

1711 FLORIDA AVENUE, NW

PLANNED UNIT DEVELOPMENT (PUD) SET

LIST OF DRAWINGS

T1.1 COVER SHEET/ ZONING DATA/ VICINITY MAP
T1.2 SITE CONTEXT PHOTOS
T1.3 SITE CONTEXT PHOTOS
T1.4 SITE CONTEXT ELEVATIONS

C1.0 EXISTING CONDITIONS
C2.0 SITE IMPROVEMENTS PLAN
C3.0 SITE UTILITY PLAN
C4.0 EROSION & SEDIMENT CONTROL PLAN

L.100 FIRST FLOOR PLAN / STREETSCAPE
L.200 THIRD FLOOR PLAN / TERRACE
L.300 ROOF PLAN / TERRACE
L.400 SPECIES LISTS
L.500 SITE FURNISHINGS

A0.1 3-D PERSPECTIVE RENDERING
A0.2 FLORIDA AVENUE ELEVATION RENDERING
A0.3 CHAMPLAIN STREET ELEVATION RENDERING

A1.0 EXISTING FLOOR PLANS
A1.1 EXISTING FLOOR PLANS
A1.2 EXISTING FLOOR PLANS
A1.3 CELLAR FLOOR PLAN - PROPOSED
A1.4 FIRST FLOOR PLAN - PROPOSED
A1.5 SECOND FLOOR PLAN - PROPOSED
A1.6 THIRD FLOOR PLAN - PROPOSED
A1.7 TYPICAL FLOOR PLAN - PROPOSED
A1.8 SEVENTH FLOOR PLAN - PROPOSED
A1.9 ROOF PLAN - PROPOSED

A2.0 EXISTING ELEVATIONS
A2.1 FRONT ELEVATION - PROPOSED
A2.2 CHAMPLAIN ST. ELEVATION - PROPOSED
A2.3 REAR ELEVATION - PROPOSED
A2.4 SIDE ELEVATION - PROPOSED

A3.0 EXISTING SECTIONS
A3.1 BUILDING SECTION A
A3.2 BUILDING SECTION B
A3.3 BUILDING SECTION C
A3.4 BUILDING SECTION D
A3.5 BUILDING SECTION E

ZONING DATA

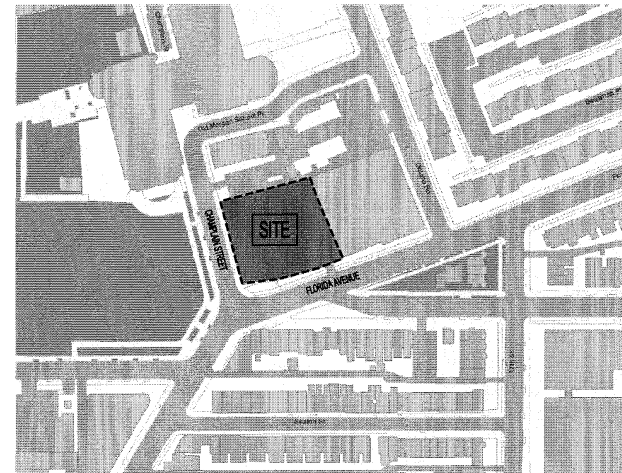
EXISTING ZONE: RC / C-2-B
PROPOSED ZONE: C-2-B
LOT NUMBER: 95
SQUARE: 2562
PROPOSED USE: MULTIFAMILY RESIDENTIAL, COMMERCIAL, AND PARKING GARAGE
SITE AREA: 25,921 SF
ALLOWABLE GFA AREA: 155,526 SF (6.0 FAR)

C-2-B (PUD): 6.0 (2.0 NON-RESIDENTIAL)
ABOVE GRADE PARKING FAR: 1.09
RESIDENTIAL FAR: 4.5
COMMERCIAL FAR: .25
PROPOSED: 5.84
BUILDING DATA: 7 FLOORS AND 1 BELOW GRADE LEVEL

BUILDING AREAS:	NON-F.A.R.	F.A.R.
FLOOR 7	-	17,960 SF
FLOOR 6	-	20,737 SF
FLOOR 5	-	20,737 SF
FLOOR 4	-	20,737 SF
FLOOR 3	-	20,737 SF
FLOOR 2	-	25,286 SF
FLOOR 1	-	25,286 SF
PARKING LEVEL	18,762 SF	
TOTAL		151,480 SF (5.84 FAR)

LOT COVERAGE:

ALLOWABLE: 80%
PROPOSED BUILDING FOOTPRINT: 20,737 SF
PROVIDED: 80.0% (including exterior balconies at rear)



VICINITY MAP
N.T.S.

	FULLSIZE	COMPACT	TANDEM	TOTAL
PARKING REQUIRED:				48 SPACES
PARKING PROVIDED:				
CELLAR LEVEL	35 SPACES	4 SPACES	3 SPACES	42 SPACES
PARKING LEVEL 1	26 SPACES	4 SPACES		30 SPACES
PARKING LEVEL 2	18 SPACES	5 SPACES		23 SPACES
TOTAL	79 SPACES	13 SPACES	3 SPACES	95 SPACES

LOADING REQUIRED:	
RETAIL	NONE REQUIRED
RESIDENTIAL	1 @ 55' DEEP BERTH 1 @ 20' DEEP SERVICE / DELIVERY
LOADING PROVIDED:	
RESIDENTIAL	1 @ 200 FT. ² PLATFORM 1 @ 30' DEEP BERTH 1 @ 100 FT. ² PLATFORM

MAXIMUM BUILDING HEIGHT:	
C-2-B (PUD):	90'-0"
PROPOSED:	79'-8"

SIDEYARD:
NONE REQUIRED
NONE PROVIDED

REARYARD:	
REQUIRED:	16'-8"
PROVIDED:	NONE

CLOSED COURT:	
REQUIRED:	17'-8" DIA.
PROVIDED:	
COURT 'A'	35' DIA.
COURT 'B'	24' DIA.

* MEASURED FROM THE CENTERLINE OF CHAMPLAIN STREET

1711 FLORIDA AVENUE, NW
Washington, DC 20009

REVISIONS	
1. PLAN SUBMISSION	05/27/2011
2.	
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6.	
DATE:	05/27/2011
PROJECT NO:	2009-022
DRAWN BY:	AC, JL
CHECKED BY:	BL, AL

Bonstra Haresign
ARCHITECTS

TITLE SHEET

1711 Connecticut Ave NW, Suite 400
Washington, DC 20008-1123
www.bonstraharesign.com 202 546-2075 F 202 546-9122 F

T-1.1



1
T-1.2
EXISTING PHOTO FLORIDA AVENUE ELEVATION
(LOOKING NORTH)
N.T.S.



2
T-1.2
EXISTING PHOTO CHAMPLAIN STREET ELEVATION
(LOOKING EAST)
N.T.S.



3
T-1.2
EXISTING PHOTO FLORIDA AVENUE PARTIAL ELEVATION
(LOOKING SOUTH)
N.T.S.



4
T-1.2



5
T-1.2



6
T-1.2



7
T-1.2
VICINITY MAP
N.T.S.

1711 FLORIDA AVENUE PROPERTY, LLC
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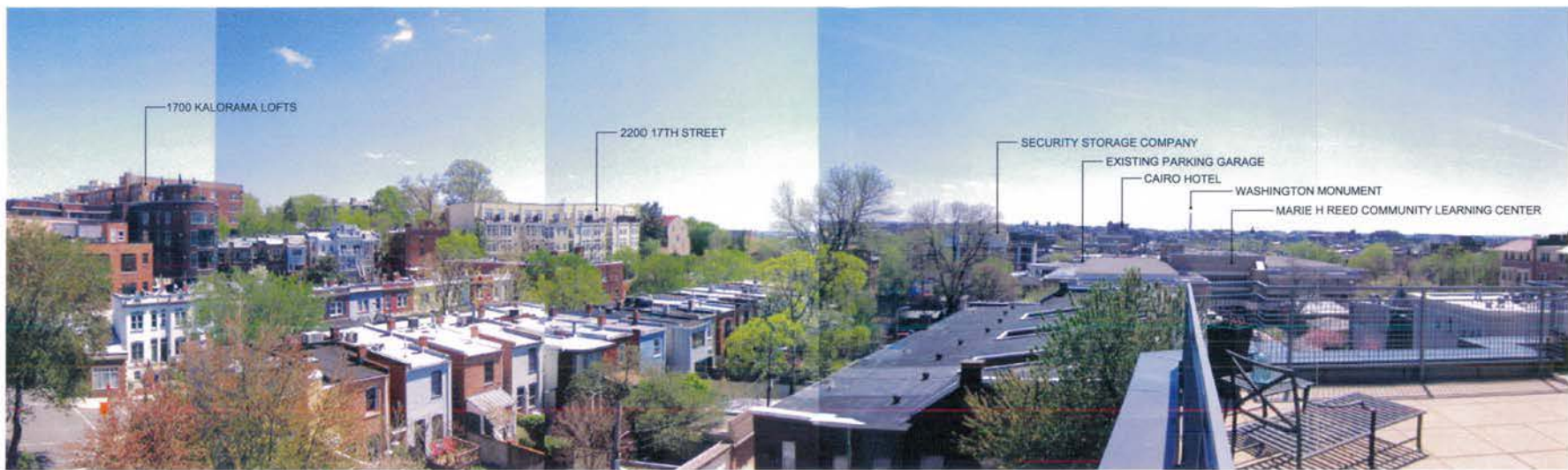
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REVISION	DATE	BY
1. SITE SUBMISSION	05/21/2011	
2. SITE SUBMISSION	05/21/2011	
3. SITE SUBMISSION	05/21/2011	
4. SITE SUBMISSION	05/21/2011	
5. SITE SUBMISSION	05/21/2011	
6. SITE SUBMISSION	05/21/2011	
7. SITE SUBMISSION	05/21/2011	
8. SITE SUBMISSION	05/21/2011	
9. SITE SUBMISSION	05/21/2011	
10. SITE SUBMISSION	05/21/2011	

EXISTING SITE
PHOTOS

T-1.2



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T1.3
AERIAL VIEW LOOKING TOWARD SITE AND EXISTING CONTEXT
(LOOKING SOUTH)
N.T.S.



2
T1.3
EXISTING PHOTO FROM 18TH STREET TOWARD SITE
(LOOKING EAST)
N.T.S.



3
T1.3
EXISTING PHOTO OF CONTEXT
(LOOKING SOUTH)
N.T.S.



4
T1.3
VICINITY MAP
N.T.S.

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REVISIONS	
1	PER SUBMISSION 05/21/2011
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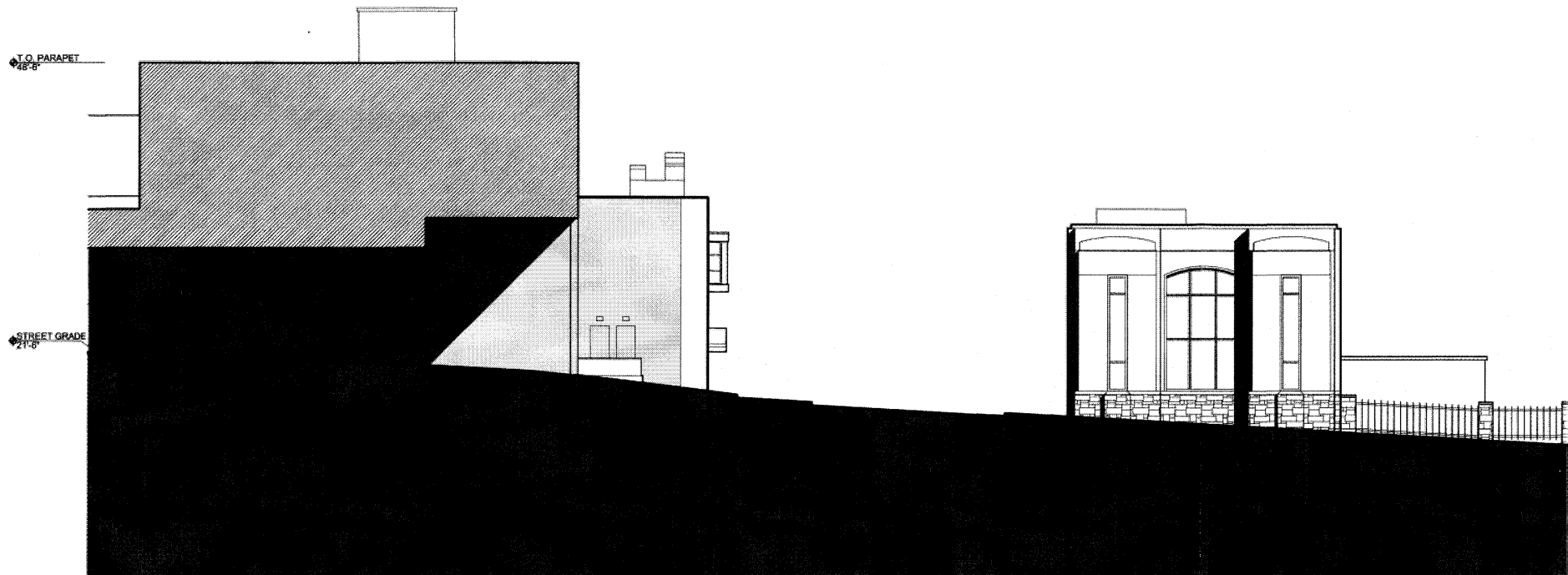
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ARCHITECTS

EXISTING SITE
PHOTOS

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T-1.3



MARIE H REED COMMUNIITY LEARNING CENTER

OLD MORGAN
SCHOOL PLACE

POTOMAC ELECTRIC POWER COMPANY

1 CHAMPLAIN STREET ELEVATION
T/A 1/16" = 1'-0" (LOOKING EAST)



PROPOSED SITE (PARKING GARAGE+ COMMERCIAL + RESIDENTIAL UNITS)

FLORIDA AVENUE

Bonstra | Haresign

1716 Connecticut Ave NW, Suite 400
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www.bonstra.com 202 598 9373 F
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CHAMPAIGN STREET
ELEVATION

T-1.4

REVISIONS	
1	PUB SUBMISSION 05-27-2011
2	
3	
4	
5	
6	
7	
8	
DATE:	05-27-2011
PROJECT NO:	2009-027
DRAWN BY:	MLJ
CHECKED BY:	BB, JJ

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CHAMPLAIN STREET, N.W.
(60' WIDE PUBLIC STREET)
ASPHALT

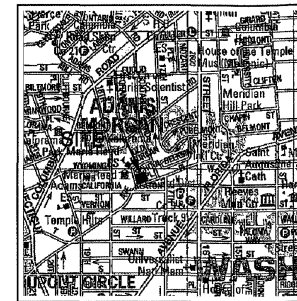
COMBINATION STORM/SEWER TABULATION

- 1 CURB INLET
TOP=116.48
INV CL=108.88
FILLED WITH WATER
- 2 MANHOLE
TOP=113.22
INV "A" IN=107.67
INV "B" IN=100.42
INV OUT=100.42
- 3 CURB INLET
COULD NOT OPEN
COVERED BY SNOW
AND FROZEN
- 4 MANHOLE
TOP=111.12
INV CL=95.92
- 5 MANHOLE
TOP=112.67
INV "A" IN=106.97
INV CL=97.32
- 6 MANHOLE
TOP=111.89
INV "A" IN=102.04
INV "B" IN=107.09
INV OUT=101.89
- 7 CURB INLET
TOP=112.28
COULD NOT OPEN
FROZEN
- 8 MANHOLE
TOP=113.56
INV IN=107.96
INV OUT=103.96

LOT 97
POTOMAC ELECTRIC POWER COMPANY
THIS AREA INACCESSIBLE

LOT 95
25,921 SQ. FT. (REC)
25,895 SQ. FT. (SUR)
#1711 FLORIDA AVE. NW
9 LEVEL BRICK PARKING
AND MAINTENANCE STRUCTURE

SQUARE 2562
A&T LOT 824
S 81° 00' E
450' (REC) 458' (SUR)
SECURITY STORAGE

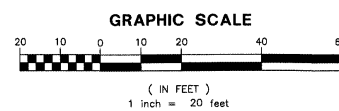


VICINITY MAP
SCALE: 1"=200'
ADC MAP PERMITTED USE # 20808170

- LEGEND
- BUSH
 - ROOF DRAIN
 - GROUND SHOT
 - STORM MANHOLE
 - SIGN
 - UTILITY MANHOLE
 - ELECTRIC MANHOLE
 - LIGHT POLE
 - LAMP POST
 - MONITORING WELL
 - TRAFFIC SIGNAL POLE
 - SANITARY SEWER MANHOLE
 - WATER VALVE
 - WATER METER
 - WATER MANHOLE
 - SIAMSE CONNECTION
 - FIRE HYDRANT
 - TRAVERSE
 - BENCHMARK
 - GAS VALVE
 - HANDICAP RAMP
 - TRASH CAN
 - BOLLARD
 - CURB & GUTTER
 - PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - BUILDING
 - GAS LINE PAINT MARK
 - ELECTRIC PAINT MARK
 - FENCE / GATE
 - FENCE (CHAIN LINK)
 - FINISHED FLOOR ELEVATION
 - DATA ACCORDING TO RECORDS

