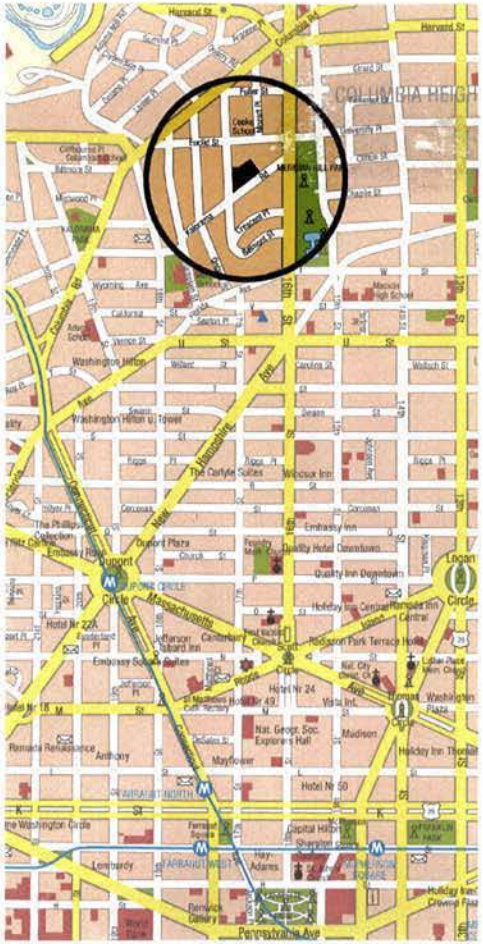




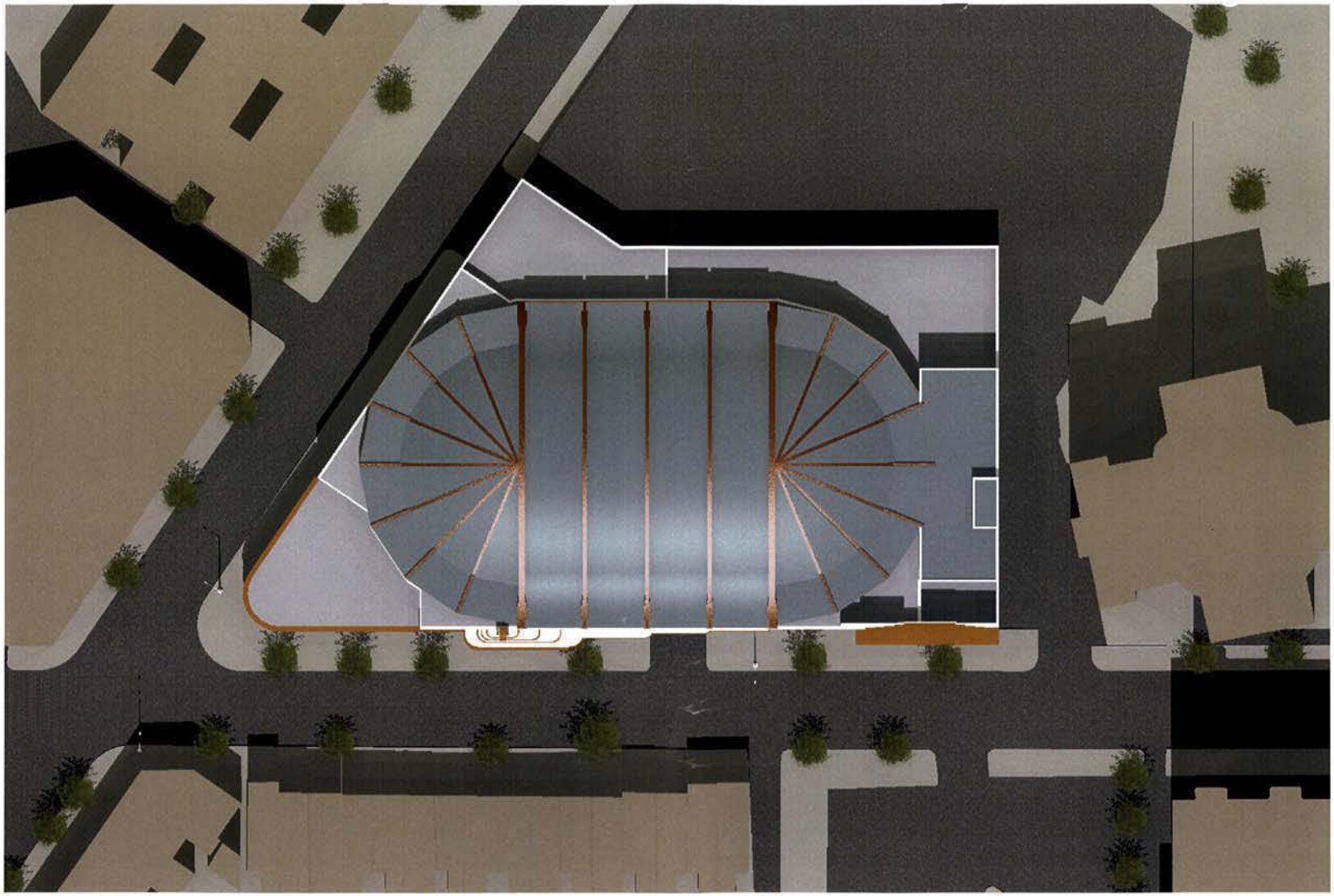
The Citadel, *17th St. and Kalorama Rd., NW,* Washington, DC

T1

ESOCOFF & ASSOCIATES | architects

ZONING COMMISSION
District of Columbia
Case 04-30
Exhibit 5





CONTENTS

Cover, Location Map	T-1
Kalorama Avenue View	T-2
Roof View	T-3
Contents	C-1
Computations	C-2
Parking Level - P-1	Z-1
Ground Floor Plan	Z-2
Ground Floor Mezzanine	Z-3
First Floor Plan	Z-4
First Floor Mezzanine	Z-5
South Elevation	Z-6
West Elevation	Z-7
North Elevation	Z-8
East Elevation	Z-9
Building Section	Z-10
Proposed Parking - Level P-2	A200
Proposed PArking - Level P-1	A201
Proposed Ground Floor Plan	A202
Proposed Supermarket Mezzanine & Lower Roof Plan	A203
Proposed First Floor Plan	A204
Proposed Roof Plan	A205
Elevations - 17th St. & Kalorama	A300
Elevations - North & East	A301
Building Section	A320
Building Sections	A321
Survey Plat	
Topography Plan	

THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

1 OCTOBER 2004

Contents

ARCHITECT
1030 Fifteenth Street, NW 202 682-1000
Suite 430 Fax 202 682 1972
Washington, D.C. 20005 architects@esocoff.com
ESOCOFF & ASSOCIATES| architects

C-1

Building Area Tabulations

Floor Areas	P-2	P-1	Ground	Ground Mezzanine	First	First Mezzanine	Totals	FAR Areas P-2	P-1	Ground	Ground Mezzanine	First	First Mezzanine	Totals
Existing Floor Plate (GSF)	40,384	40,582	40,529	7,836	n/a	n/a	129,331	0	14,642	38,885	7,836	n/a	n/a	61,343
Proposed Areas (GSF)	40,384	40,582	40,529	5,892	26,700	7,314	161,401	0	14,642	38,753	5,028	26,065	7,314	88,345
RETAIL	3,494	3,721					7,215		3,721					3,721
Retail MEP	132						132							
SUPERMARKET	639	1,475	35,429	4,756			42,299		1,475	33,919	4,756			40,150
Supermarket Parking	32,603	14,986					47,589		4,316					4,316
Supermarket Vert. Circulation	844	540	733	272			2,429		540	773	272			1,585
Loading Dock			2,339				2,339			2,339				
Supermarket MEP Areas	139						139							
OFFICE					26,065	7,314	33,379					26,065	7,314	33,379
Office Parking		15,603					15,603		817					817
Office Lobby			1,206				1,206			1,206				1,206
Office Vert. Circulation	190	674	516		635		2,015		152	516				668
Office Trash		164					164		164					164
Office MEP	262	294		864			1,420							
BASE BUILDING														
Base Building MEP	577						577							
Garage Exhaust	229	225	194				648							
Misc.	1,275	2,900	72				4,247							
Roof Top Mechanical							4,128							

Zoning Tabulations

		Required/ Allowed	Existing	Proposed
Floor Area Ratio (FAR)		1.50	1.49	2.08
Lot Area 42,490 SF		63,735	61,343	88,345
	Parking/Loading			.18 (7,472)
	Productive			1.90 (80,873)
Building Height		40'	55'	40'
Lot Occupancy		80%	95.7%	95.7%
Rear Yard		15'	0	0
Parking	Retail	0	n/a	0
	Supermarket	60	n/a	90
	Office	21	n/a	41
	Total	81	n/a	131

Loading Berths/Platforms	Required (Excluding 2200.4 Adjustment) 55' Deep	30' Deep	20' SDS	200' Pltfm	100' Pltfm	Proposed/Provided 55' Deep	30' Deep	20' SDS	200' Pltfm	100' Pltfm
Retail	0	1	0	0	1	0	0	0	0	0
Supermarket	1	1	1	1	1	0	2 => 30' (Plus trash compactor)	0	0	2 => 300 sf (Plus trash compactor)
(when GFA =>30,000) Office	0	1	1	0	1	0	0	0	0	0

Loading Zones	Required	Proposed/Provided
	None	Split existing 50' Zone (17th St.) into 30' Zone on 17th. St & 20' on Kalorama.

