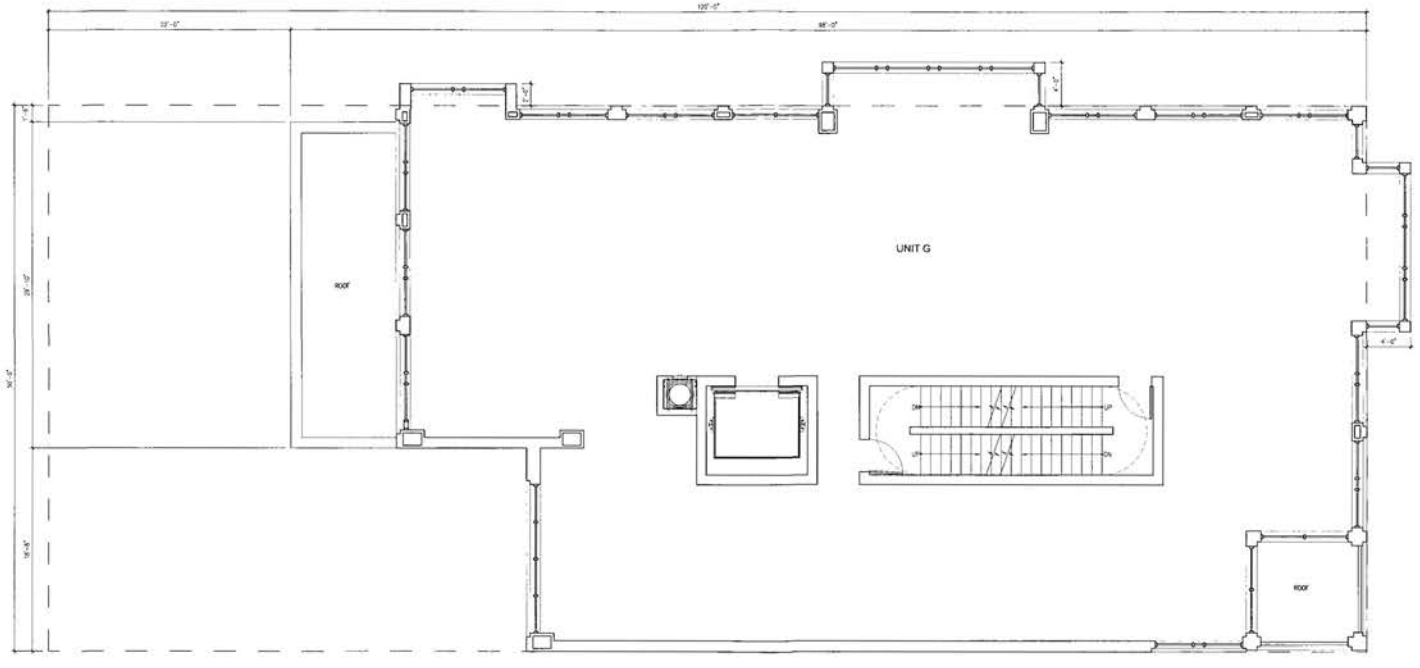
NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR:
ROBERTSON DEVELOPMENT

Drawing Title
FIFTH FLOOR PLAN

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	26 APR 2004
Drawn by	MTL
Checked by	JB
Sorg Project Number	311