SURVEY NOTES

1. LOT 95 AREAS: 25,921 SQ. FT. (RECORD)
25,895 SQ. FT. (SURVEYED)
2. HORIZONTAL DATUM: DCSO MERIDIAN
3. VERTICAL DATUM: DISTRICT OF COLUMBIA DEPARTMENT OF PUBLIC WORKS
DATUM (DCDPW). BASED ON BENCH MARK 6-54, ELEVATION 115.27
4. PROPERTY SHOWN AMONG THE RECORDS OF THE D.C. SURVEYOR'S OFFICE AS
FOLLOWS: SUBDIVISION BOOK 157 - PAGE 124
5. PROPERTY ZONED: RC/C-2-B, REED-COOKS OVERLAY - ENCOURAGES
RESIDENTIAL DEVELOPMENT AND RESTRICTS BUILDING HEIGHT AND BULK.
PERMITS MATTER-OF-RIGHT MEDIUM DENSITY DEVELOPMENT, INCLUDING OFFICE,
RETAIL, HOUSING, AND MIXED USES TO A MAXIMUM LOT OCCUPANCY OF 80%
FOR RESIDENTIAL USE AND 100% FOR ALL OTHER USES. A MAXIMUM FAR OF
3.5 FOR RESIDENTIAL USE AND 1.5 FAR FOR OTHER PERMITTED USES, AND A
MAXIMUM HEIGHT OF SIXTY-FIVE (65) FEET. REAR YARD REQUIREMENTS ARE
FIFTEEN (15) FEET; ONE FAMILY DETACHED DWELLINGS AND ONE FAMILY
SEMI-DETACHED DWELLINGS SIDE YARD REQUIREMENTS ARE EIGHT (8) FEET.
6. THE PROPERTY SHOWN HEREON DOES NOT LIE WITHIN ANY SPECIAL FLOOD
PLAIN HAZARD AREA AS ESTABLISHED BY THE U. S. FEDERAL EMERGENCY
MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD
INSURANCE RATE MAPS, COMMUNITY PANEL NO. 110001 0016C, EFFECTIVE
DATE SEPTEMBER 27, 2010.
7. PROPERTY CORNER MARKERS NOT INSTALLED BY THIS SURVEY.
8. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM OFFICIAL CITY
RECORDS AND VERIFIED IN THE FIELD INSOFAR AS POSSIBLE. PROPERTY LINE
DIMENSIONS FROM OFFICIAL RECORDS MAY NOT NECESSARILY AGREE WITH
ACTUAL MEASURED DIMENSIONS. ALL PROPERTY LINES IN THE DISTRICT OF
COLUMBIA ARE SUBJECT TO CHANGE BY THE OFFICE OF THE SURVEYOR, D.C.
9. THE LOCATION OF ALL UTILITIES SHOWN HEREON ARE FROM VISIBLE FIELD
EVIDENCE AND AVAILABLE RECORDS AND CANNOT BE GUARANTEED.
SUBSURFACE INVESTIGATION WAS NOT PERFORMED.
UNDERGROUND UTILITY LINES, CALL MISS UTILITY AT 1-800-257-7777 AT
LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
10. UTILITY RECORDS HAVE NOT BEEN RECEIVED FOR MCI FIBER OPTIC AT
ISSUANCE OF THE SURVEY DRAWING.



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Washington, DC 20009

REVISIONS	
NO. SUBMISSION	527.1
DATE	03/01
PROJECT NO.	10146
DRAWN BY	JAS
CHECKED BY	JAS

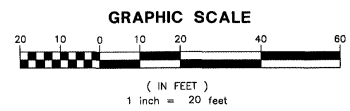
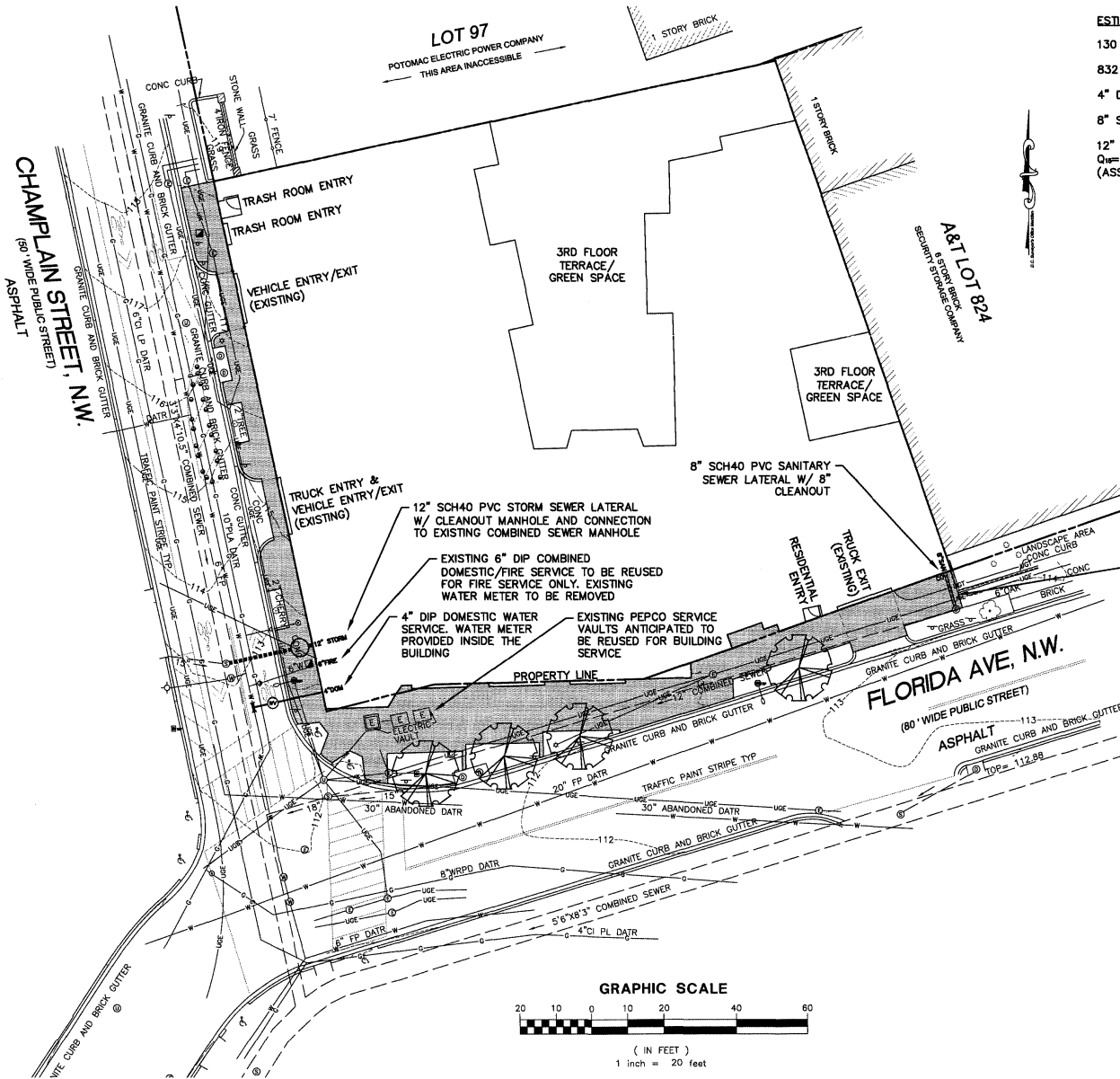
Bonstra Haresign
AND PARTNERS

EXISTING CONDITIONS

C1.0

3710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1165

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ESTIMATED WATER, SEWER, & STORM BUILDING SERVICES:

- 130 RESIDENTIAL UNITS
- 832 FIXTURE UNITS (BASED ON 1 BATHROOM GROUP PERMIT)
- 4" DOMESTIC WATER: 310 GPM
- 8" SANITARY SEWER: 1170 DFU'S
- 12" STORM SEWER: 3.9 CFS (15 YEAR PEAK STORM EVENT)
 $Q_{15} = CIA = 0.9 \times 7.28 \times 25,895 / 43,560 = 3.9 \text{ CFS}$
 (ASSUMES 100% IMPERVIOUS SURFACE FOR CONSERVATIVE ESTIMATE)

UTILITY PLAN NARRATIVE:

THIS PROJECT INVOLVES THE RENOVATION OF AN EXISTING 26,000±(FOOTPRINT) 3-STORY PARKING GARAGE WITH 1 BASEMENT FLOOR AND THE CONSTRUCTION OF NEW RESIDENTIAL FLOORS ON THE EXISTING STRUCTURE FOR A TOTAL OF 7 STORIES. THE GROUND FLOOR WILL INCLUDE COMMERCIAL SPACES.

THE EXISTING CHAMPLAIN STREET 6" COMBINED DOMESTIC/FIRE LATERAL WILL BE REUSED FOR FIRE SERVICE ONLY. A NEW 4" DOMESTIC WATER LATERAL WILL BE INSTALLED ADJACENT TO THE EXISTING 6" LATERAL.

THE EXISTING 10" COMBINED STORM/SANITARY SEWER LATERAL WILL BE REMOVED/ABANDONED. A NEW 8" SANITARY SEWER LATERAL AND A 12" STORM LATERAL WILL SERVE THE BUILDING.

REMOVE/ABANDON EXISTING 10" COMBINED SEWER BUILDING LATERAL

GENERAL UTILITY NOTES:

- THIS UTILITY PLAN SHOWS CONCEPT-LEVEL WATER, FIRE SUPPRESSION, SANITARY SEWER, AND STORM SEWER BUILDING SERVICES FOR THE PROJECT. FINAL DESIGN IS CONTINGENT ON FINAL BUILDING DESIGN AND DOWATER REVIEW.
- WATER AND SEWER FLOW ESTIMATION PREPARED BY:
 Alex Shojai, PE
 Capital Engineering Group, LLC
 1825 K Street NW suite 375
 Washington, DC 20006
 202-216-0039
- DRY UTILITY DESIGN (ELECTRIC, COMMUNICATIONS, NATURAL GAS) WILL BE HANDLED BY OTHER DESIGN CONSULTANTS, AND IS SHOWN ON THIS PLAN ONLY FOR CONCEPTUAL DESIGN INTENT.

PROJ (F) (202) 797-3613
 PROJECT NO. 116-046
 1825 K STREET NW, SUITE 375
 WASHINGTON, DC 20006
 202-216-0039

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REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	5/21/11
2		
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DATE: 5/21/11
PROJECT NO.: 116-046
DRAWN BY: JAS
CHECKED BY: JAS

1711 FLORIDA AVENUE, NW
 Washington, DC 20009

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	5/21/11
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CHECKED BY: JAS

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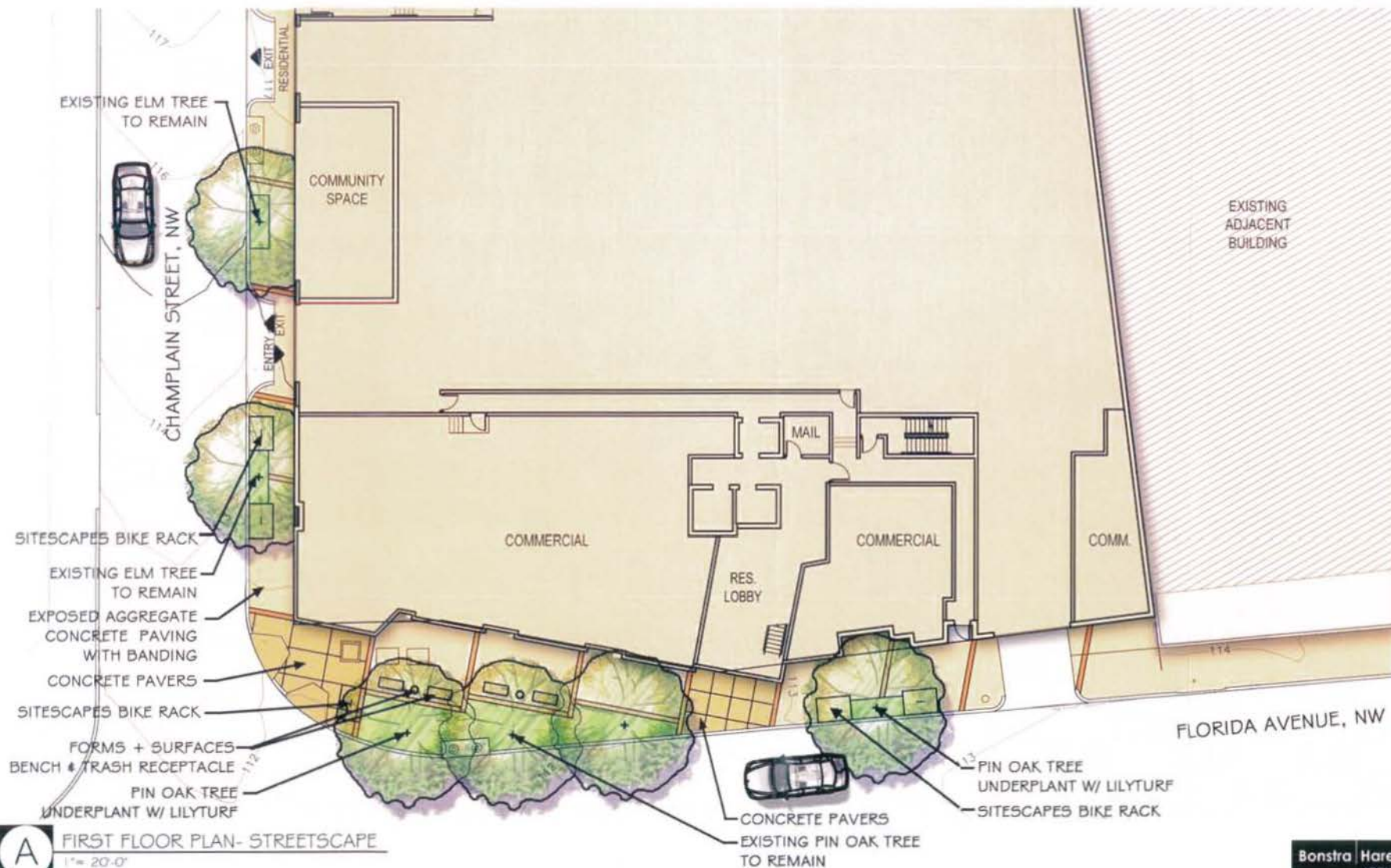
REVISIONS

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DATE: 5/21/11
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DRAWN BY: JAS
CHECKED BY: JAS

1711 FLORIDA AVENUE, NW
 Washington, DC 20009

www.Dorland.com	202	5
	202	1



A FIRST FLOOR PLAN- STREETScape
1" = 20'-0"

1711 FLORIDA AVENUE PROPERTY, LLC

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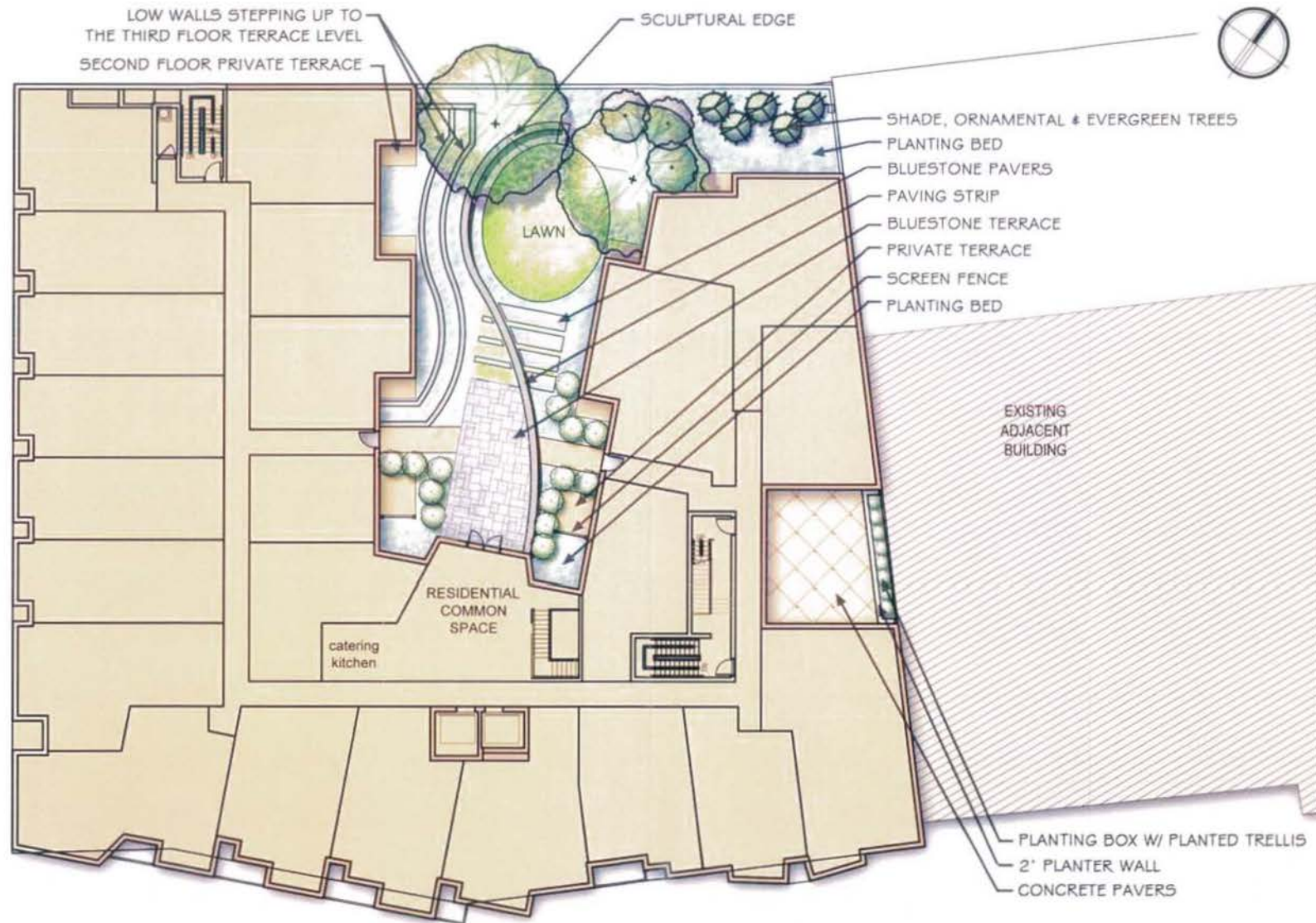
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Washington, DC 20009