Parking Space Size	P2	P1	Total
HC	0	5	5
Full Size	32	28	60
Compact	43	23	66

THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

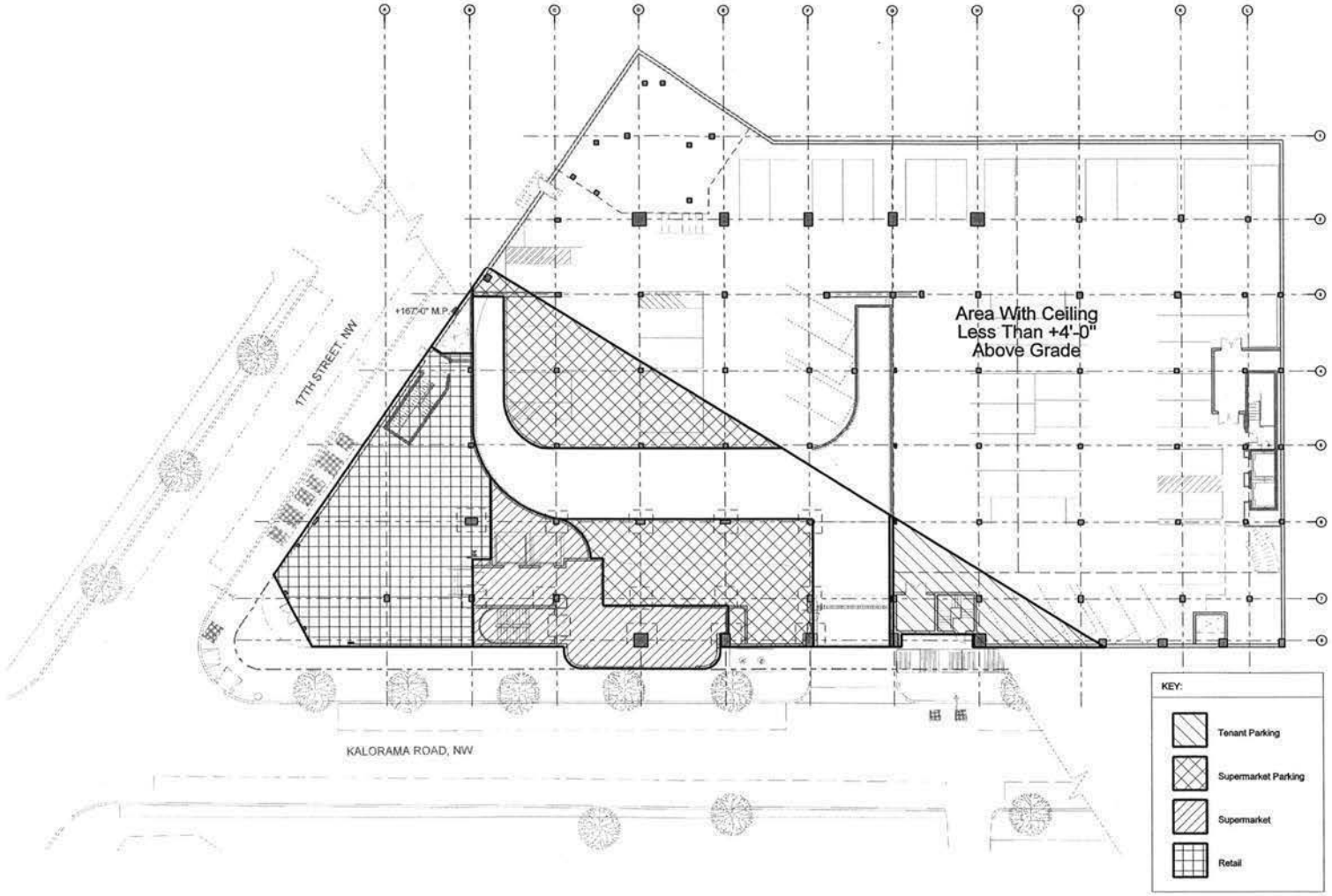
DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

1 OCTOBER 2004

Zoning Data

ARCHITECT
1030 Fifteenth Street, NW Suite 430 Washington, D.C. 20005
202 682-1600 Fax 202 682 1672 architects@esocoff.com
ESOCOFF & ASSOCIATES | architects

C-2



THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

1 OCTOBER 2004

NORTH

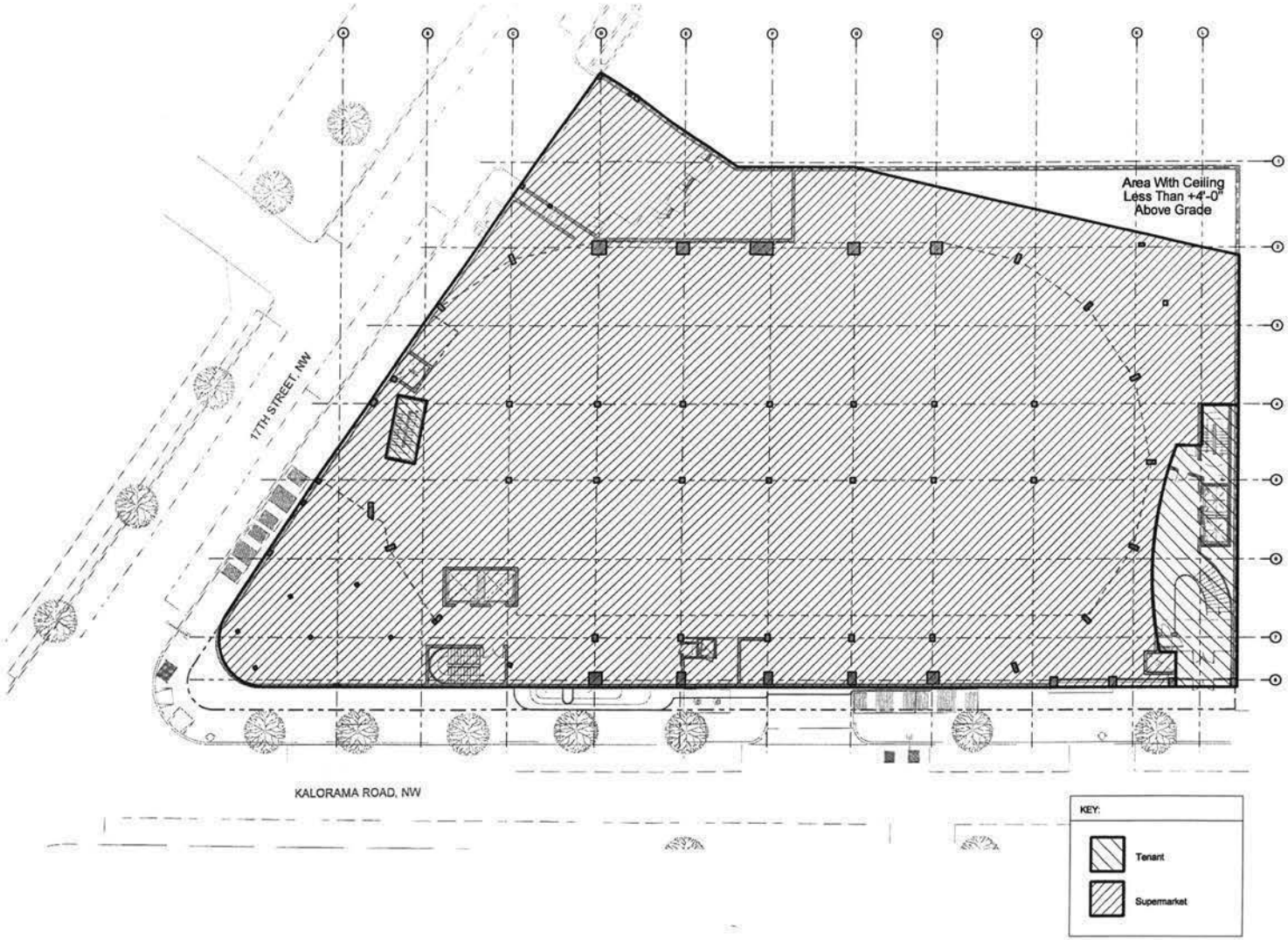
Parking Level -P1

Zoning Diagram

ARCHITECT
1030 Fifteenth Street, NW 202 682-1600
Suite 439 Fax 202 682 1672
Washington, D.C. 20005 architects@esocoff.com