Drawing Number
A107



1 SIXTH FLOOR PLAN
A1.09 SCALE:

NORTH

0 1 2 5 10 ft

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.25.04	BZA SET

Consultant

Seal

SORG
ARCHITECTS

2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.6497

14th & R Streets Condominiums
1638 14th Street, NW
Washington, D.C. 20009

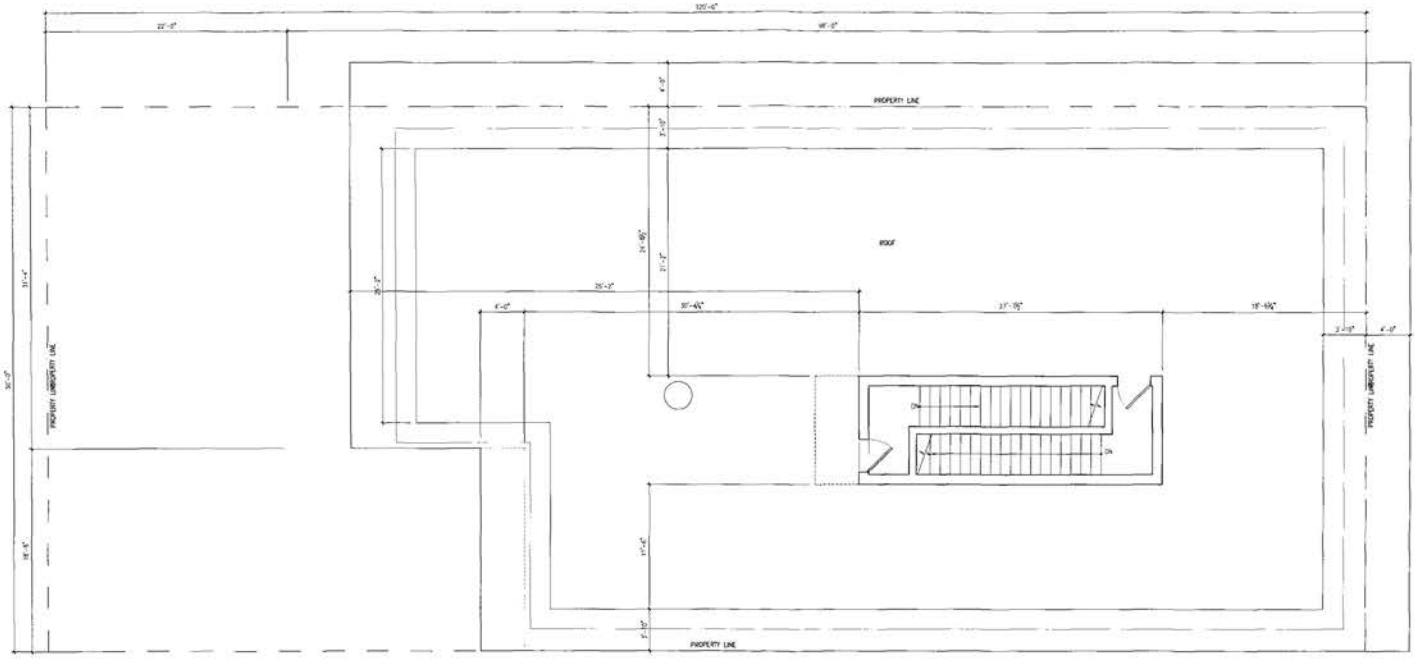
NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title
SIXTH FLOOR PLAN

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	25 APR 2004
Drawn by	MTL
Checked by	JB
Sorg Project Number	311

Drawing Number
A108



1 A109 ROOF PLAN
SCALE

NORTH

0 1 2 5 10 ft.