REV	DATE	BY	CHKD
1	05/11/09	PAV	PAV
2	05/11/09	PAV	PAV
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4	05/11/09	PAV	PAV
5	05/11/09	PAV	PAV
6	05/11/09	PAV	PAV
7	05/11/09	PAV	PAV
8	05/11/09	PAV	PAV
9	05/11/09	PAV	PAV
10	05/11/09	PAV	PAV

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ARCHITECTS

FIRST FLOOR PLAN
STREETScape

L.100



B THIRD FLOOR PLAN- TERRACE
1" = 20'-0"

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ARCHITECTS

THIRD FLOOR PLAN
TERRACE

L.200

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REVISION	
DATE	10/27/11
BY	SKAA
CHKD	SKAA
DATE	10/27/11
BY	SKAA
CHKD	SKAA
DATE	10/27/11
BY	SKAA
CHKD	SKAA

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ORNAMENTAL TREES W/
GROUNDCOVERS

DECK FURNITURE

2' PLANTER WALL

CONCRETE PAVERS W/
ACCENT BANDING

PLANTING W/
VERTICAL PLANTED
SCREEN

DECK FURNITURE

PRIVATE TERRACE BELOW

THIRD FLOOR PLAN BELOW

CONDENSERS -
4" HIGH MAX.

CONDENSERS -
4" HIGH MAX.

OPEN TO COURTYARD
BELOW

EXISTING
ADJACENT
BUILDING

THIRD FLOOR PLAN BELOW

PLANTERS
TABLE & CHAIRS

PRIVATE TERRACE
BELOW

PLANTING BOX
BAR TABLE & CHAIRS

PLANTING BOX
2' PLANTER WALL

ORNAMENTAL TREES, SHRUBS &
GROUNDCOVERS
2' PLANTER WALL
DECK FURNITURE

C ROOF PLAN- TERRACE
1" = 20'-0"

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1711 FLORIDA AVENUE PROPERTY, LLC
1815 KENNESAW AVENUE, NW
WASHINGTON, DC 20009
P: 202.777.2000
F: 202.777.2000

SKA Structural Engineers
7000 Woodmont Ave.
Washington, DC 20024-2017
P: 202.694.2500
F: 202.694.1900
Gordon-Strade Associates
1140 Connecticut Ave NW
Suite 800
Washington, DC 20036
P: 202.296.4000
F: 202.296.4210
AMT Associates, Inc.
1710 Tennessee Parkway
Arlington, VA 22202
P: 703.597.2540
F: 703.597.0814
Grady Site Design Inc.
1140 Connecticut Avenue, NW
4th Floor
Washington, DC 20036
P: 202.214.8504
F: 202.214.8525

1711 FLORIDA AVENUE, NW
Washington, DC 20009

REVISIONS
DATE DESCRIPTION BY
1 11/11/11 1711 FLORIDA AVENUE, NW
2 11/11/11 1711 FLORIDA AVENUE, NW
3 11/11/11 1711 FLORIDA AVENUE, NW
4 11/11/11 1711 FLORIDA AVENUE, NW
5 11/11/11 1711 FLORIDA AVENUE, NW
6 11/11/11 1711 FLORIDA AVENUE, NW
7 11/11/11 1711 FLORIDA AVENUE, NW
8 11/11/11 1711 FLORIDA AVENUE, NW
9 11/11/11 1711 FLORIDA AVENUE, NW
10 11/11/11 1711 FLORIDA AVENUE, NW

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ROOF PLAN-
TERRACE

1711 Connecticut Ave NW, Suite 400
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www.bonstra.com 202.296.8070 F 202.296.8125 F

L.300



BENCHES- Forms + Surfaces



TRASH RECEPTACLE- Forms + Surfaces



BIKE RACK- SITESCAPES



PLANTER- Garden Architects



BAR TABLE & CHAIRS- Emuamericas



TABLES & CHAIRS- Landscape Forms



DECK FURNITURE- Gloster

1711 FLORIDA AVENUE PROPERTY, LLC
1711 FLORIDA AVENUE, NW
WASHINGTON, DC 20005
P: 202.331.1000
F: 202.331.1001

3AIA Structure Engineers
1711 Florida Avenue, NW
Washington, DC 20005-2001
1.202.331.1000
1.202.331.1001
Corvus/Slide Associates
1711 Connecticut Ave NW
Suite 402
Washington, DC 20036
1.202.331.1000
1.202.331.1001
AMT Associates, Inc.
1711 Florida Avenue
Suite 402
Washington, DC 20005
1.202.331.1000
1.202.331.1001
Bradley Site Design Inc.
1711 Connecticut Avenue, NW
4th Floor
Washington, DC 20005
1.202.331.1000
1.202.331.1001

1711 FLORIDA AVENUE, NW
Washington, DC 20005

REVISION	
NO. 1	DATE
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7	2011.01.10
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9	2011.01.10
10	2011.01.10

Bonstra Harsign
ARCHITECTS

SITE FURNISHINGS

1711 Connecticut Ave NW, Suite 402
Washington, DC 20005-2001

www.bonstra.com 202.331.1000 202.331.1001

L.500



FLORIDA AVENUE ELEVATION - SOUTH

N/A

1711 FLORIDA AVENUE PROPERTY, LLC
1815 NEW CAMPBELL AVENUE, NW
WASHINGTON, DC 20009
P: (202) 751-2800
F: (202) 751-3013

ARCHITECT
BONSTRA | HARESIGN ARCHITECTS
1710 CONNECTICUT AVE NW, Suite 400
WASHINGTON, DC 20009-1133
P: (202) 518-8033
F: (202) 518-8034
WWW.BONSTRAHARESIGN.COM

1711 FLORIDA AVENUE, NW
WASHINGTON, DC 20009

REVISIONS	
1	2017.07.20
2	2017.07.20
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98	2017.07.20
99	2017.07.20
100	2017.07.20

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ARCHITECTS

FLORIDA AVENUE
ELEVATION

A0.2



1 CHAMPLAIN STREET ELEVATION - WEST
A0.3 N/A

1711 FLORIDA AVENUE PROPERTY, LLC
1815 NORTH HAMPSHIRE AVENUE, NW
WASHINGTON, DC 20009
PH: (202) 719-0002
FX: (202) 719-0013

SKAA Structural Engineers
1700 N Street, NW
Washington, DC 20036-2801
T: (202) 469-7500
F: (202) 469-1981

Gornet/Slate Associates
1140 Connecticut Ave NW
Suite 600
Washington, DC 20036
T: (202) 736-4633
F: (202) 765-1278

AMT, LLC
1015 Street NE, Suite 400
Washington, DC 20002
T: (202) 269-4345
F: (202) 384-5301

Bradley Site Design Inc.
1710 Connecticut Avenue, NW
4th Floor
Washington, DC 20009
T: (202) 518-8534
F: (202) 518-8535

1711 FLORIDA AVENUE, NW
Washington, DC 20009

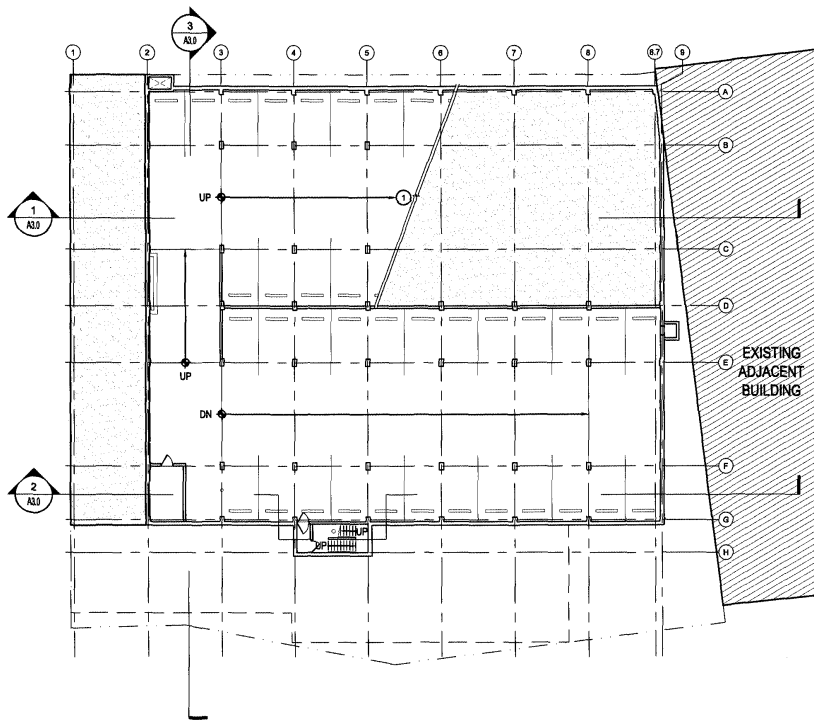
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DATE	05.27.2011
DESIGNED BY	2008-02
CHECKED BY	06.01
CHECKED BY	06.01

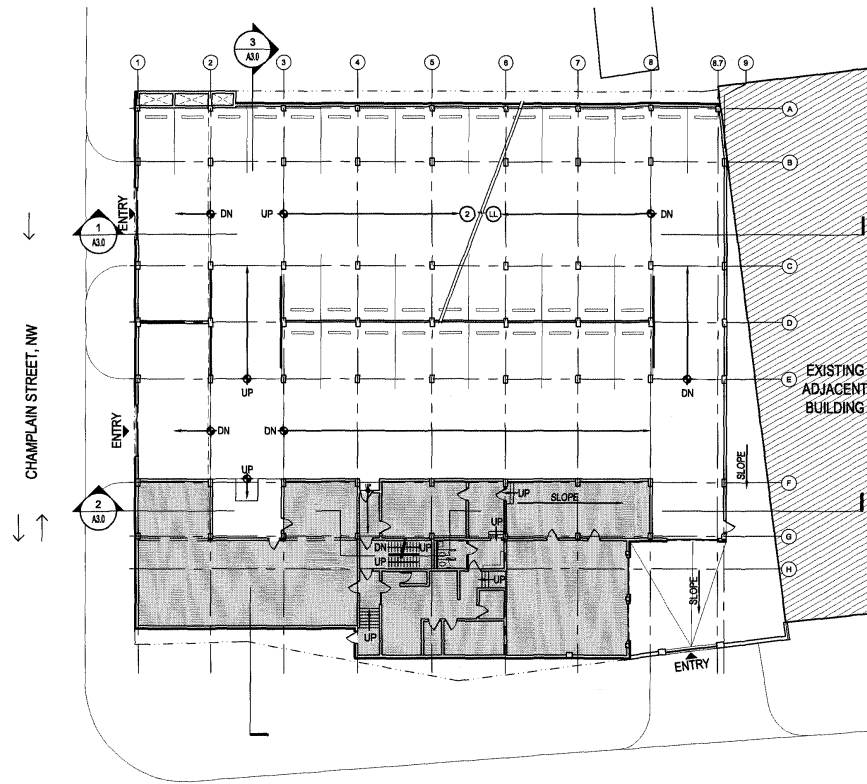
Bonstra | Haresign
ARCHITECTS

CHAMPLAIN STREET
ELEVATION

A0.3

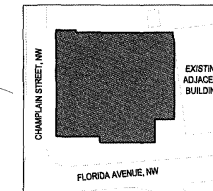


1
A1.0
CELLAR FLOOR PLAN - EXISTING
1/32" = 1'-0"



2
A1.0
FIRST FLOOR PLAN - EXISTING
1/32" = 1'-0"

FLORIDA AVENUE, NW



KEY PLAN

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EXISTING FLOOR PLANS

1711 Connecticut Ave NW, Suite 400
Washington, DC 20008-1173

www.bonstrahesign.com 202 296 8070 T
202 296 6122 F

A1.0

1711 FLORIDA AVENUE PROPERTY, LLC
161 NEW HAMPSHIRE AVENUE, NW
WASHINGTON, DC 20004
P: 202 778 2800
F: 202 778 1835

SKAA Structural Engineers
1709 N Street, NW
Washington, DC 20036-2001
T: 202 638 2320
F: 202 638 1987

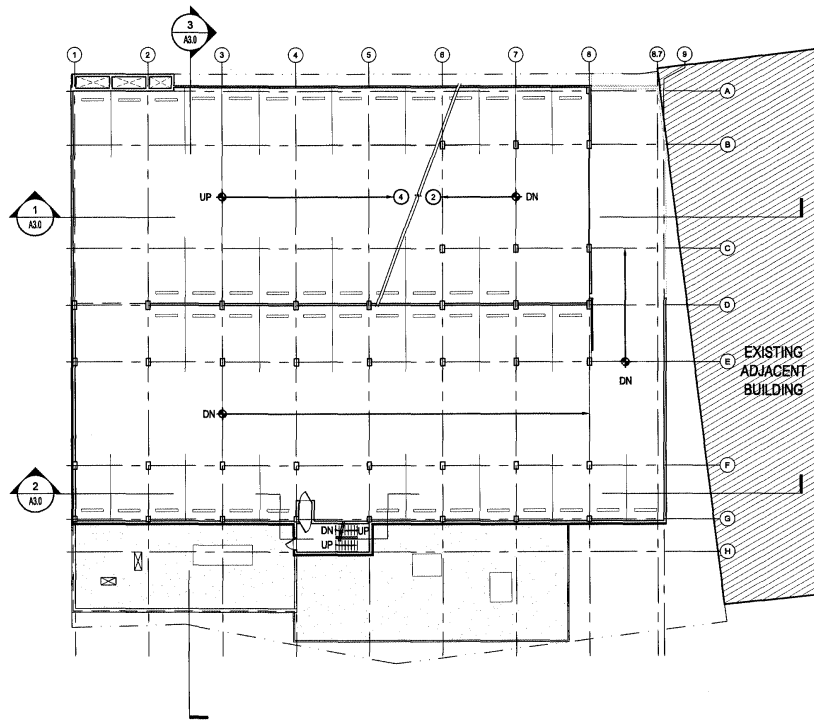
Corove/Slade Associates
1140 Connecticut Ave NW, Suite 400
Washington, DC 20036
T: (202) 296-4625
F: (202) 785-1276

AMT, LLC
10 G Street NE, Suite 400
Washington, DC 20002
T: (202) 269-6946
F: (202) 269-5951

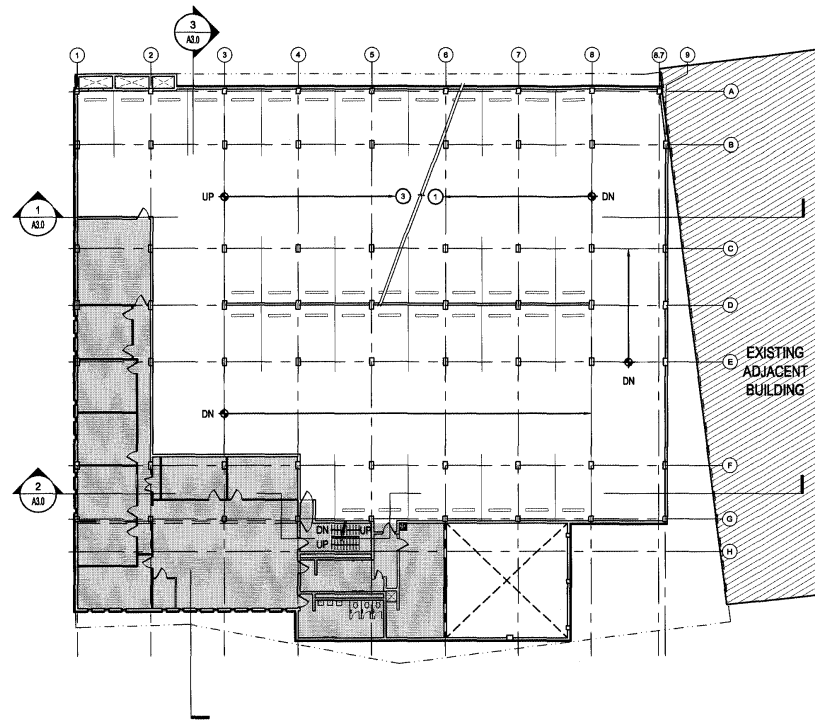
Bradley Site Design Inc.
1740 Connecticut Avenue, NW
4th Floor
Washington, DC 20009
T: (202) 516-8534
F: (202) 516-8535