ESOCOFF & ASSOCIATES | architects

Z-1



THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

1 OCTOBER 2004

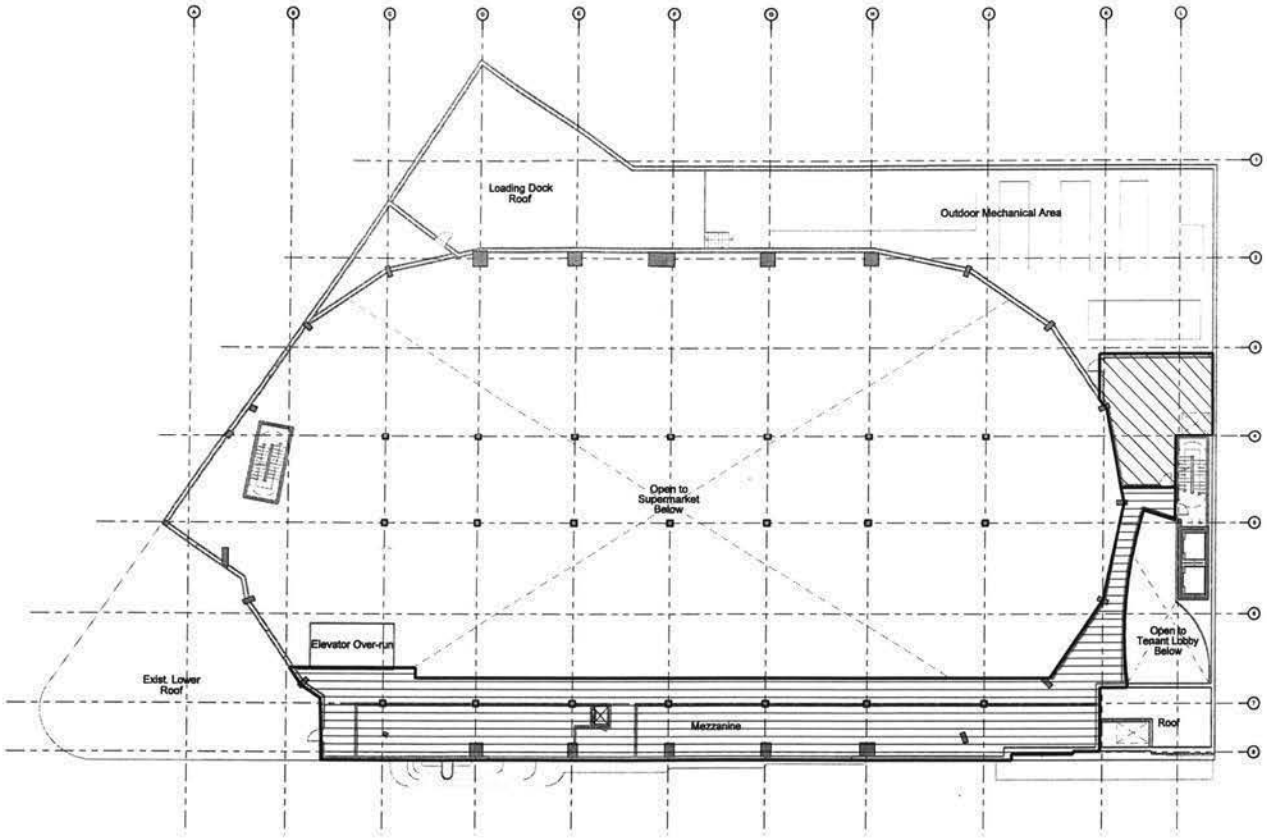
NORTH

Ground Floor Plan

Zoning Diagram

ARCHITECT
1030 Fifteenth Street, NW 202 682-1600
Suite 430 Fax 202 682 1672
Washington, D.C. 20005 architects@esocoff.com
ESOCOFF & ASSOCIATES | architects

Z-2



KEY:

Ground Floor Mezz.

Tenant Mechanical

THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

1 OCTOBER 2004

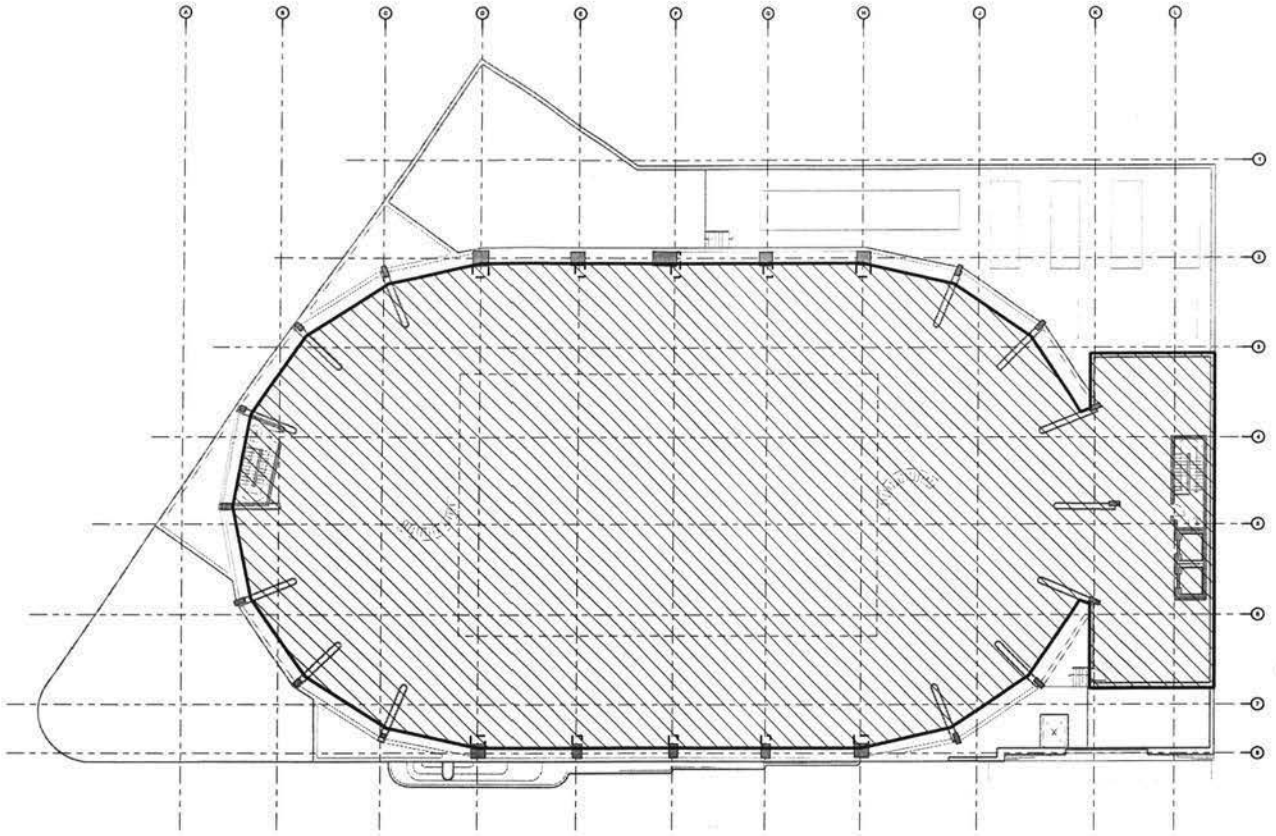
NORTH

Ground Floor Mezzanine

Zoning Diagram

ARCHITECT
1030 Fifteenth Street, NW 202 682-1600
Suite 430 Fax 202 682 1672
Washington, D.C. 20005 architects@esocoff.com
ESOCOFF & ASSOCIATES | architects

Z-3



KEY:

Tenant

THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

1 OCTOBER 2004

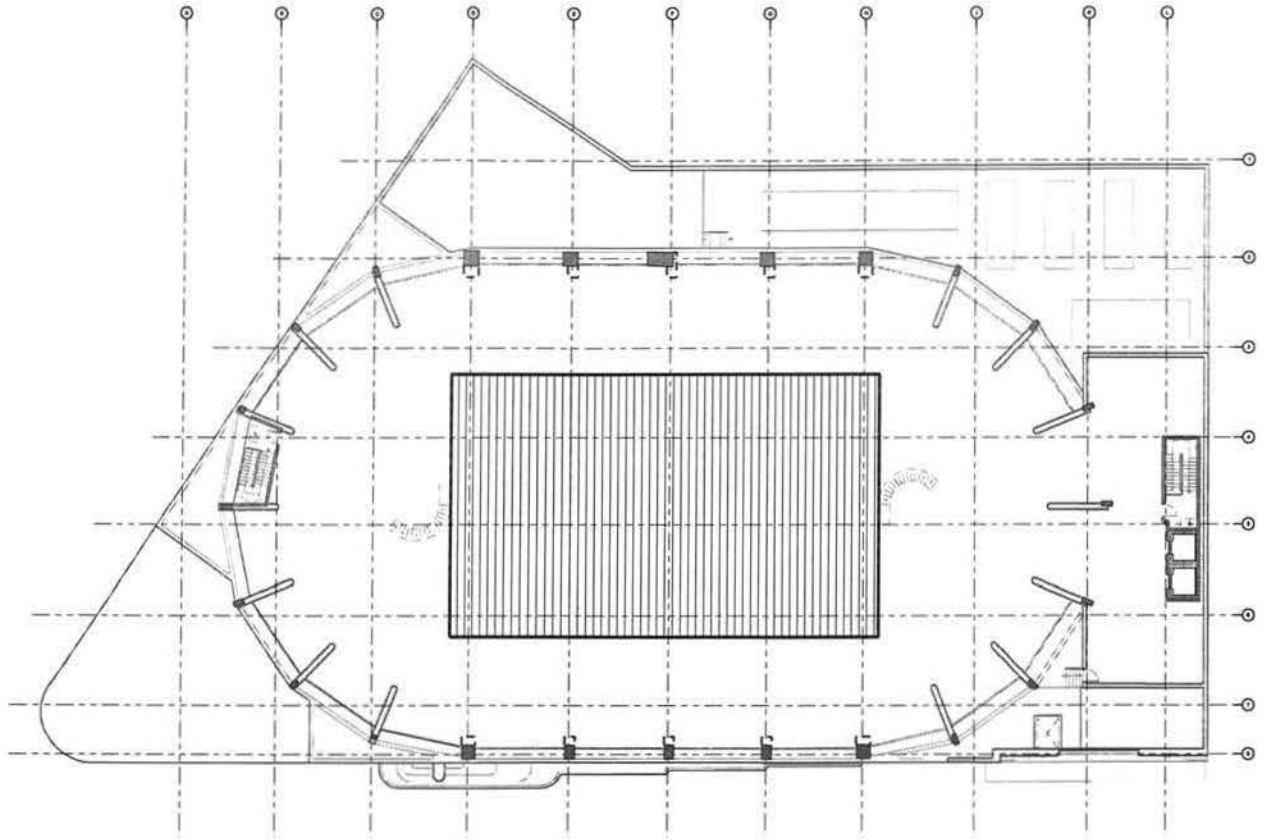
NORTH

First Floor Plan

Zoning Diagrams

ARCHITECT
1030 Fifteenth Street, NW Suite 430 Washington, D.C. 20005
202 682-1600 Fax 202 682 1672 architects@esocoff.com
ESOCOFF & ASSOCIATES | architects