REVISION	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET

Consultant

Seal

SORG
ARCHITECTS

2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.9497

14th & R Streets Condominiums
1638 14th Street NW
Washington, D.C. 20009

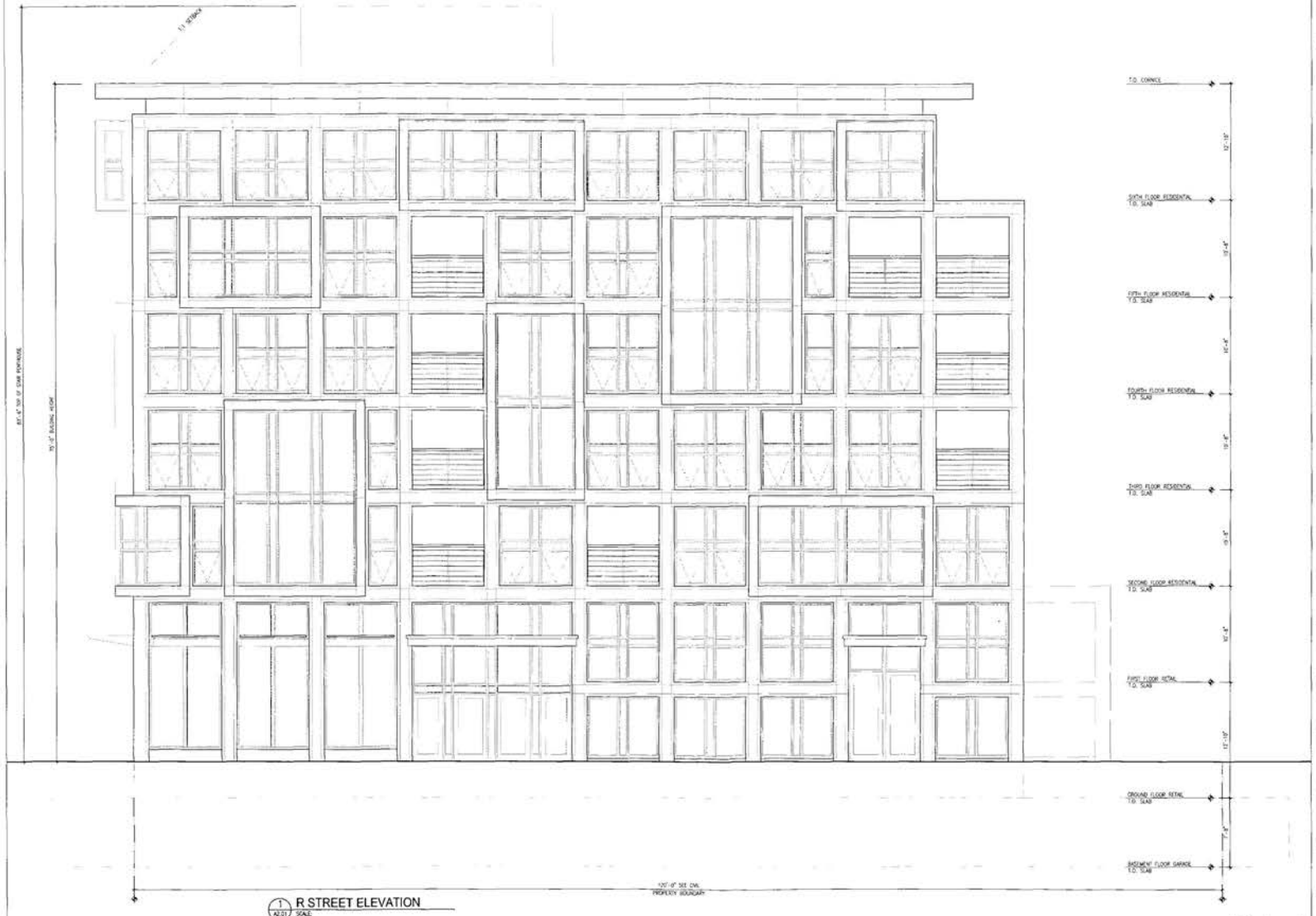
NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title
ROOF PLAN

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	29 APR 2004
Drawn by	MTL
Checked by	JB
Sorg Project Number	311