1711 FLORIDA AVENUE, NW
Washington, DC 20009

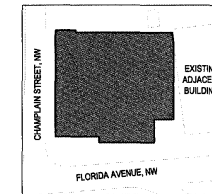
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DATE	05-27-2011
PROJECT NO.	2008-022
DRAWN BY	ML, JL
CHECKED BY	BL, JL



1 THIRD FLOOR PLAN - EXISTING
A1.1 1/32" = 1'-0"



2 SECOND FLOOR PLAN - EXISTING
A1.1 1/32" = 1'-0"



KEY PLAN

1711 FLORIDA AVENUE, NW
Washington, DC 20009

REVISIONS	
1	05/21/2011
2	
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DATE	05/21/2011
PROJECT NO.	2009-022
DRAWN BY	MM, JM
CHECKED BY	BM, JM

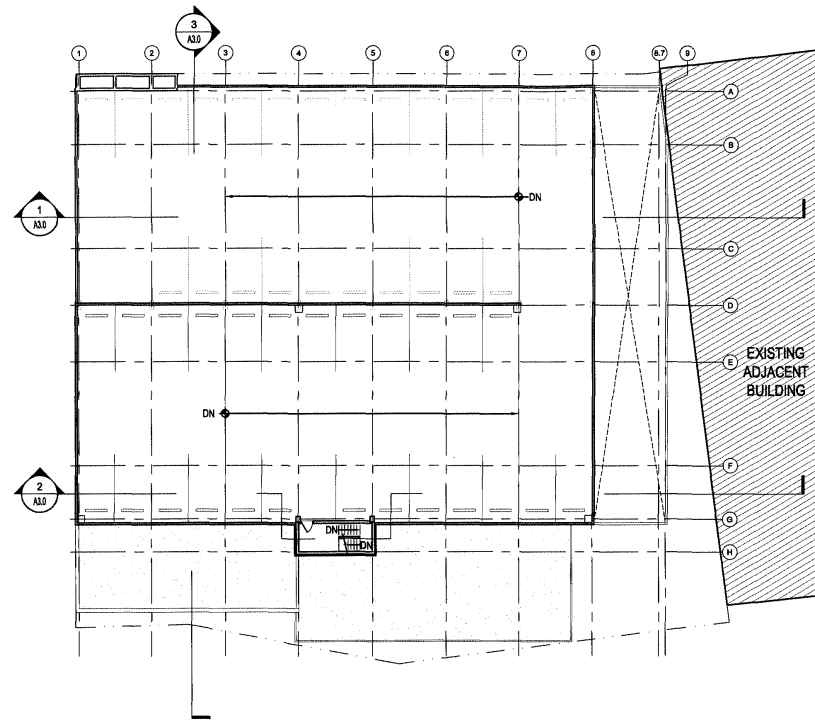
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ARCHITECTS

EXISTING FLOOR PLANS

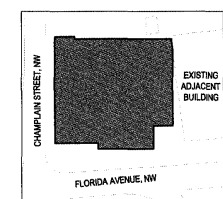
1711 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123

A1.1

www.bonstrahesign.com 202 366 8070 F 202 366 8122 F



1
A12
FOURTH FLOOR PLAN - EXISTING
1/32" = 1'-0"



KEY PLAN

1711 FLORIDA AVENUE PROPERTY, LLC
1515 NEW HAMPSHIRE AVENUE, NW
WASHINGTON, DC 20004
P: (202) 791-2800
F: (202) 791-9815

SK&A Structural Engineers
1709 N Street, NW
Washington, DC 20006-2601
C: (202) 693-2620
F: (202) 693-1087

CorroStable Associates
1140 Connecticut Ave NW,
Suite 600
Washington, DC 20036
C: (202) 296-6625
F: (202) 785-1276

AMT, LLC
10 G Street NE, Suite 400
Washington, DC 20002
C: (202) 289-6545
F: (202) 289-6561

Bradley Site Design Inc.
1740 Connecticut Avenue, NW
4th Floor
Washington, DC 20009
C: (202) 518-8534
F: (202) 518-8535

1711 FLORIDA AVENUE, NW
Washington, DC 20009

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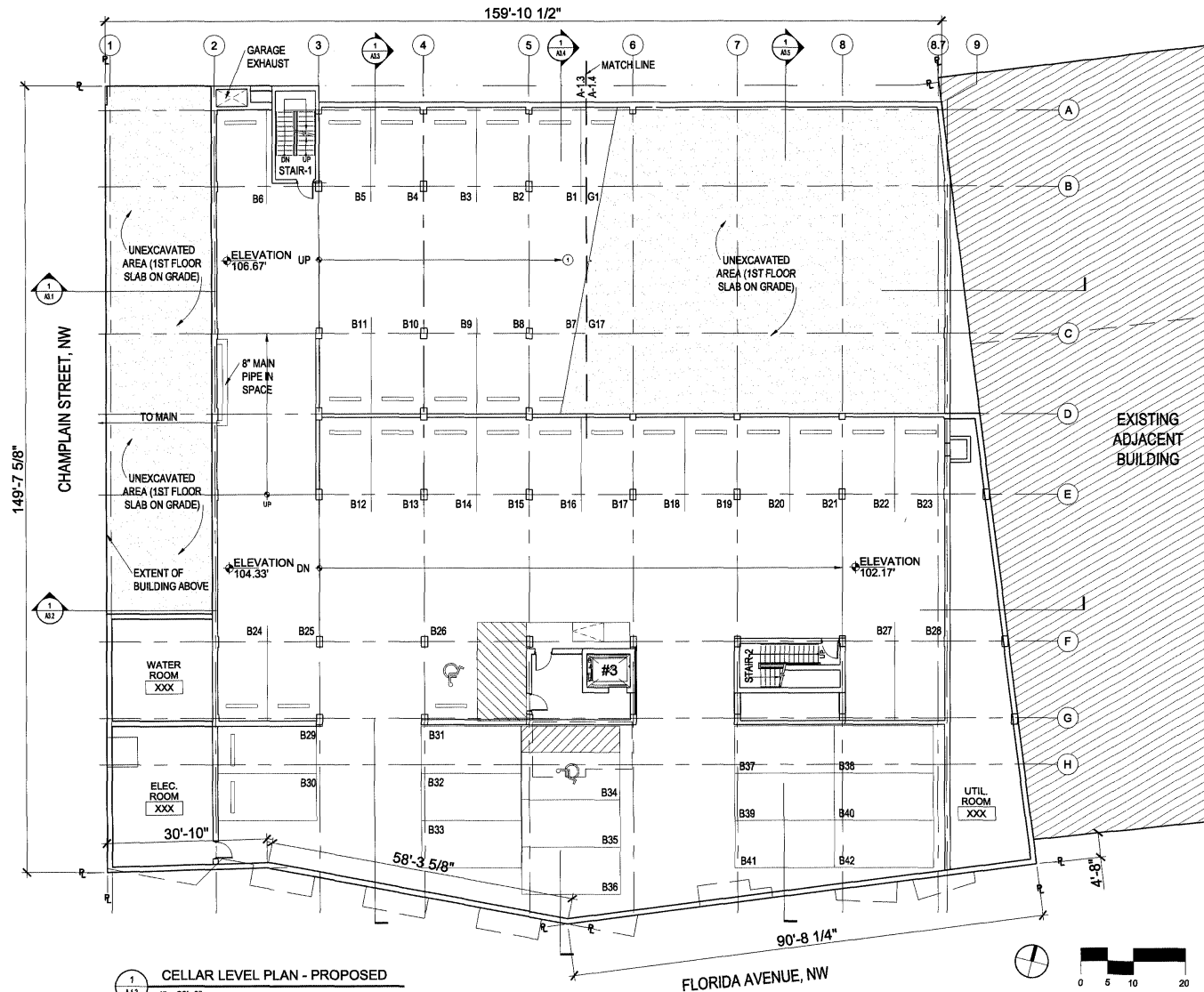
DATE	05/27/2011
PROJECT NO.	2008-022
DRAWN BY	MC, JH
CHECKED BY	BB, JM

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ARCHITECTS

EXISTING FLOOR PLANS

1710 Connecticut Ave NW, Suite 400
Washington, DC 20006-1103
www.bonstraharesign.com
202 596 5075 T
202 596 6122 F

A12



1
A1.3 CELLAR LEVEL PLAN - PROPOSED
1" = 20'-0"

1711 FLORIDA AVENUE PROPERTY, LLC
115 NEW HAMPSHIRE AVENUE, NW
WASHINGTON, DC 20001
P: (202) 751-3601
F: (202) 511-3615

SKAA Structural Engineers
1709 N Street, NW
Washington, DC 20036-2801
t: (202) 659-2520
f: (202) 659-1087

CorvusSlade Associates
1740 Connecticut Ave NW,
Suite 500
Washington, DC 20036
t: (202) 294-8025
f: (202) 785-1276

AMT, LLC
10 G Street NE, Suite 400
Washington, DC 20002
t: (202) 384-4545
f: (202) 389-5951

Bradley Site Design Inc.
1743 Connecticut Avenue, NW
4th Floor
Washington, DC 20009
t: (202) 518-4854
f: (202) 518-4855

1711 FLORIDA AVENUE, NW
Washington, DC 20009

REVISIONS	
1	PLD SUBMISSION 05/27/2011
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SITE: 05/27/2011
PROJECT NO: 2009-022
DRAWN BY: MCL/JM
CHECKED BY: BS/JM

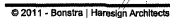
Bonstra Harsign
ARCHITECTS

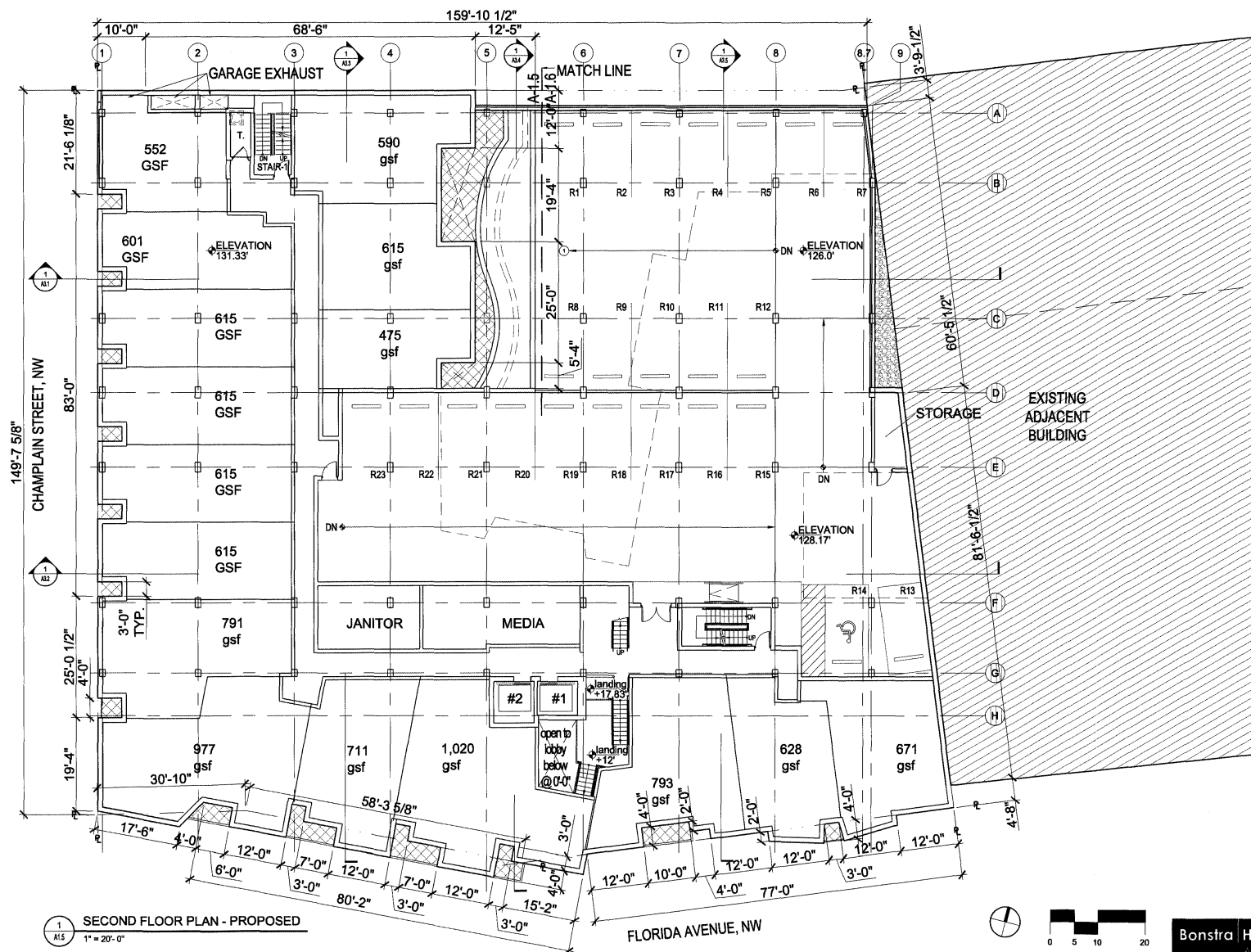
CELLAR FLOOR PLAN

A1.3

1711 Connecticut Ave NW, Suite 400
Washington, DC 20006-1129

www.bonstra.com 202 558-8373 F
202 558-8122 F





1711 FLORIDA AVENUE PROPERTY, LLC
115 NEW HAMPSHIRE AVENUE, NW
WASHINGTON, DC 20004
P: (202) 751-3800
F: (202) 751-3801

SKAA Structural Engineers
1708 N Street, NW
Washington, DC 20036-3861
T: (202) 658-2520
F: (202) 658-1987

Grove/Slade Associates
1140 Connecticut Ave NW,
Suite 400
Washington, DC 20036
T: (202) 298-8825
F: (202) 785-1276

AMT, LLC
10 G Street NE, Suite 400
Washington, DC 20002
T: (202) 289-4545
F: (202) 289-4551

Bradley Site Design Inc.
1743 Connecticut Avenue, NW
4th Floor
Washington, DC 20009
T: (202) 518-8534
F: (202) 518-8535