Z-4



KEY:

Tenant Mezzanine

THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

1 OCTOBER 2004

NORTH

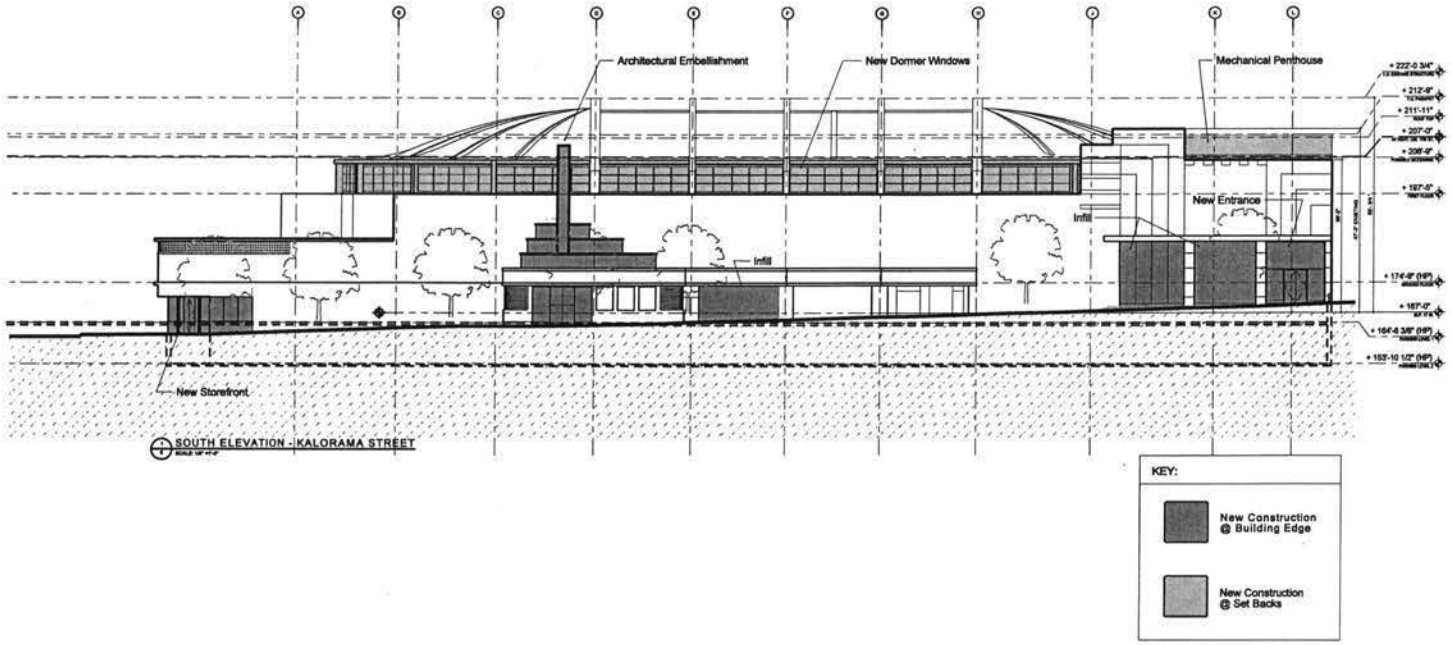
First Floor Mezzanine

Zoning Diagrams

ARCHITECT
1030 Fifteenth Street, NW 202 682-1600
Suite 430 Fax 202 682 1973
Washington, D.C. 20005 architects@esocoff.com

ESOCOFF & ASSOCIATES | architects

Z-5



THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

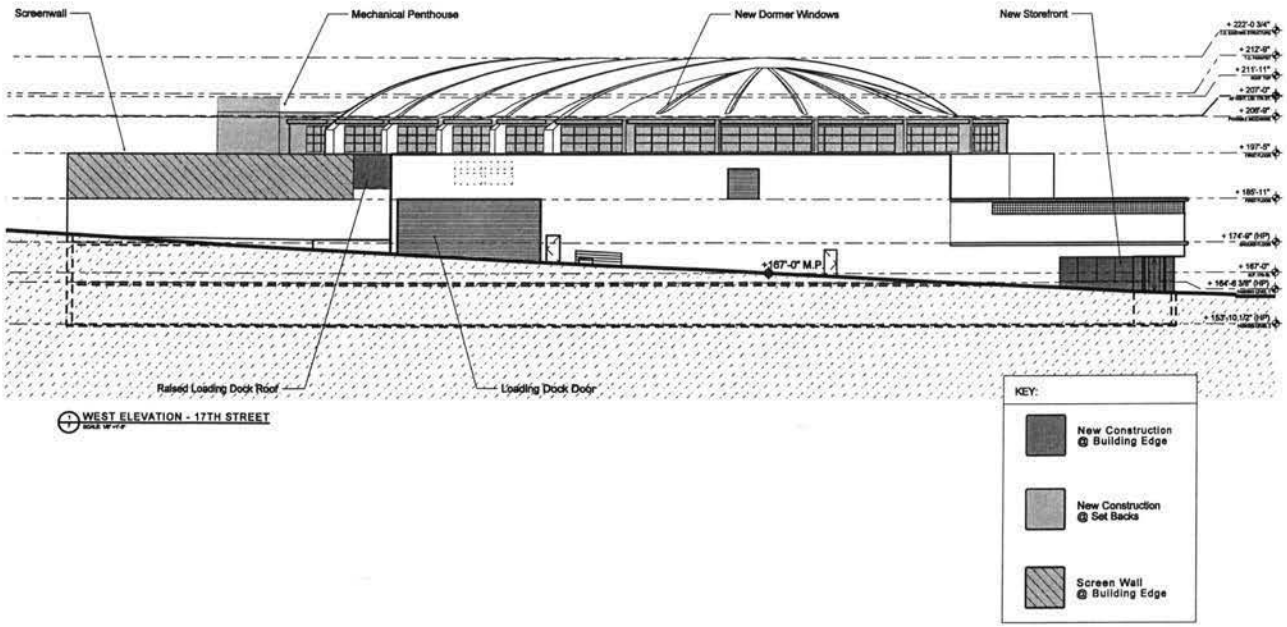
1 OCTOBER 2004

South Elevation, Kalorama Avenue

Zoning Diagrams

ARCHITECT
1030 Fifteenth Street, NW Suite 430 Washington, D.C. 20005
202 682-1600 Fax 202 682 1672 architects@esocoff.com
ESOCOFF & ASSOCIATES | architects

Z-6



WEST ELEVATION - 17TH STREET

THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

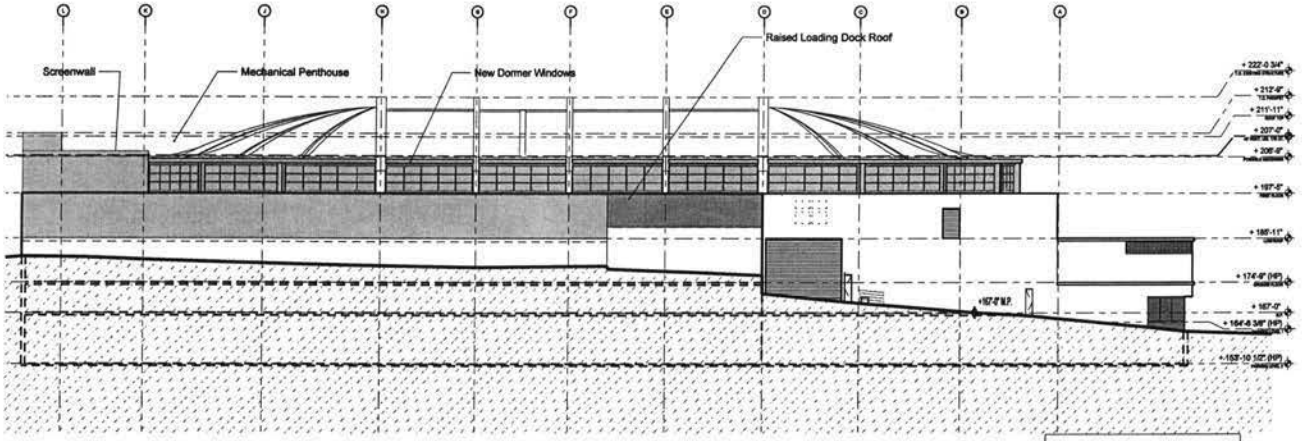
1 OCTOBER 2004

West Elevation, 17th Street

Zoning Diagrams

ARCHITECT
1030 Fifteenth Street, NW Suite 430 Washington, D.C. 20005
202 682-1600 Fax 202 682 1672 architects@esocoff.com
ESOCOFF & ASSOCIATES | architects

Z-7



NORTH ELEVATION - REAR

KEY:

- New Construction @ Building Edge
- New Construction @ Set Backs
- Screen Wall @ Building Edge

THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

1 OCTOBER 2004

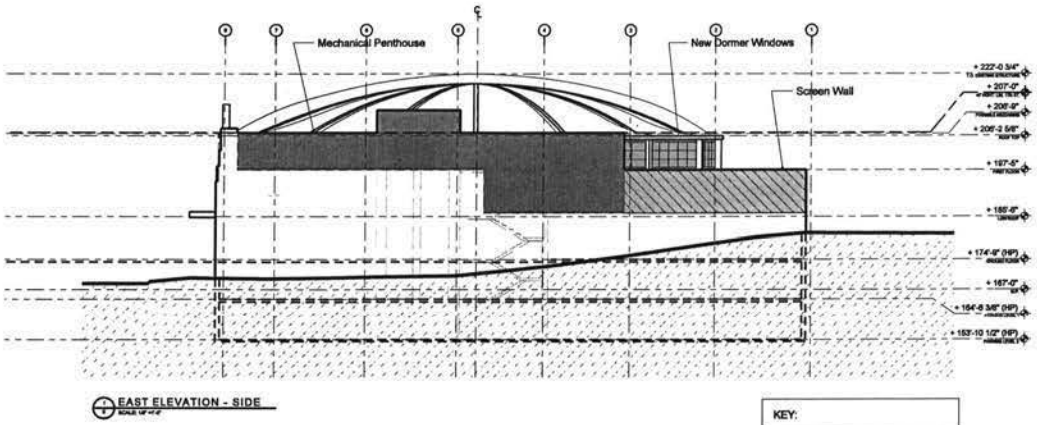
North Elevation

Zoning Diagrams

ARCHITECT
1030 Fifteenth Street, NW Suite 430 Washington, D.C. 20005
202 682-1600 Fax 202 682 1672 architects@esocoff.com

ESOCOFF & ASSOCIATES | architects

Z-8



EAST ELEVATION - SIDE

KEY:

- New Construction @ Building Edge
- New Construction @ Set Backs
- Screen Wall @ Building Edge

THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

1 OCTOBER 2004

East Elevation, Side Elevation

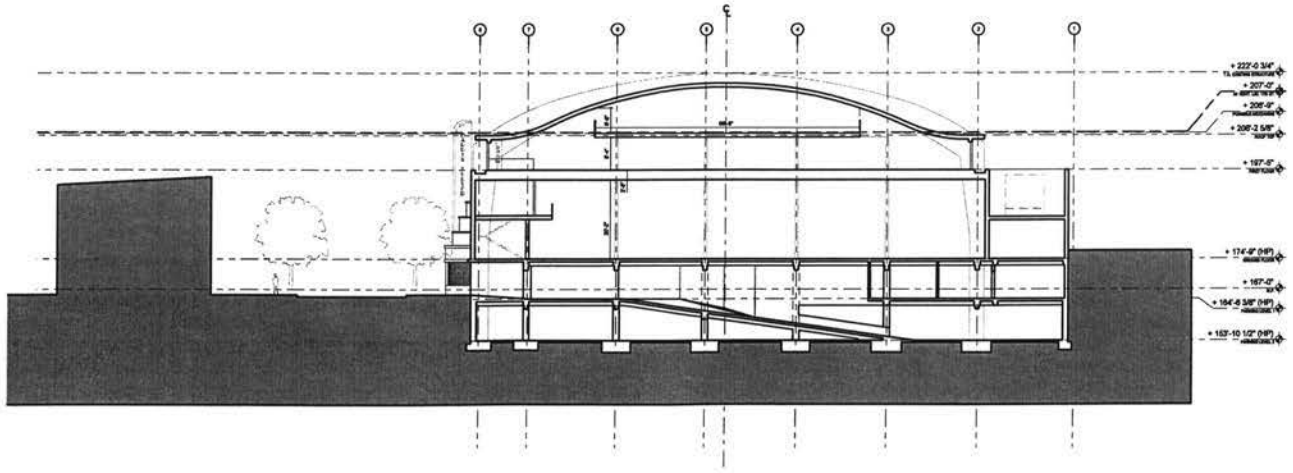
Zoning Diagrams

ARCHITECT

1030 Fifteenth Street, NW
Suite 430
Washington, D.C. 20005
202 682-1600
Fax 202 682 1672
architects@esocoff.com

ESOCOFF & ASSOCIATES | architects

Z-9



SECTION @ SUPERMARKET MEZZANINE

THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

1 OCTOBER 2004

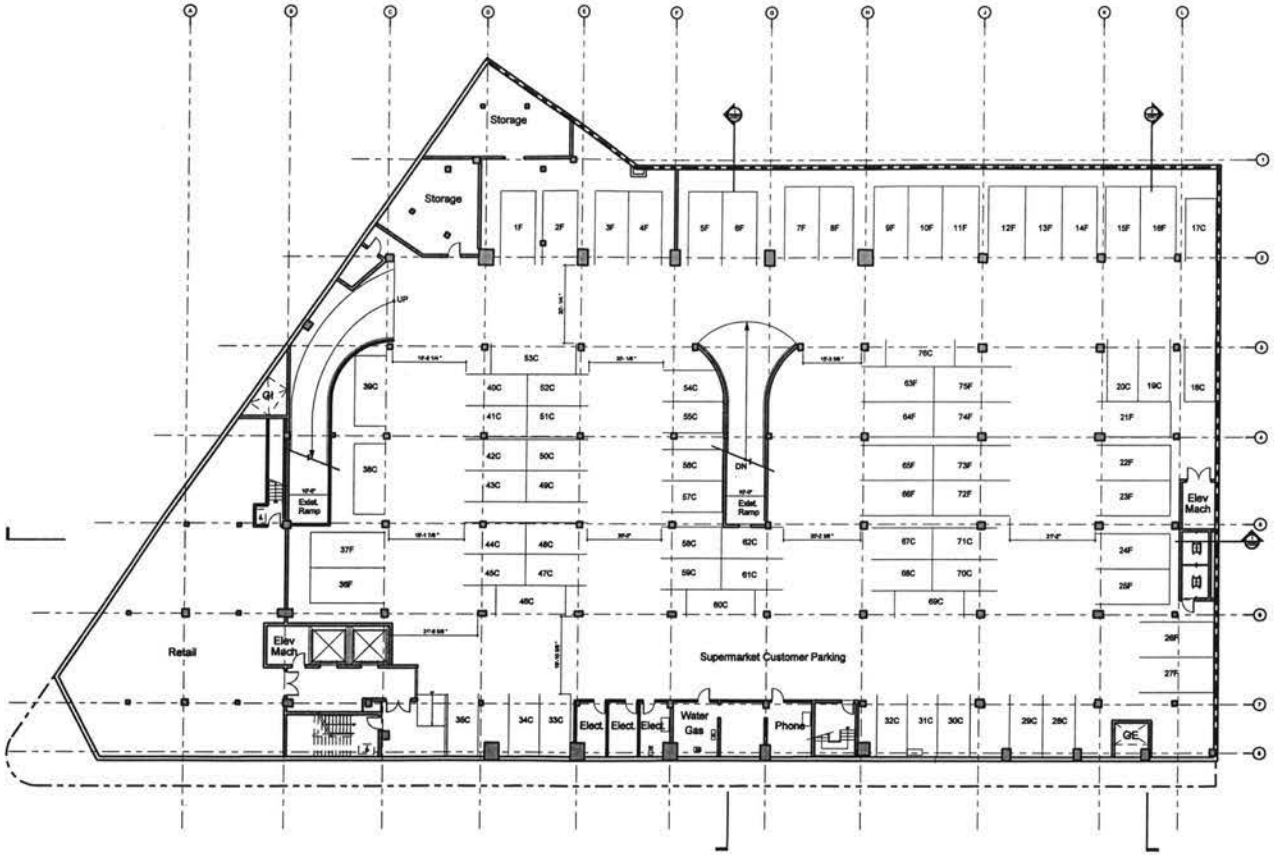
Building Section

Zoning Diagrams

ARCHITECT
1030 Fifteenth Street, NW 202 682-1600
Suite 430 Fax 202 682 1672
Washington, D.C. 20005 architects@esocoff.com