Drawing Number
A109



1 / A2.01 R STREET ELEVATION
SCALE

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET

Consultant

Seal

SORG ARCHITECTS

2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.5445 FAX: 202.393.5497

14th & R Streets Condominiums
1538 14th Street NW
Washington, D.C. 20005

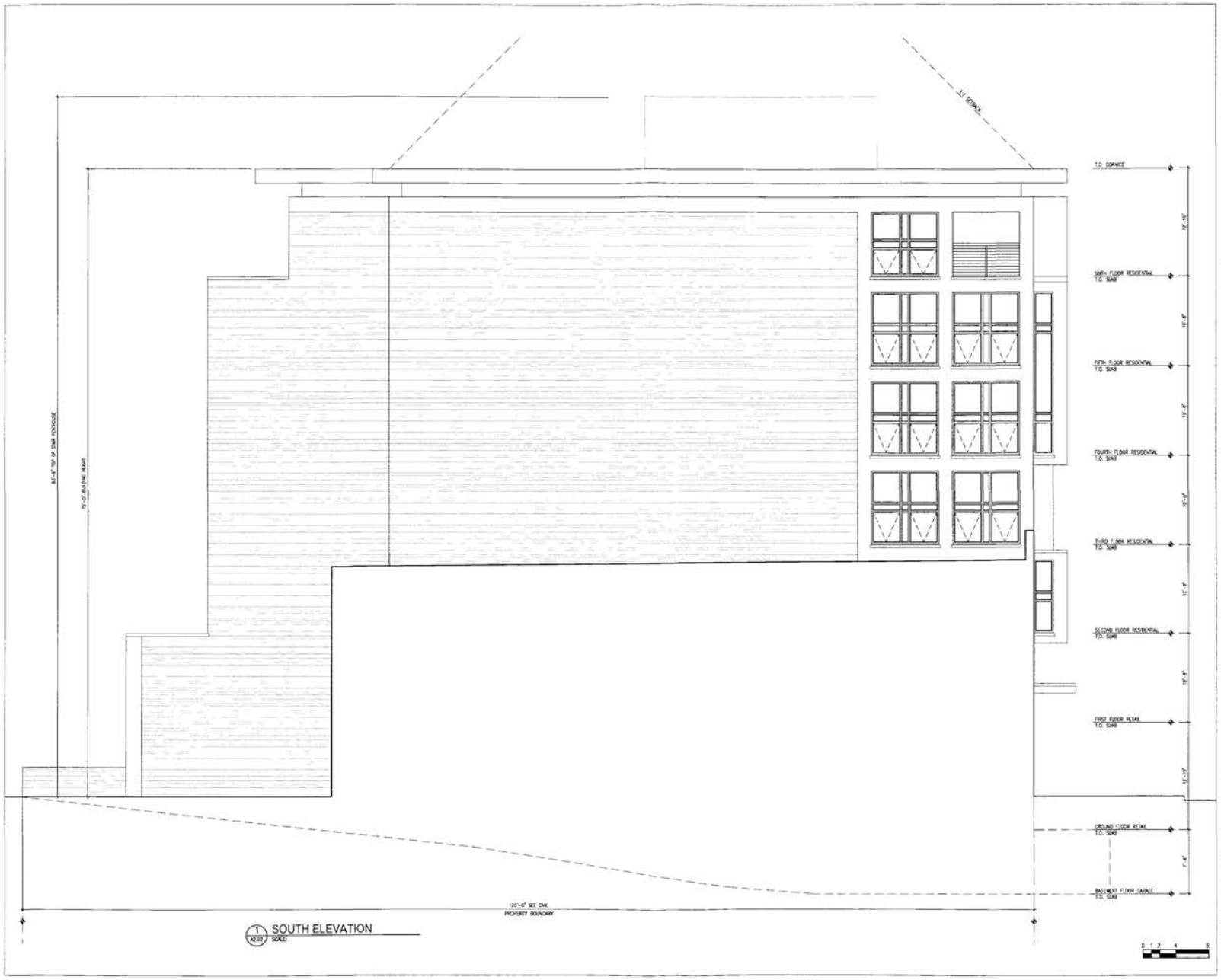
NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title
BUILDING ELEVATIONS

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	29 APR 2004
Drawn by	ME
Checked by	JS
Sorg Project Number	331

Drawing Number
A201



1 A202 SOUTH ELEVATION
SCALE:

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	SCA SET

Consultant

Seal

KEY PLAN

SORG
ARCHITECTS
2000 S STREET, NW
WASHINGTON, DC 20009
TEL: 202.393.6445 FAX: 202.393.6497

14th & R Streets Condominiums
1836 14th Street, NW
Washington, D.C. 20005

NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title
BUILDING ELEVATIONS

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	29 APR 2004
Drawn by	MTI
Checked by	JB
Sorg Project Number	273

Drawing Number
A202



2 A203 14TH STREET ELEVATION
SCALE: 1/8" = 1'-0"

0 1 2 4 8

REVISIONS	DATE	DESCRIPTION
	04.07.04	ZONING CHECK SET
	04.29.04	BZA SET

Consultant

Seal

KEY PLAN

SORG ARCHITECTS

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14th & R Streets Condominiums
1838 14th Street, NW
Washington, D.C. 20009

NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR:
ROBERTSON DEVELOPMENT

Drawing Title
BUILDING ELEVATIONS

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	29 APR 2004
Drawn by	AVE
Checked by	JS
Sorg Project Number	311

Drawing Number
A203



1 / A2.04 WEST ELEVATION
SCALE:

0 1 2 4 8

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET

Consultant

Seal

KEY PLAN

SORG
ARCHITECTS
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WASHINGTON, DC 20009
TEL: 202.393.5445 FAX: 202.393.5497

14th & R Streets Condominiums
1638 14th Street NW
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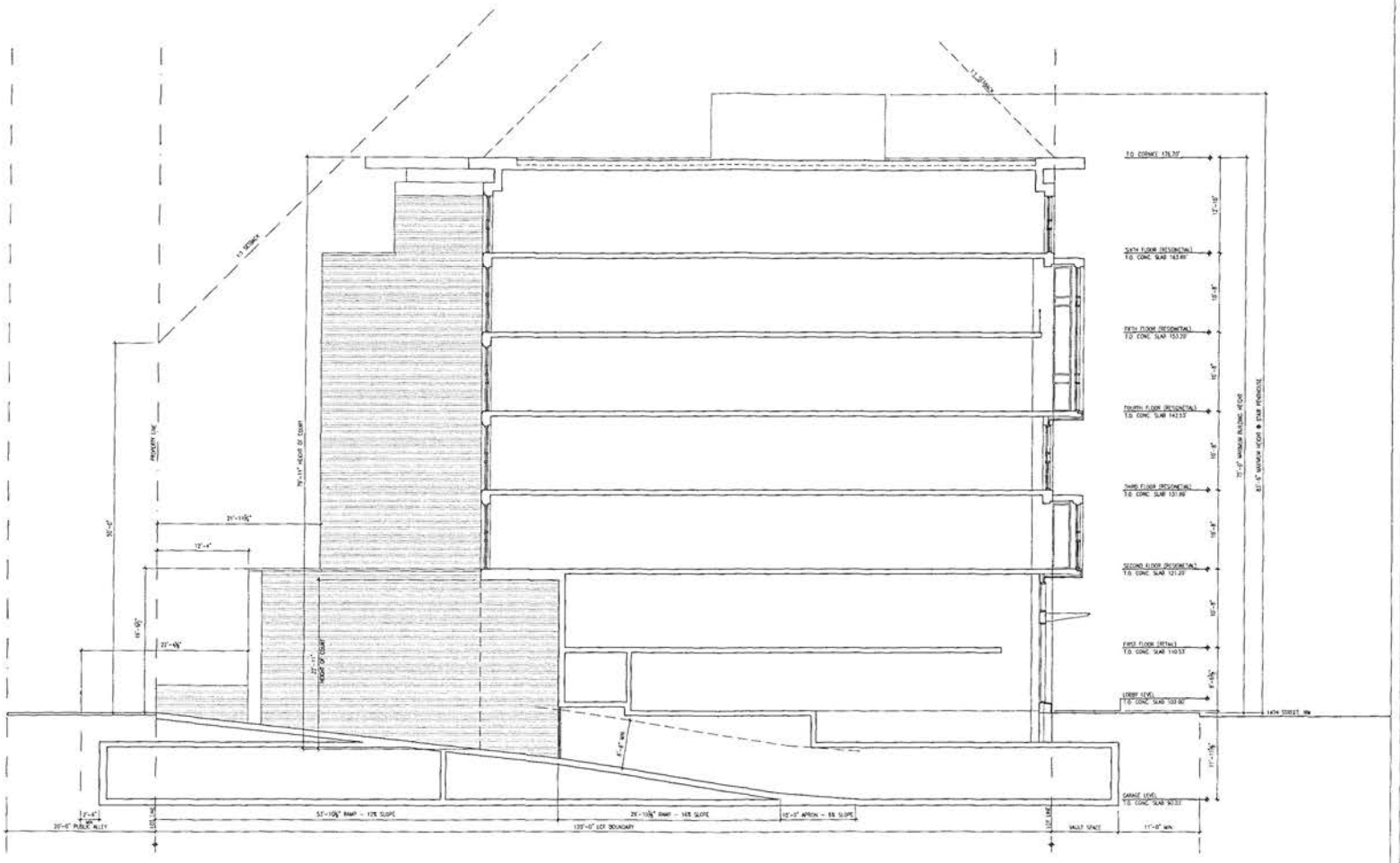
NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title
BUILDING ELEVATIONS