1711 FLORIDA AVENUE, NW
Washington, DC 20003

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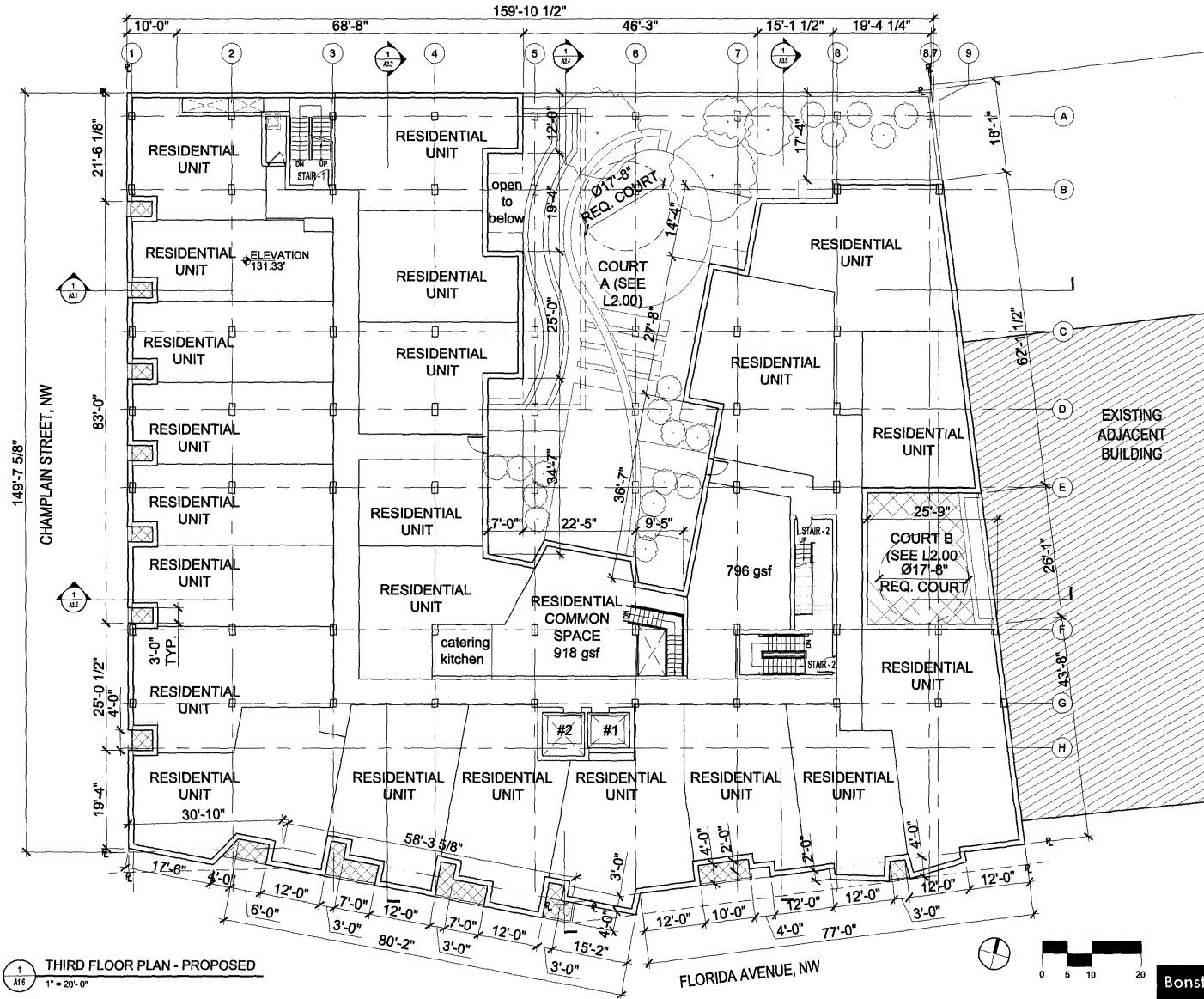
DATE: 05-27-2011
PROJECT NO: 2006-1101
DRAWN BY: JH, JM
CHECKED BY: BB, JM

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ARCHITECTS

SECOND FLOOR PLAN

1711 Connecticut Ave NW, Suite 400
Washington, DC 20006-1101
www.bonstra.com 202 596 9173 F
202 596 9122 F

A1.5



1 THIRD FLOOR PLAN - PROPOSED
A16 1" = 20'-0"

1711 FLORIDA AVENUE PROPERTY, LLC
1708 N Street, NW
Washington, DC 20009-2801
t: (202) 558-2552
f: (202) 558-1987

SKAA Structural Engineers
1708 N Street, NW
Washington, DC 20009-2801
t: (202) 558-2552
f: (202) 558-1987
Corro/Slide Associates
1140 Connecticut Ave NW,
Suite 500
Washington, DC 20036
t: (202) 396-6625
f: (202) 765-1276
AMT, LLC
10 G Street NE, Suite 400
Washington, DC 20002
t: (202) 389-4546
f: (202) 389-4546
Bradley Site Design Inc.
1741 Connecticut Avenue, NW
4th Floor
Washington, DC 20009
t: (202) 518-8534
f: (202) 518-8535

1711 FLORIDA AVENUE, NW
Washington, DC 20009

REVISIONS	DATE
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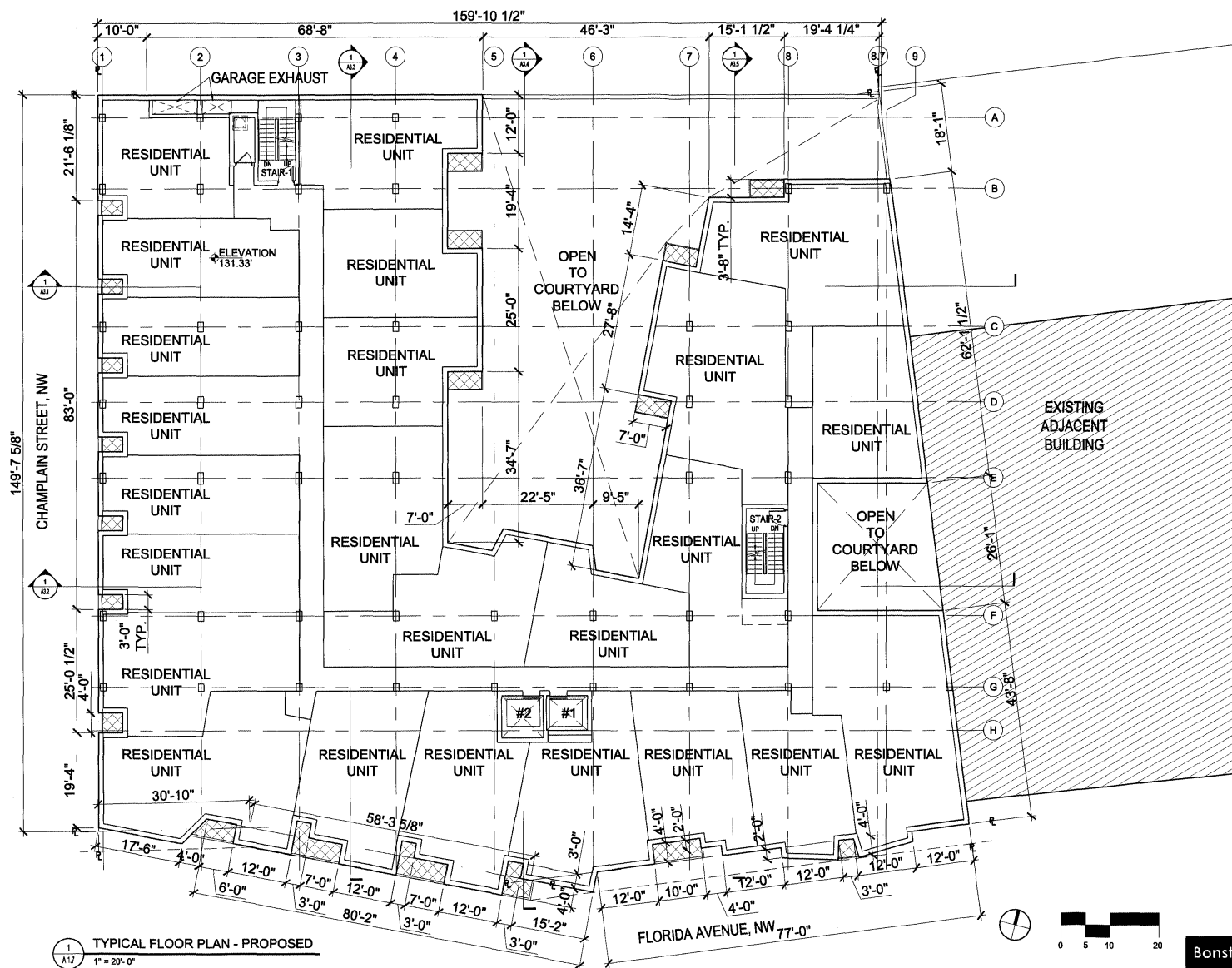
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PROJECT NO: 2008-02
DRAWN BY: BM, JM
CHECKED BY: BM, JM

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THIRD FLOOR PLAN

1711 Connecticut Ave NW, Suite 400
Washington, DC 20009-1201
www.bonstra.com 202 558 5073 f 202 558 6122

A16



1711 FLORIDA AVENUE PROPERTY, LLC
 1515 NEW HAMPSHIRE AVENUE, NW
 WASHINGTON, DC 20009
 P: (202) 351-8881
 F: (202) 351-8883

SKAA Structural Engineers
 1700 N Street, NW
 Washington, DC 20036-2601
 T: (202) 693-2500
 F: (202) 693-1087

Corvus/Slade Associates
 1140 Connecticut Ave NW,
 Suite 600
 Washington, DC 20036
 T: (202) 296-8525
 F: (202) 785-1276

AMT, LLC
 10 G Street NE, Suite 400
 Washington, DC 20002
 T: (202) 289-4545
 F: (202) 289-4551

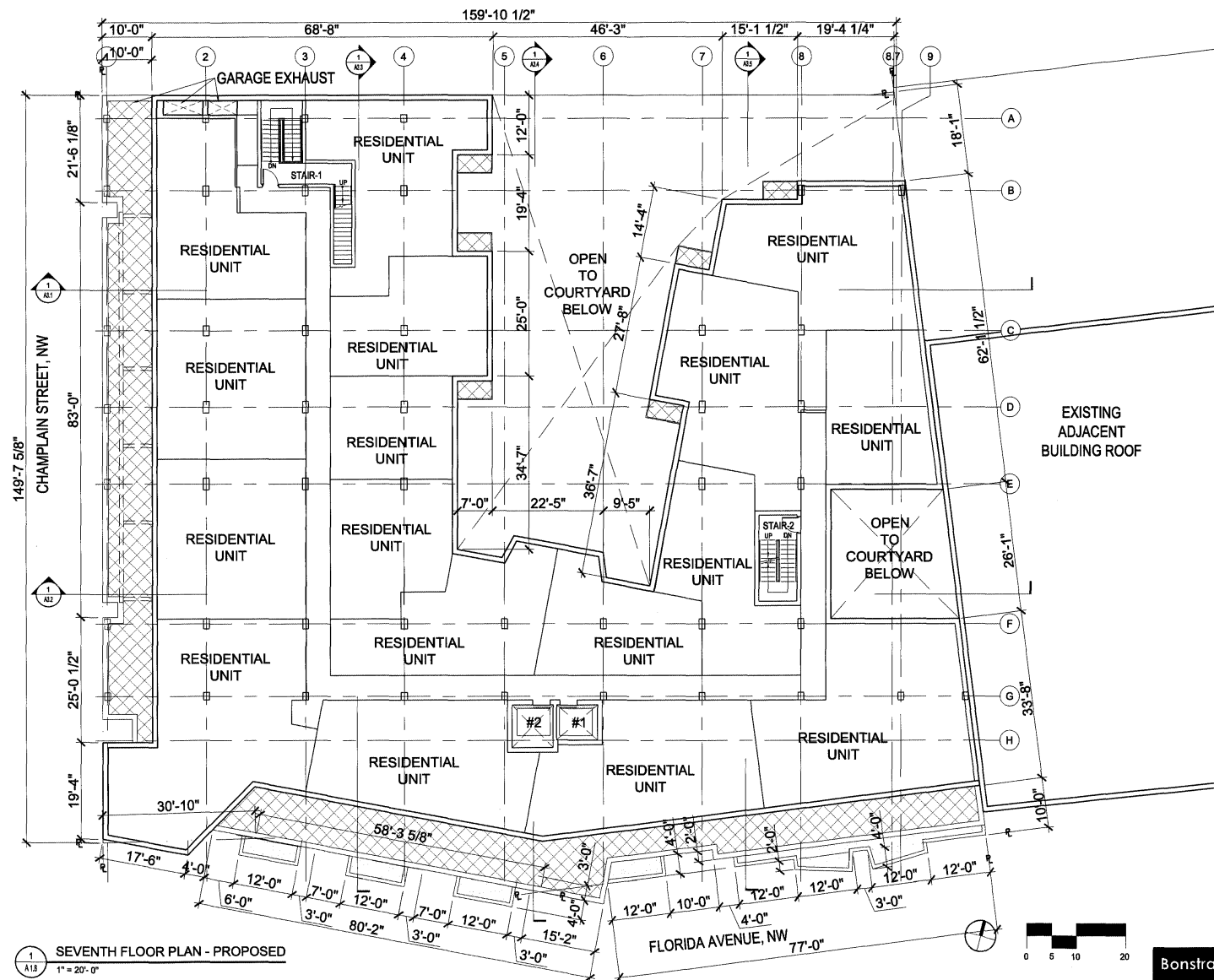
Bradley Site Design Inc.
 1743 Connecticut Avenue, NW
 4th Floor
 Washington, DC 20009
 T: (202) 518-8534
 F: (202) 518-8535

1711 FLORIDA AVENUE, NW
 Washington, DC 20009

Bonstra Haresign
 ARCHITECTS

TYPICAL FLOOR PLAN

A1.7



1
A1.8
SEVENTH FLOOR PLAN - PROPOSED
1" = 20'-0"

1711 FLORIDA AVENUE PROPERTY, LLC
115 NEW HAMPSHIRE AVENUE, NW
WASHINGTON, DC 20005
P: (202) 751-2800
F: (202) 751-2813

SKAA Structural Engineers
1709 N Street, NW
Washington, DC 20036-2801
T: (202) 692-2520
F: (202) 692-1987
Corvus/Slide Associates
1140 Connecticut Ave NW,
Suite 900
Washington, DC 20036
T: (202) 369-9625
F: (202) 785-1276
AMT, LLC
10 G Street NE, Suite 400
Washington, DC 20002
T: (202) 389-4545
F: (202) 389-4551
Bradley Site Design Inc.
1143 Connecticut Avenue, NW
4th Floor
Washington, DC 20009
T: (202) 518-8634
F: (202) 518-8635

1711 FLORIDA AVENUE, NW
Washington, DC 20009

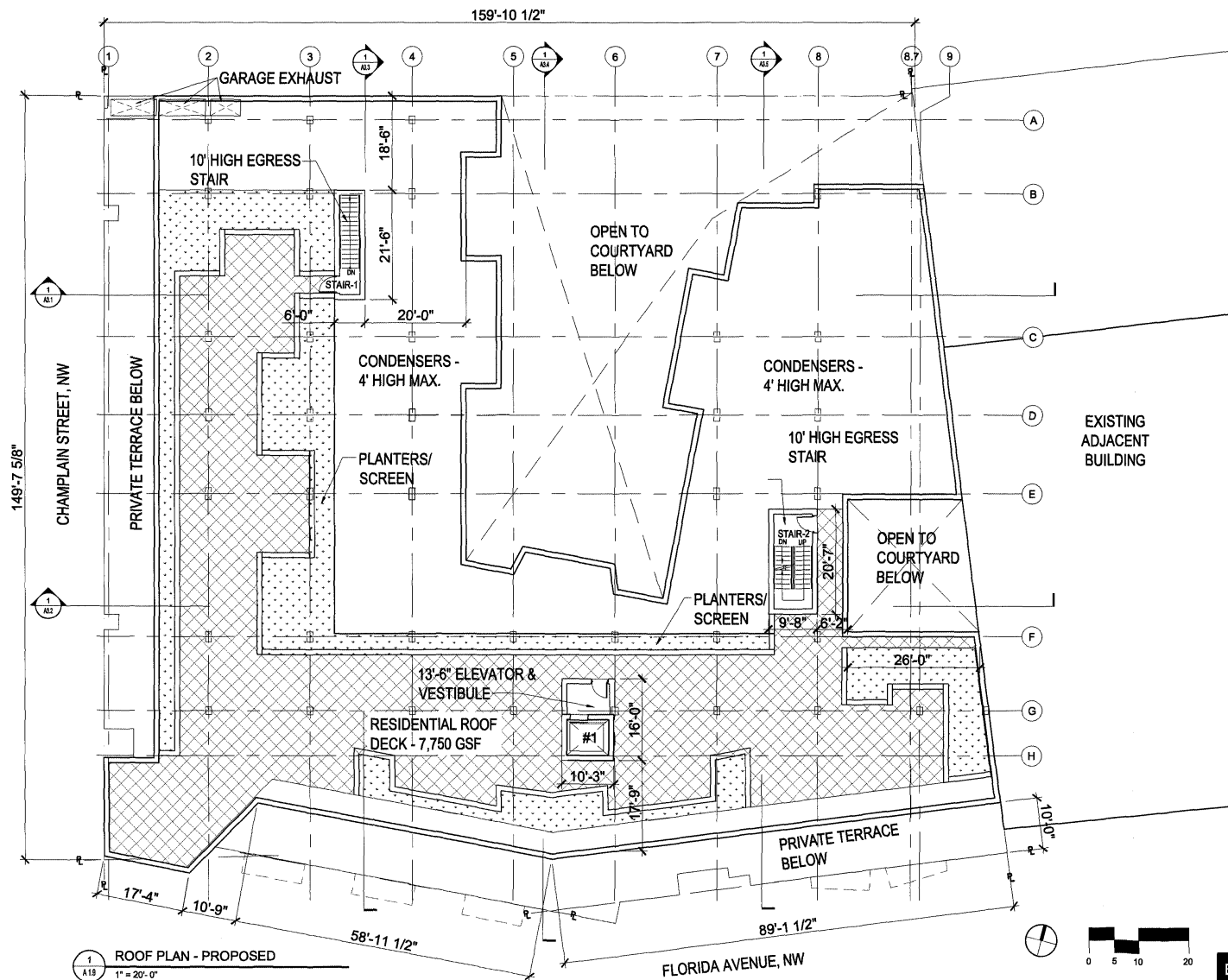
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DATE: 05/2/2011
PROJECT NO: 2009-022
DRAWN BY: M. J.
CHECKED BY: B. J.