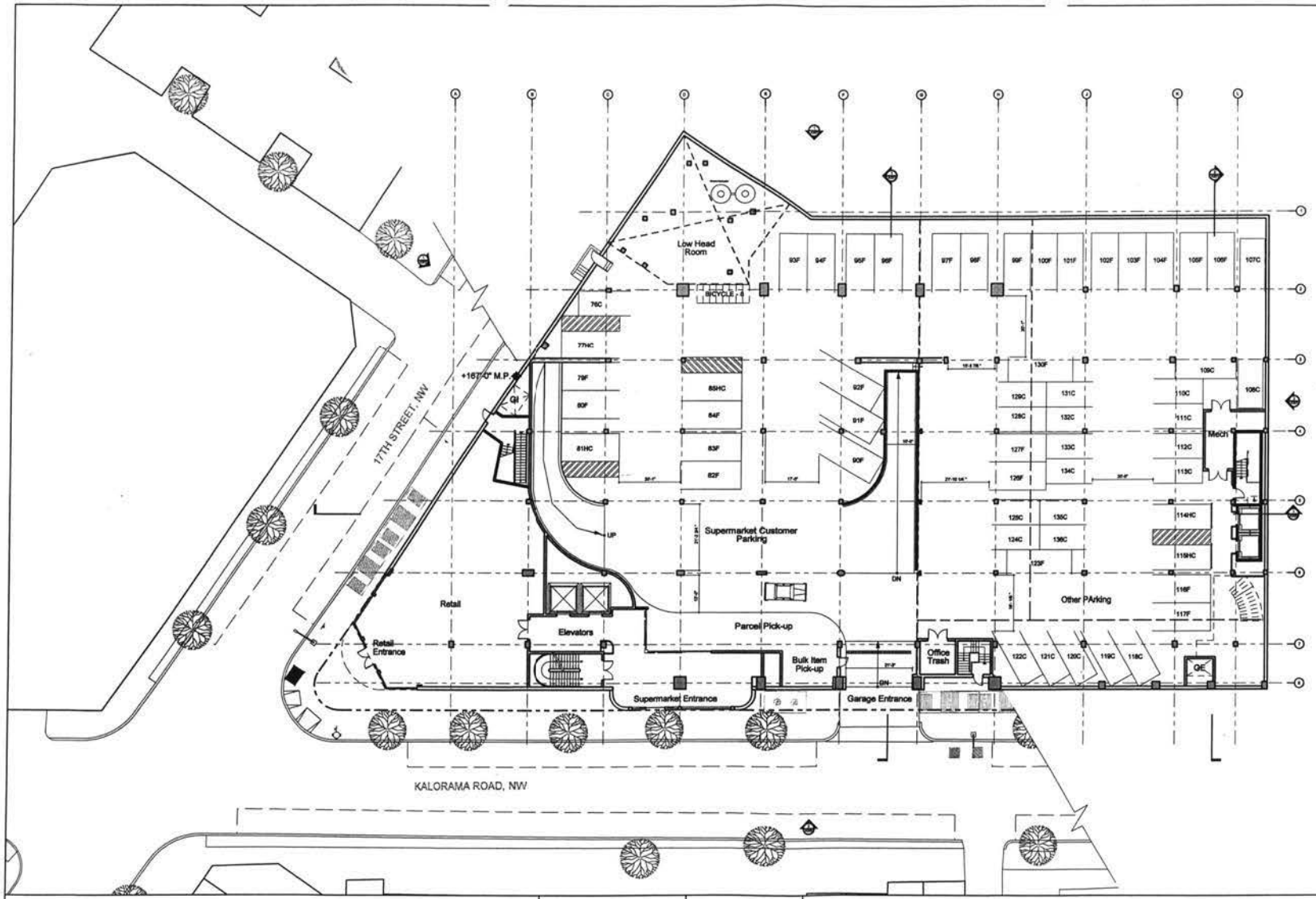
ESOCOFF & ASSOCIATES | architects

Z-10



THE CITADEL, 17th St.& Kalorama Ave.	0 8' 16' 32'		PROPOSED PARKING LEVEL P-2 PLAN
Faison Associates	SCALE: 1/32" = 1'-0"	NORTH	ARCHITECT
DEVELOPER 121 West Trade Street Suite 2550 Charlotte, NC 28202	1 OCTOBER 2004		1030 Fifteenth Street, NW 202 682-1600 Suite 430 Fax 202 682 1672 Washington, D.C. 20005 architects@esocoff.com ESOCOFF & ASSOCIATES | architects

A200



THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

1 OCTOBER 2004

NORTH

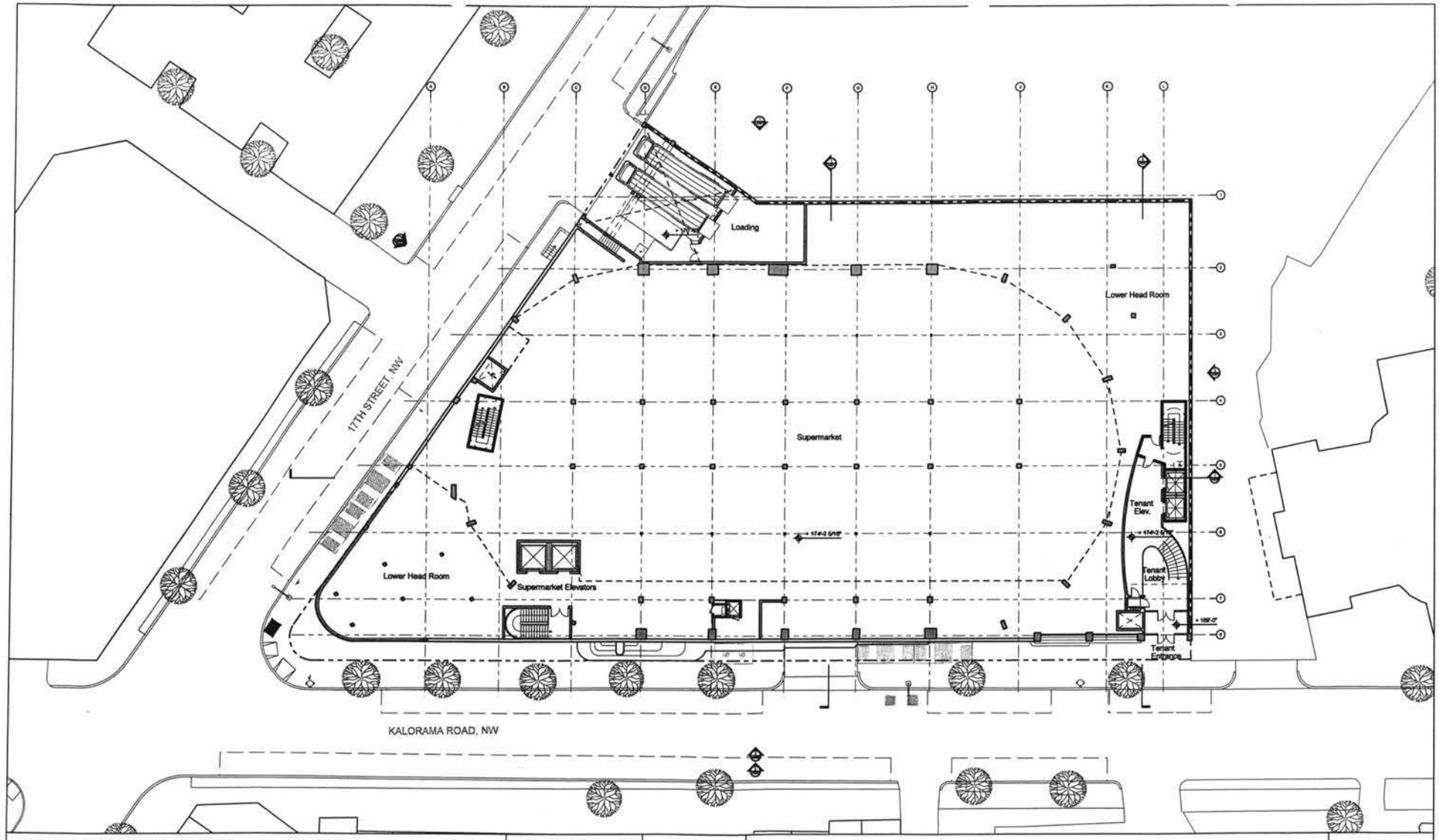
PROPOSED PARKING LEVEL P-1 PLAN

ARCHITECT

1030 Fifteenth Street, NW Suite 430 Washington, D.C. 20005
202 682-1600 Fax 202 682 1672 architects@esocoff.com

ESOCOFF & ASSOCIATES | architects

A201



THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

1 OCTOBER 2004

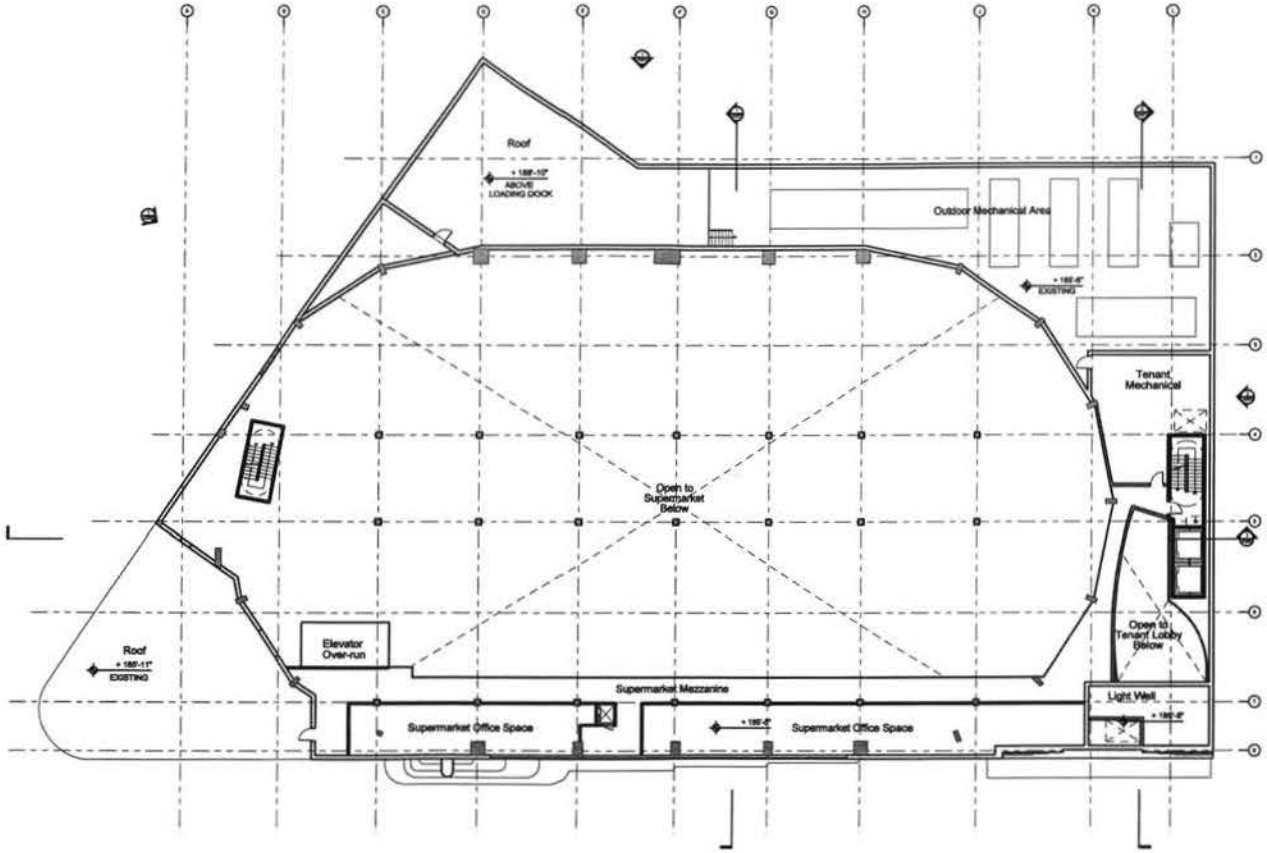
NORTH

PROPOSED GROUND FLOOR PLAN

ARCHITECT
1030 Fifteenth Street, NW 202 862-1600
Suite 430 Fax 202 862 1672
Washington, D.C. 20005 architects@esocoff.com