Discipline:	ARCHITECTURE
Scale:	AS NOTED
Date:	29 APR 2004
Drawn by:	MTL
Checked by:	JB
Sorg Project Number:	331

Drawing Number
A204



1 A301 BUILDING LONGITUDINAL SECTION
SCALE

DATE	DESCRIPTION
04.02.04	ZONING CHECK SET
04.29.04	DZA SET

REVISIONS

Consultants

Seal

KEY PLAN

SORG
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2000 S STREET, NW
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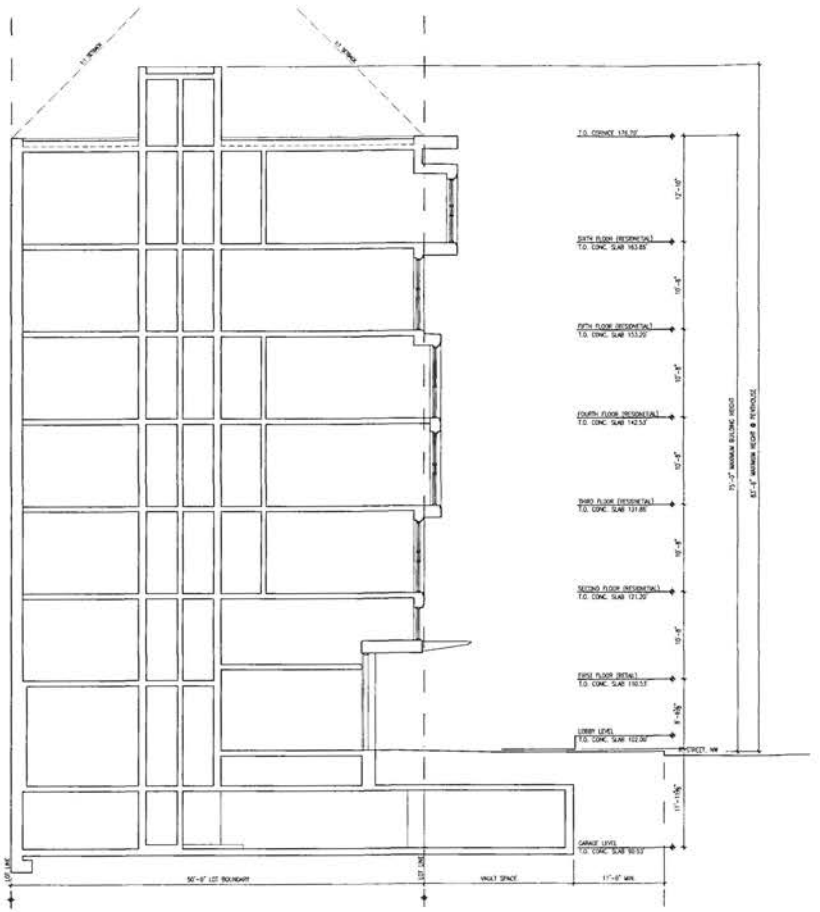
NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title
BUILDING SECTION

Discipline	ARCHITECTURE
Scale	AS NOTED
Date	29 APR 2004
Drawn by	MTL
Checked by	JR
Sorg Project Number	311

Drawing Number
A301



1 A302 BUILDING CROSS SECTION
SCALE

0 1 2 4 8

REVISIONS	DATE	DESCRIPTION
	04.02.04	ZONING CHECK SET
	04.29.04	BZA SET

Consultant

Seal

KEY PLAN

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NEW RETAIL & RESIDENTIAL BUILDING

PREPARED FOR
ROBERTSON DEVELOPMENT

Drawing Title
BUILDING SECTION

Discipline: ARCHITECTURE	Drawing Number
Scale: 1/2 NOTED	A302
Date: 29 APR 2004	
Drawn by: MTL	
Checked by: JB	
Sorg Project Number: 311	