Bonstra | Harsign
ARCHITECTS

SEVENTH FLOOR PLAN

A1.8



1
A1.9
ROOF PLAN - PROPOSED
1" = 20'-0"

1711 FLORIDA AVENUE PROPERTY, LLC
1415 NEW HAMPSHIRE AVENUE, NW
WASHINGTON, DC 20004
P: (202) 971-8800
F: (202) 971-8813

SK&A Structural Engineers
1709 N Street, NW
Washington, DC 20008-2801
t: (202) 688-2300
f: (202) 688-1987

Corvus/Slade Associates
1140 Connecticut Ave NW,
Suite 600
Washington, DC 20036
t: (202) 294-8825
f: (202) 785-1276

AMT, LLC
10 G Street NE, Suite 400
Washington, DC 20002
t: (202) 269-4945
f: (202) 269-4951

Bradley Site Design Inc.
1740 Connecticut Avenue, NW
4th Floor
Washington, DC 20009
t: (202) 518-8634
f: (202) 518-8635

1711 FLORIDA AVENUE, NW
Washington, DC 20009

REVISIONS	
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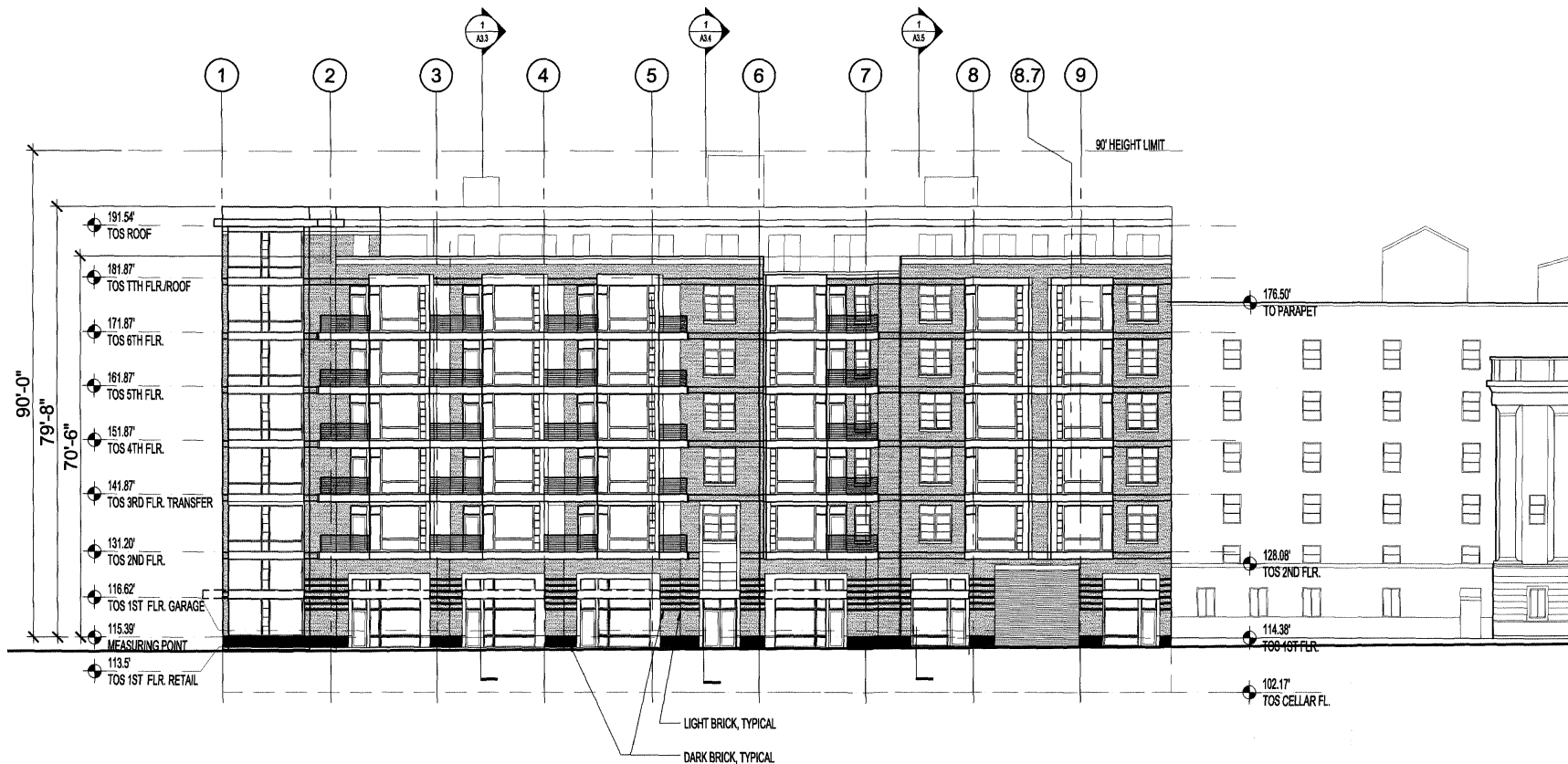
DATE: 05/27/2011
PROJECT NO.: 2008-222
SHEET NO.: 11
CREATED BY: BM, JM

Bonstra Harsign
ARCHITECTS

ROOF FLOOR PLAN

1711B Connecticut Ave NW, Suite 400
Washington, DC 20009-1120
www.bonstra.com 202 746 1073 T
202 746 8122 F

A1.9



1 FRONT ELEVATION - PROPOSED
1" = 20'-0" SOUTH



1711 FLORIDA AVENUE PROPERTY, LLC
115 NEW HAMPSHIRE AVENUE NW
WASHINGTON, DC 20004
P: (202) 751-3001
F: (202) 751-3001

SKAA Structural Engineers
1708 N Street, NW
Washington, DC 20036-2801
t: (202) 855-2929
f: (202) 855-1987

Gorove/Slade Associates
1140 Connecticut Ave NW,
Suite 600
Washington, DC 20036
t: (202) 296-8625
f: (202) 785-1276

AMT, LLC
10 G Street NE, Suite 400
Washington, DC 20002
t: (202) 269-4545
f: (202) 269-4551

Bradley Site Design, Inc.
1740 Connecticut Avenue, NW
4th Floor
Washington, DC 20009
t: (202) 516-8534
f: (202) 516-8535

1711 FLORIDA AVENUE, NW
Washington, DC 20009

REVISIONS	
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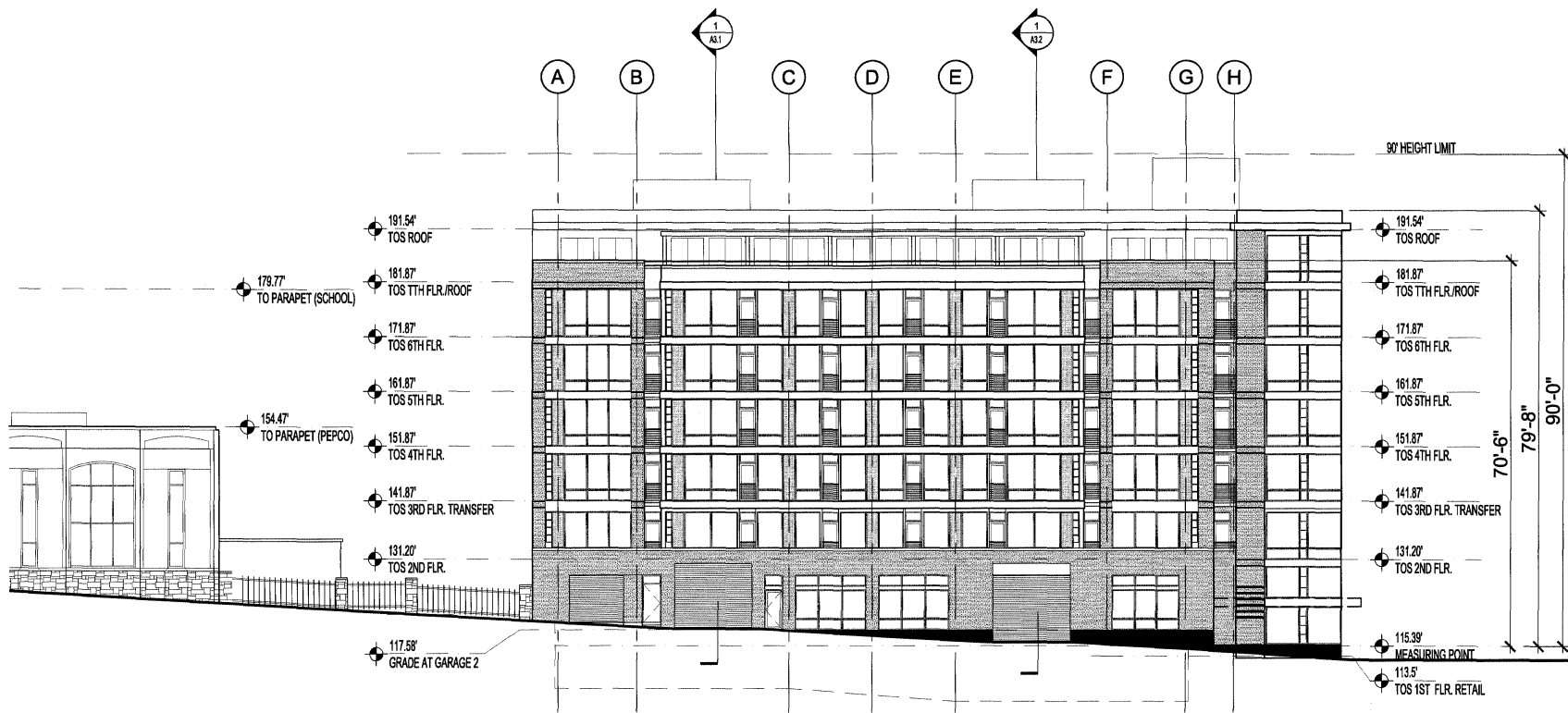
DATE: 6/27/2011
PROJECT NO.: 2008-02
DRAWN BY: NTL, JJ
CHECKED BY: BIL, JM

Bonstra | Haresign
ARCHITECTS

PROPOSED SOUTH
ELEVATION

1710 Connecticut Ave NW, Suite 400
Washington, DC 20006-1123
www.bonstra.com 202 596-8173 F
202 596-9152 F

A2.1



1 CHAMPLAIN ST. ELEVATION - PROPOSED
1" = 20'-0" WEST



1711 FLORIDA AVENUE PROPERTY, LLC
1711 NEW HAMPSHIRE AVENUE, NW
WASHINGTON, DC 20009
P (202) 751-8900
F (202) 751-8910

SKAA Structural Engineers
1709 N Street, NW
Washington, DC 20036-2901
T (202) 860-2550
F (202) 859-1987

Corove/Slade Associates
1140 Connecticut Ave NW,
Suite 600
Washington, DC 20036
T (202) 286-8655
F (202) 785-1276

AMT, LLC
10 G Street NE, Suite 400
Washington, DC 20002
T (202) 289-4545
F (202) 289-9361

Bradley Slade Design Inc.
1740 Connecticut Avenue, NW
4th Floor
Washington, DC 20009
T (202) 518-8534
F (202) 518-8535

1711 FLORIDA AVENUE, NW
Washington, DC 20009

REVISIONS	FILE SUBMISSION	DATE
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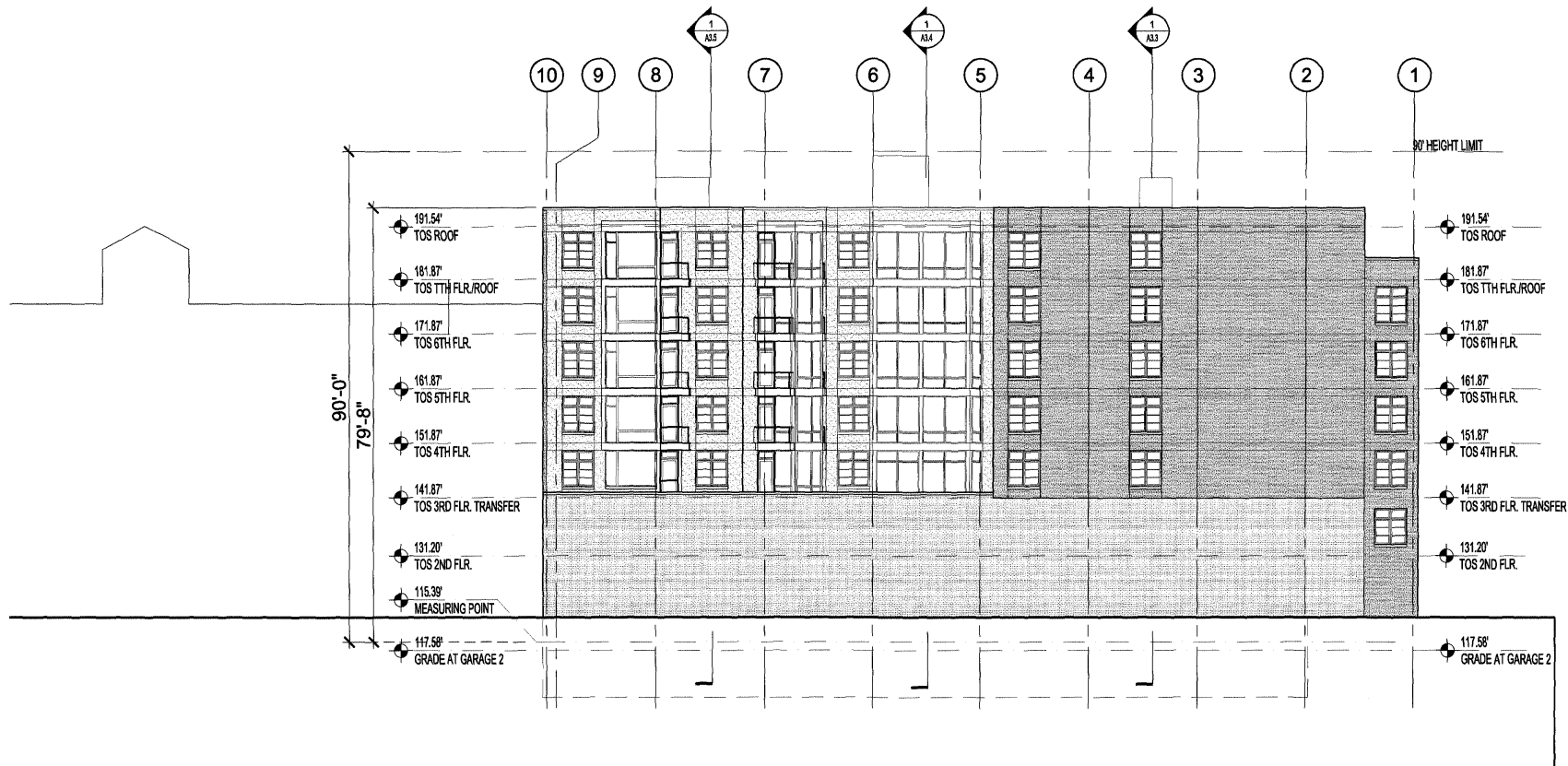
DATE	05/27/2011
PROJECT NO.	2009-022
DRAWN BY	BA, JT
CHECKED BY	BA, JT

Bonstra Haresign
ARCHITECTS

PROPOSED WEST
ELEVATION

1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1120
www.bonstra.com 202 596 8370 F
202 596 8152 F

A2.2



1
A2.3
SIDE ELEVATION - PROPOSED
1" = 20'-0" NORTH



1711 FLORIDA AVENUE PROPERTY, LLC
1415 NEW HAMPSHIRE AVENUE, NW
WASHINGTON, DC 20004
P: (202) 781-3800
F: (202) 781-3803

SKAA Structural Engineers
1708 N Street, NW
Washington, DC 20036-2861
T: (202) 462-3520
F: (202) 462-1987

CorvusStato Associates
1140 Connecticut Ave NW,
Suite 500
Washington, DC 20036
T: (202) 296-8825
F: (202) 785-1276

AMT, LLC
10 G Street NE, Suite 400
Washington, DC 20002
T: (202) 266-6945
F: (202) 266-6951

Brooklyn Site Design Inc.
1743 Connecticut Avenue, NW
4th Floor
Washington, DC 20009
T: (202) 518-4534
F: (202) 518-4535