ESOCOFF & ASSOCIATES | architects

A202



THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

1 OCTOBER 2004

NORTH

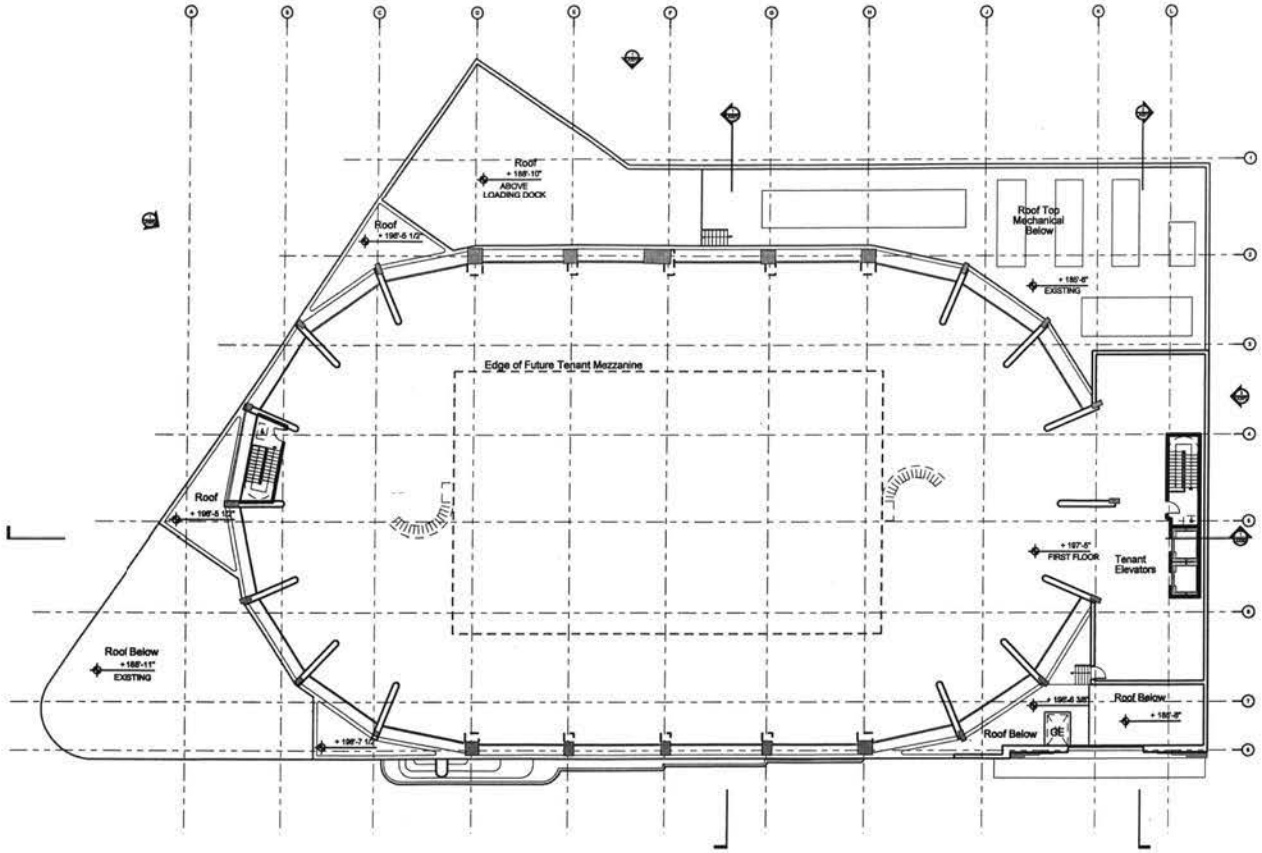
PROPOSED SUPERMARKET MEZZANINE & LOWER ROOF PLAN

ARCHITECT

1030 Fifteenth Street, NW 202 682-1600
Suite 430 Fax 202 682 1672
Washington, D.C. 20005 architects@esocoff.com

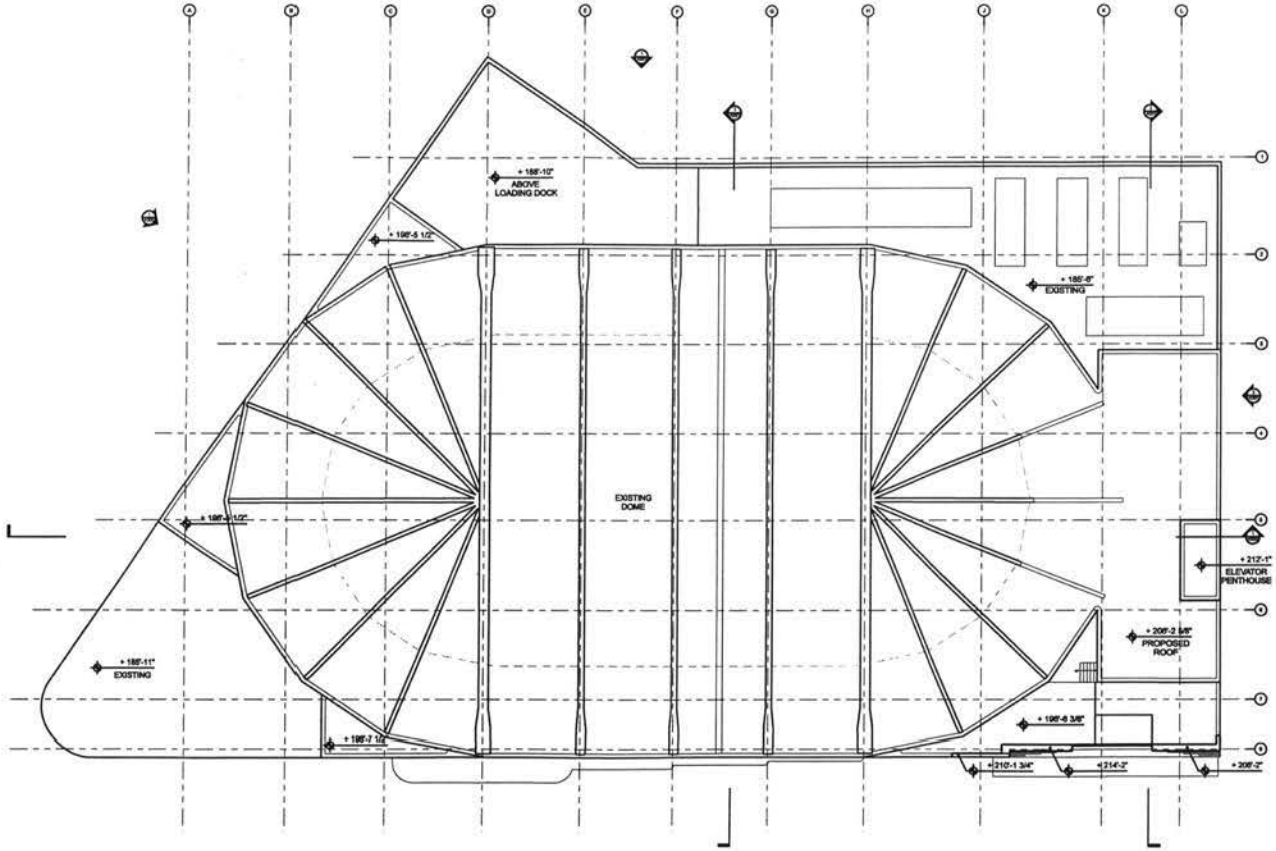
ESOCOFF & ASSOCIATES| architects

A203



THE CITADEL, 17th St.& Kalorama Ave.	0 8' 16' 32' SCALE: 1/32" = 1'-0"	NORTH	PROPOSED FIRST FLOOR PLAN
Faison Associates			ARCHITECT
DEVELOPER 121 West Trade Street Suite 2550 Charlotte, NC 28202	1 OCTOBER 2004		1030 Fifteenth Street, NW 202 682-1600 Suite 430 Fax 202 682 1572 Washington, D.C. 20005 architects@esocoff.com ESOCOFF & ASSOCIATES | architects