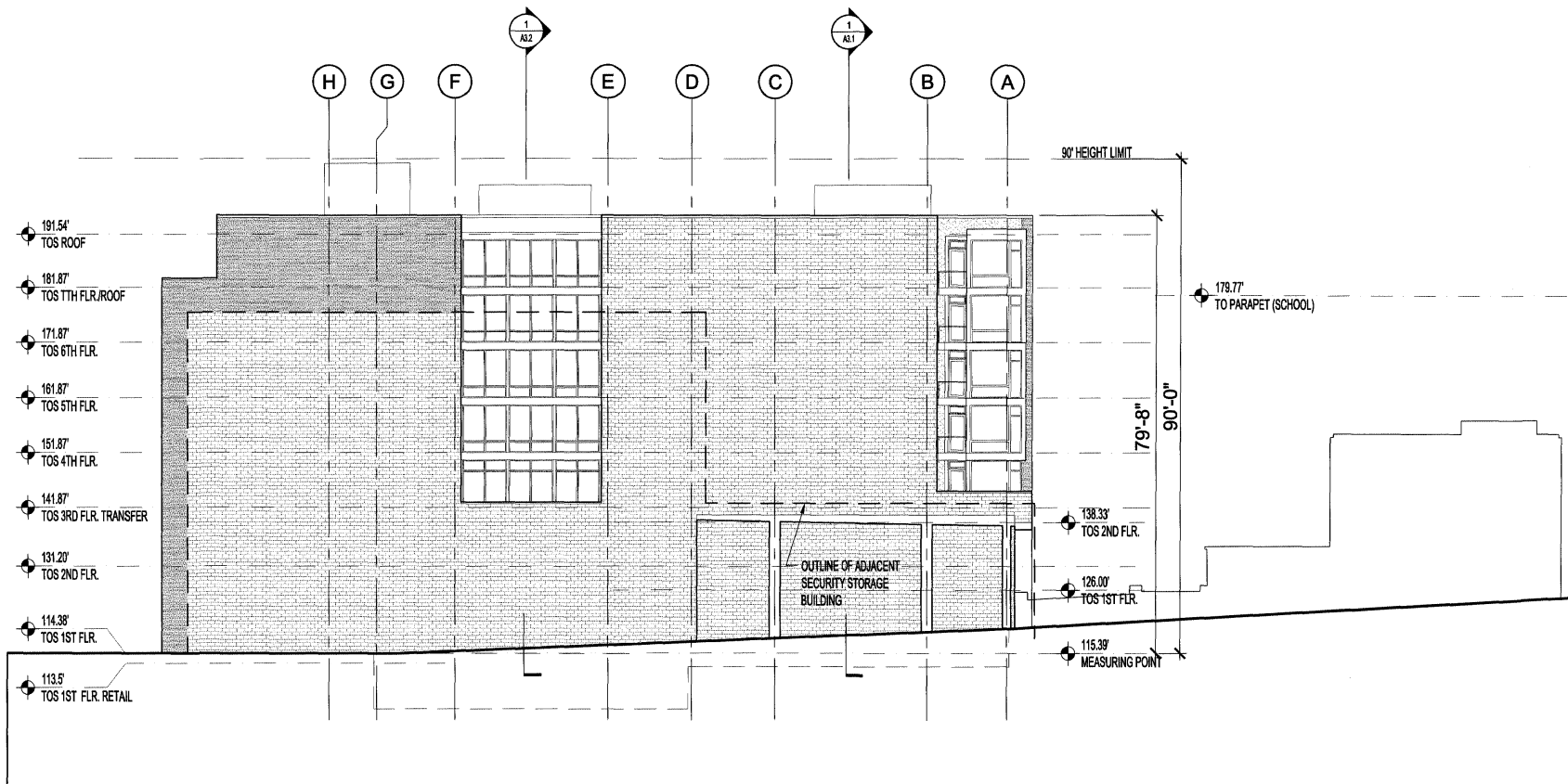
1711 FLORIDA AVENUE, NW
Washington, DC 20009

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DATE	05/27/2011
PROJECT NO.	004-022
DRAWN BY	MLM
CHECKED BY	BLM

Bonstra Haresign
ARCHITECTS

PROPOSED NORTH
ELEVATION

A2.3



1711 FLORIDA AVENUE PROPERTY, LLC
1915 NEW HAMPSHIRE AVENUE, NW
WASHINGTON, DC 20006
P: (202) 797-8000
F: (202) 797-8013

SK&A Structural Engineers
1708 H Street, NW
Washington, DC 20006-2801
t: (202) 692-2800
f: (202) 692-1067

Corvus/Slade Associates
1140 Connecticut Ave NW,
Suite 500
Washington, DC 20006
t: (202) 746-6605
f: (202) 765-1276

AMT, LLC
10 G Street NE, Suite 400
Washington, DC 20002
t: (202) 269-4545
f: (202) 269-4551

Bradley Site Design Inc.
1743 Connecticut Avenue, NW
4th Floor
Washington, DC 20006
t: (202) 518-8534
f: (202) 518-8535

1711 FLORIDA AVENUE, NW
Washington, DC 20006

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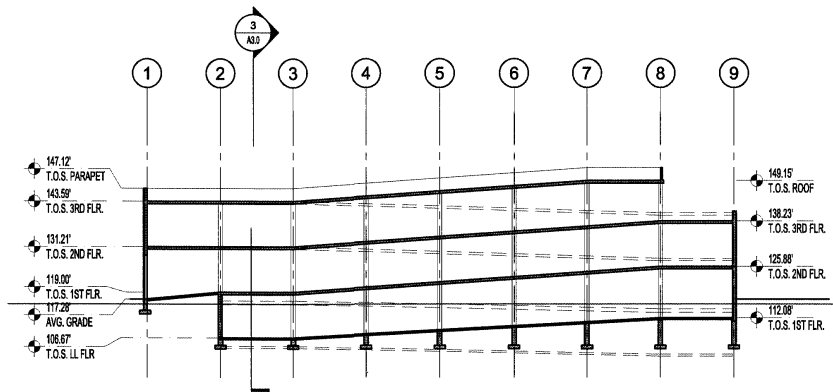
DATE: 05/27/2011
PROJECT NO.: 2008-022
DRAWN BY: AM, JM
CHECKED BY: BM, JM

Bonstra Haresign
ARCHITECT

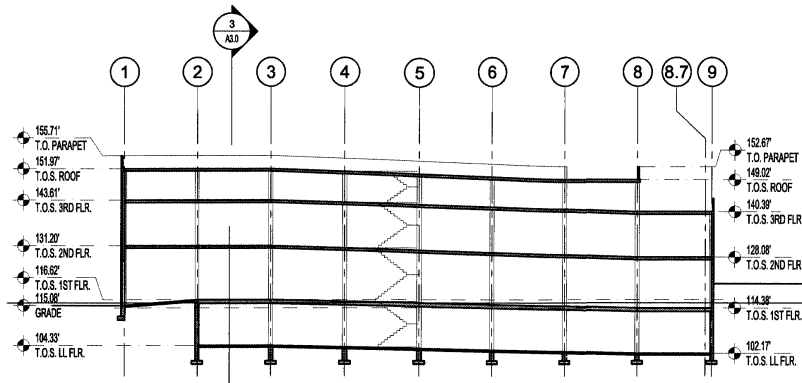
PROPOSED EAST
ELEVATION

1710 Connecticut Ave NW, Suite 400
Washington, DC 20006-1103
www.bonstraharesign.com
202 546-2573
202 546-8122 F

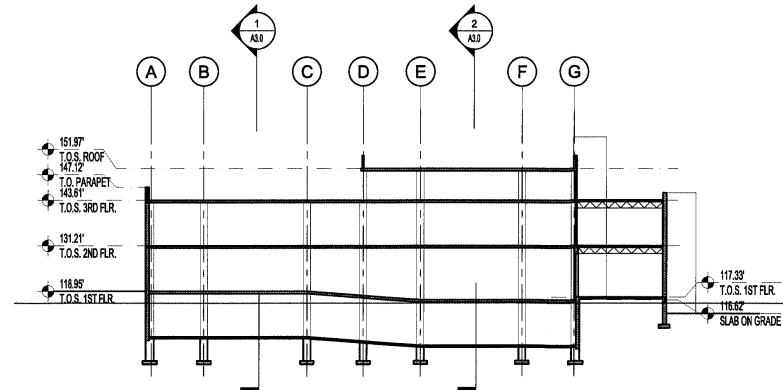
A2.4



1 SECTION A - EXISTING
A3.0
1/32" = 1'-0"



2 SECTION B - EXISTING
A3.0
1/32" = 1'-0"



3 SECTION C - EXISTING
A3.0
1/32" = 1'-0"

1711 FLORIDA AVENUE PROPERTY, LLC
1514 NEW HAMPSHIRE AVENUE, NW
WASHINGTON, DC 20004
P (202) 751-5807
F (202) 751-5803

SKAA Structural Engineers
1709 N Street, NW
Washington, DC 20036-2801
t (202) 692-2300
f (202) 692-1987
Corvus/Slade Associates
1140 Connecticut Ave NW,
Suite 600
Washington, DC 20036
t (202) 299-6825
f (202) 785-1276
AMT, LLC
10 G Street NE, Suite 400
Washington, DC 20002
t (202) 289-4545
f (202) 289-4551
Bradley Site Design Inc.
1742 Connecticut Avenue, NW
4th Floor
Washington, DC 20009
t (202) 518-8534
f (202) 518-8535

1711 FLORIDA AVENUE, NW
Washington, DC 20009

REVISIONS	DATE
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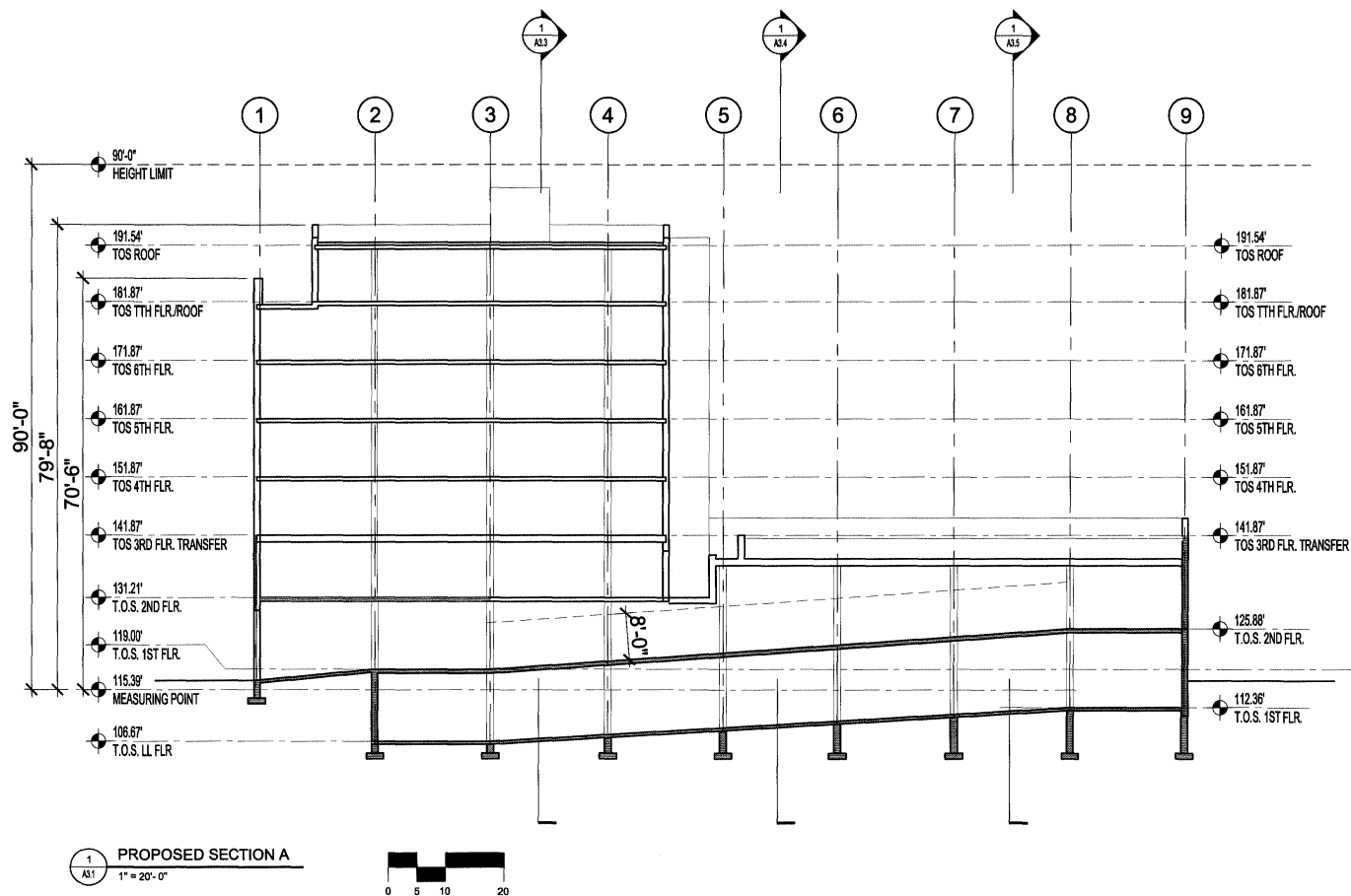
DATE: 05/27/2011
PROJECT NO.: 2008-022
DRAWN BY: BILLY
CHECKED BY: BILLY

Bonstra Haresign
ARCHITECTS

EXISTING SECTIONS

1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1103
www.bonstra.com 202 586 8073 F 202 586 8122

A3.0



1711 FLORIDA AVENUE PROPERTY, LLC
1711 FLORIDA AVENUE, NW
WASHINGTON, DC 20006-2801
P: (202) 751-3801
F: (202) 751-3801

SKAA Structural Engineers
1709 N Street, NW
Washington, DC 20006-2801
T: (202) 639-2520
F: (202) 639-1987

Corvus/Slide Associates
1140 Connecticut Ave NW,
Suite 500
Washington, DC 20036
T: (202) 298-8625
F: (202) 785-1276

AMT, LLC
10 G Street NE, Suite 400
Washington, DC 20002
T: (202) 269-4545
F: (202) 269-4551

Bradley Site Design Inc.
1743 Connecticut Avenue, NW
4th Floor
Washington, DC 20009
T: (202) 518-8534
F: (202) 518-8535

1711 FLORIDA AVENUE, NW
Washington, DC 20003

REVISIONS	
1	PLD SUBMISSION 05-27-2011
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DATE: 05-27-2011
PROJECT NO: 2008-022
DRAWN BY: MJA, JH
CHECKED BY: BR, AJ

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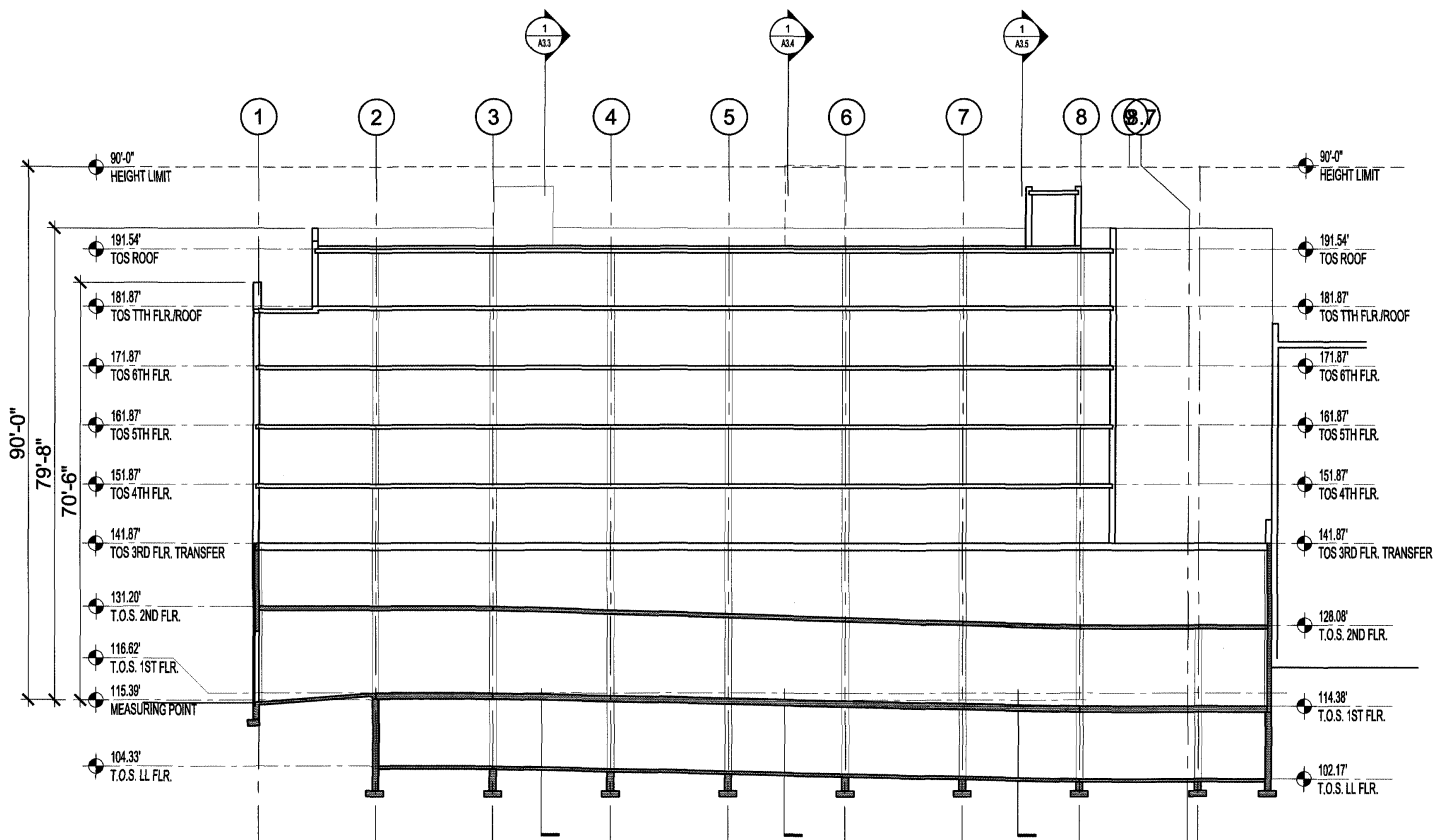
ARCHITECTS

SECTION A

A3.1

1711 Connecticut Ave NW, Suite 400
Washington, DC 20006-1103

www.bonstra.com 202 544 6173 F
202 544 6122 F



1 PROPOSED SECTION B
A3.2 1" = 20'-0"



1711 FLORIDA AVENUE PROPERTY, LLC
1015 NEW HAMPSHIRE AVENUE, NW
WASHINGTON, DC 20004
P: (202) 295-1000
F: (202) 295-1001

SKAA Structural Engineers
1709 N Street, NW
Washington, DC 20036-2801
T: (202) 692-2000
F: (202) 692-1007

Corvus/Slade Associates
1140 Connecticut Ave NW,
Suite 600
Washington, DC 20036
T: (202) 295-6025
F: (202) 785-1278

AMT, LLC
10 G Street NE, Suite 400
Washington, DC 20002
T: (202) 298-4545
F: (202) 298-0051

Bradley Site Design Inc.
1740 Connecticut Avenue, NW
4th Floor
Washington, DC 20009
T: (202) 518-4834
F: (202) 518-4835

1711 FLORIDA AVENUE, NW
Washington, DC 20009

REVISIONS	DATE
1.0 SUBMISSION	05/27/2011
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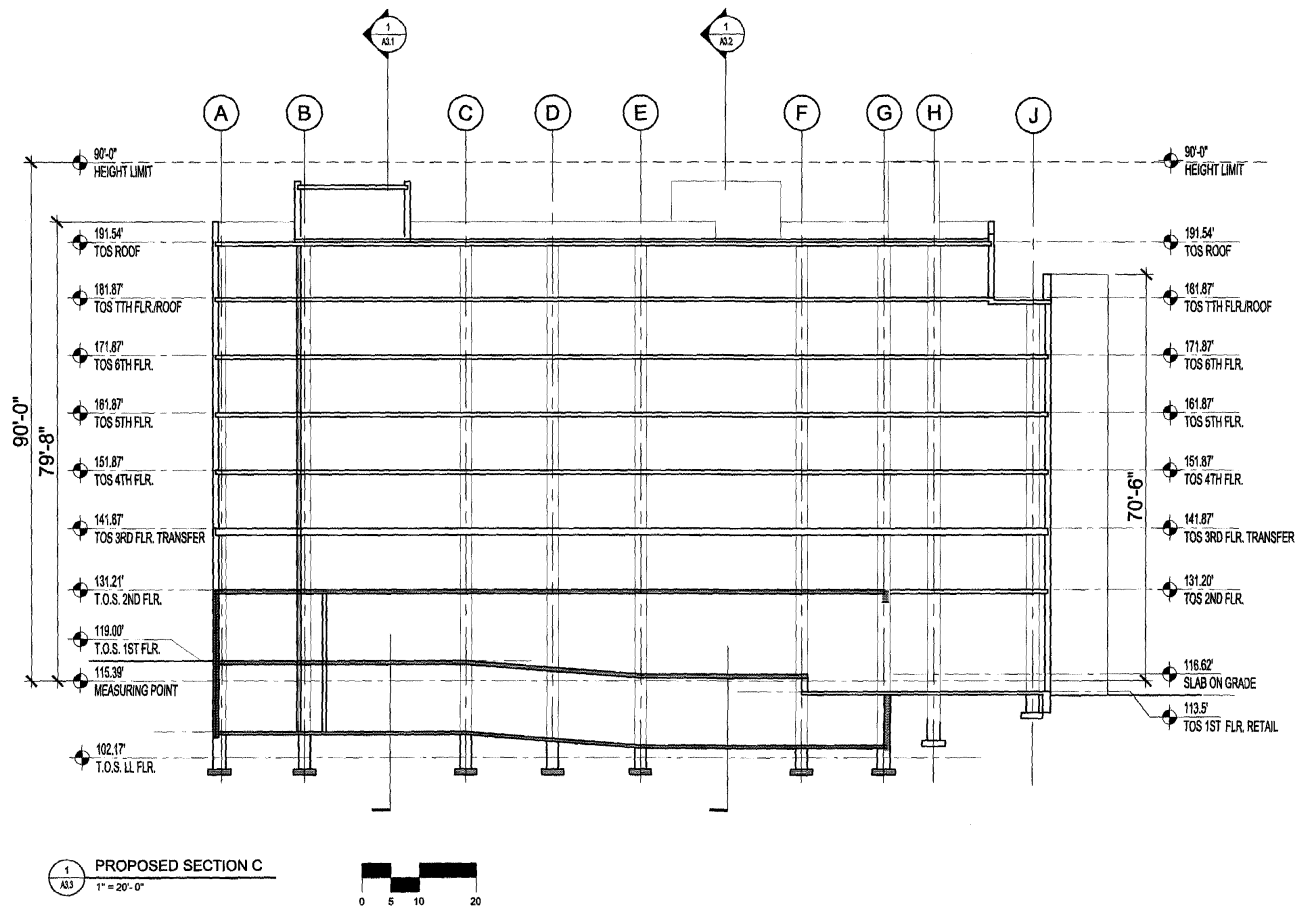
DATE	05/27/2011
PROJECT NO.	2009-222
SHEET NO.	011 OF 11
CHECKED BY	BA, JR

Bonstra Haresign
ARCHITECTS

SECTION B

1710 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123
www.bonstra.com 202 586 9373
202 586 9122 F

A3.2



1711 FLORIDA AVENUE PROPERTY, LLC
1711 FLORIDA AVENUE, NW
WASHINGTON, DC 20006-1120
P: (202) 518-4000
F: (202) 518-4001

SKMA Structural Engineers
1708 N Street, NW
Washington, DC 20006-0001
P: (202) 455-2500
F: (202) 455-1987

Corvus/Shade Associates
1140 Connecticut Ave NW
Suite 800
Washington, DC 20036
P: (202) 298-8625
F: (202) 785-1276

AMT, LLC
10 G Street NE, Suite 400
Washington, DC 20002
P: (202) 288-4545
F: (202) 288-6051

Brassey Site Design Inc.
1143 Connecticut Avenue, NW
4th Floor
Washington, DC 20009
P: (202) 518-4000
F: (202) 518-4000

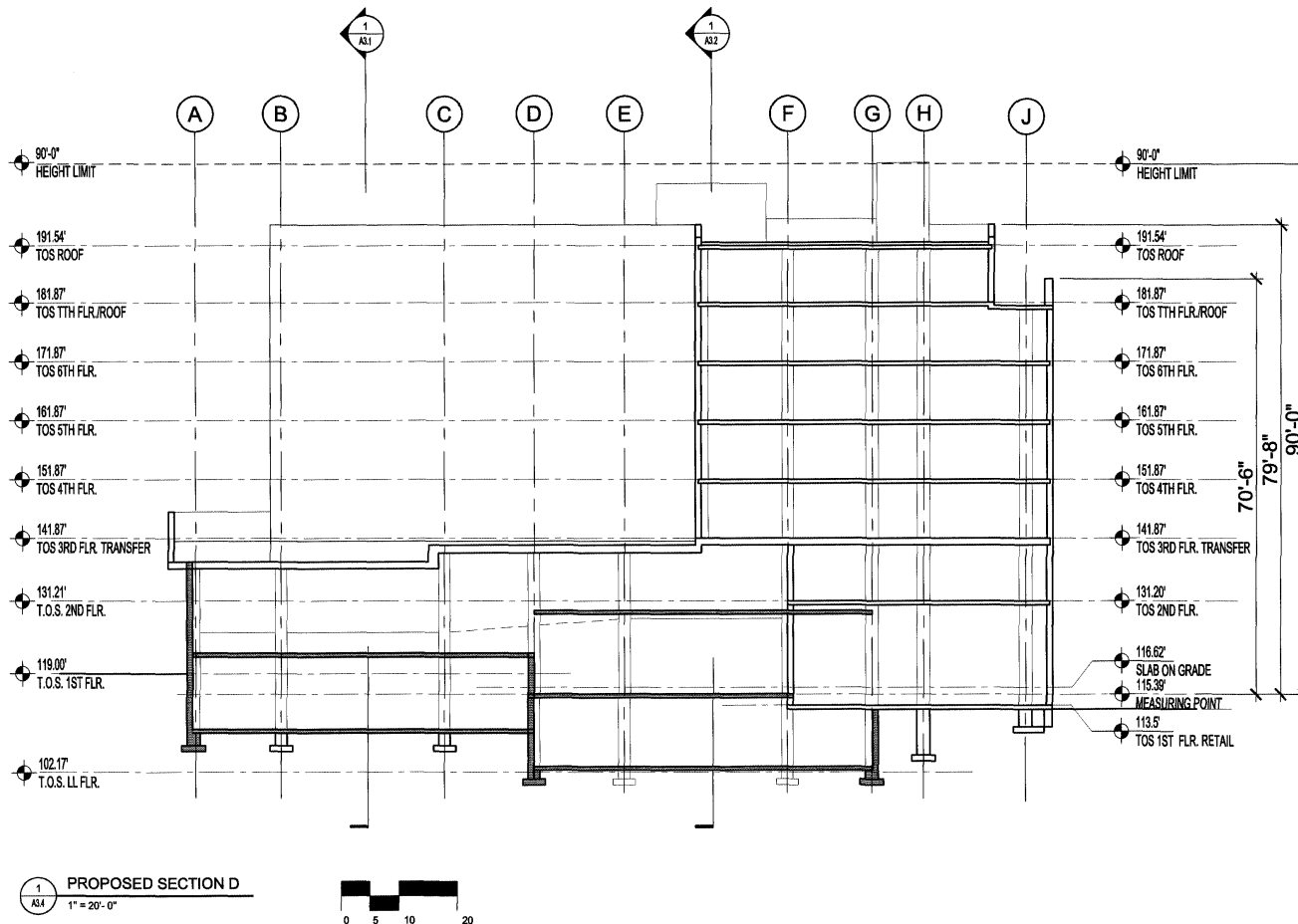
1711 FLORIDA AVENUE, NW
Washington, DC 20009

REVISIONS	
1	PLD SLAB/ROOF 05/27/2011
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DATE: 05/27/2011
PROJECT NO: 100000002
DRAWN BY: MFL/JL
CHECKED BY: MFL/JL

Bonstra Haresign
ARCHITECTS

A3.3



1711 FLORIDA AVENUE PROPERTY, LLC
1711 FLORIDA AVENUE, NW
WASHINGTON, DC 20004
P: 202.232.2800
F: 202.757.2815

SK&A Structural Engineers
1709 N Street, NW
Washington, DC 20005-2801
T: 202.659.2520
F: 202.659.1987

CorvusStable Associates
1140 Connecticut Ave NW,
Suite 500
Washington, DC 20036
T: (202) 298-6825
F: (202) 785-1276

AMT, LLC
10 G Street NE, Suite 400
Washington, DC 20002
T: (202) 289-6545
F: (202) 289-6551

Bradley Site Design Inc.
1743 Connecticut Avenue, NW
4th Floor
Washington, DC 20009
T: (202) 518-6534
F: (202) 518-6535

1711 FLORIDA AVENUE, NW
Washington, DC 20009

REVISIONS	
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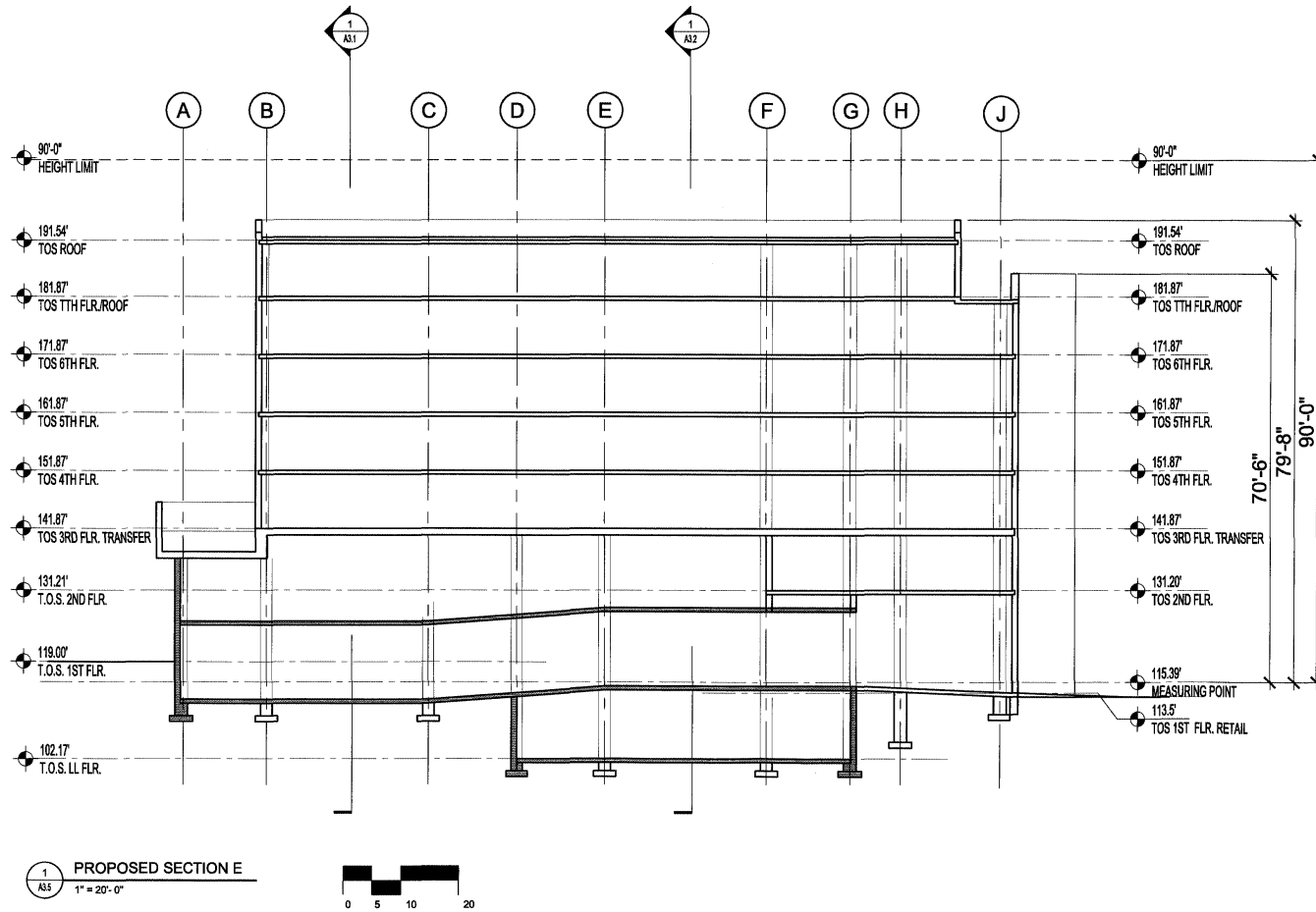
DATE: 05/27/2011
PROJECT NO: 2009-02
DRAWN BY: AC, M
CHECKED BY: BM, M

Bonstra Haresign
ARCHITECTS

SECTION D

1711 Connecticut Ave NW, Suite 400
Washington, DC 20004-1101
www.bonstra.com 202 546 9373 T
202 546 9132 F

A3.4



1711 FLORIDA AVENUE PROPERTY, LLC
1515 NEW HAMPSHIRE AVENUE, NW
WASHINGTON, DC 20009
P: (202) 78-3601
F: (202) 78-3613

SKAA Structural Engineers
1700 N Street, NW
Washington, DC 20036-2801
t: (202) 698-2520
f: (202) 698-1087
Corroli/Skate Associates
1140 Connecticut Ave NW,
Suite 600
Washington, DC 20036
t: (202) 296-8625
f: (202) 765-1276

AMT, LLC
1115 G Street NE, Suite 400
Washington, DC 20002
t: (202) 266-4545
f: (202) 266-6051
Bradley Site Design Inc.
1743 Connecticut Avenue, NW
4th Floor
Washington, DC 20009
t: (202) 518-8534
f: (202) 518-8535

1711 FLORIDA AVENUE, NW
Washington, DC 20009

REVISIONS	
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DATE	05-27-2011
PROJECT NO.	2009-022
DRAWN BY	BH, JH
CHECKED BY	BH, JH

Bonstra | Haresign
ARCHITECTS

SECTION E

A3.5

1711 Connecticut Ave NW, Suite 400
Washington, DC 20009-1123
www.bonstra.com (202) 586-9173
2009 100% B11-102.2