A204



THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

1 OCTOBER 2004

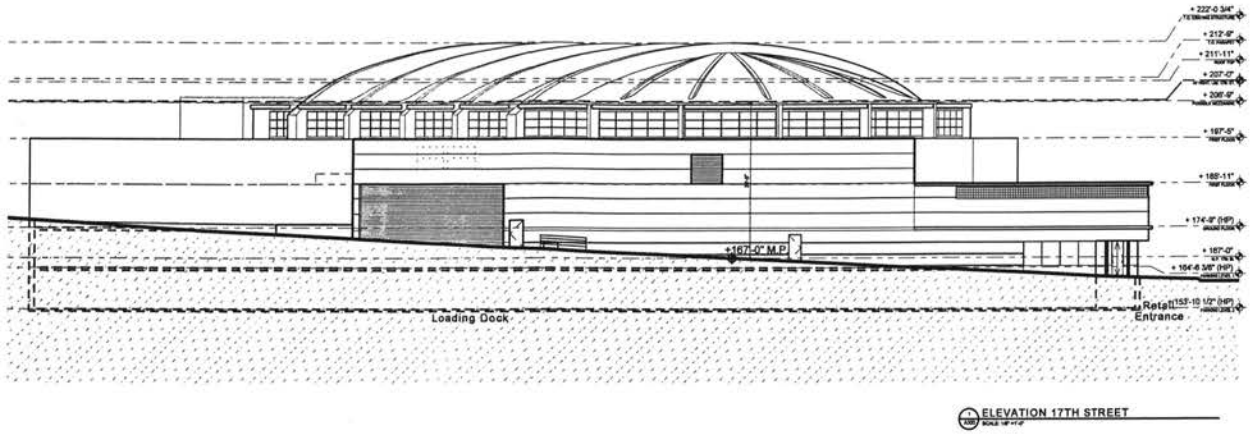
NORTH

PROPOSED ROOF PLAN

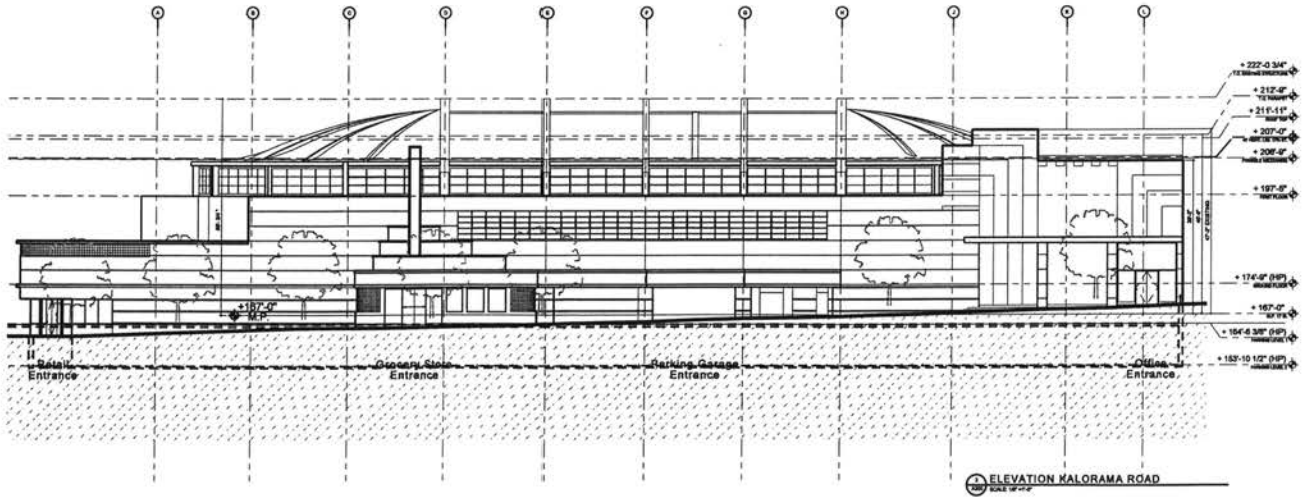
ARCHITECT
1030 Fifteenth Street, NW 202 682-1600
Suite 430 Fax 202 682 1672
Washington, D.C. 20005 architects@esocoff.com

ESOCOFF & ASSOCIATES | architects

A205

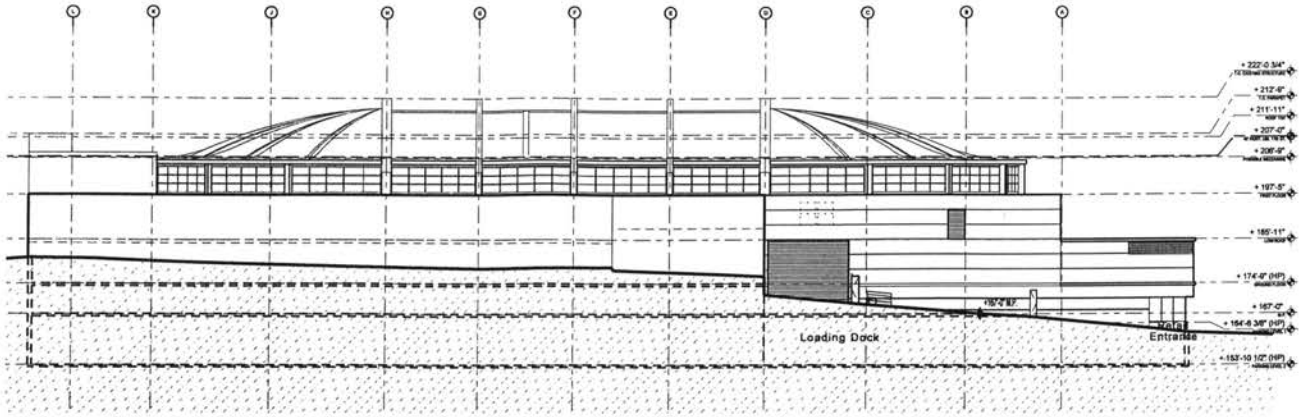


1 ELEVATION 17TH STREET
SCALE: 1/8" = 1'-0"

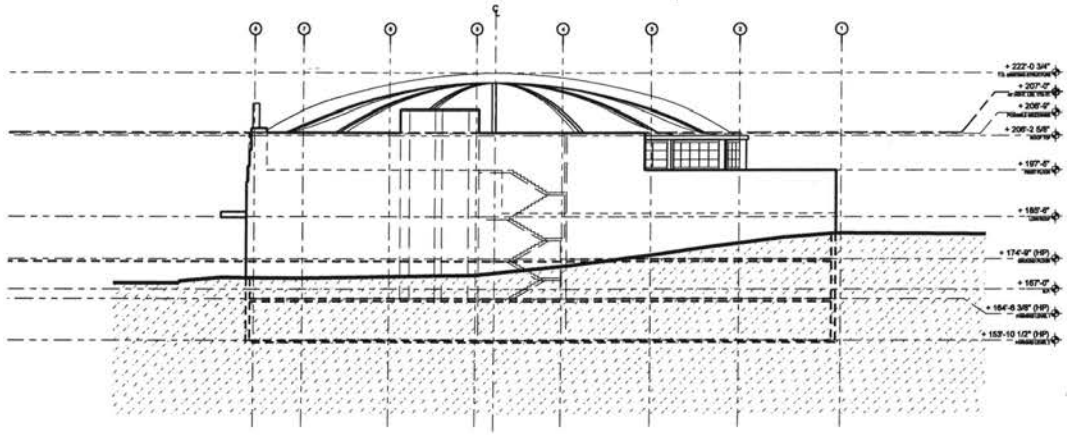


2 ELEVATION KALORAMA ROAD
SCALE: 1/8" = 1'-0"

THE CITADEL, 17th St.& Kalorama Ave.	0 8' 16' 32' SCALE: 1/32" = 1'-0"	ELEVATIONS	A300
Faison Associates DEVELOPER 121 West Trade Street Suite 2550 Charlotte, NC 28202	1 OCTOBER 2004	ARCHITECT 1030 Fifteenth Street, NW Suite 430 Washington, D.C. 20005 202 682-1600 Fax 202 682 1672 architects@esocoff.com ESOCOFF & ASSOCIATES | architects	

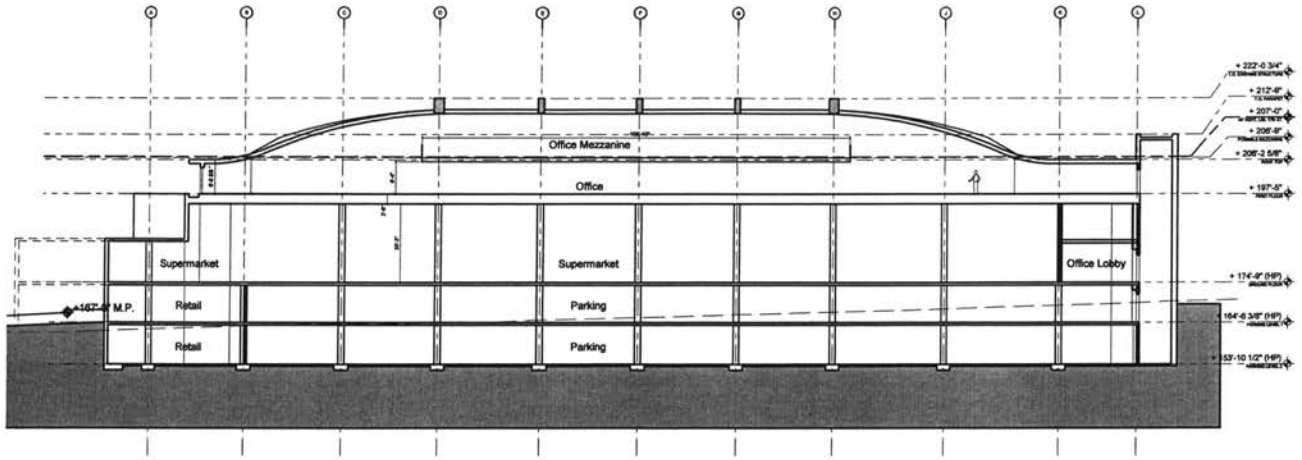


NORTH ELEVATION



EAST ELEVATION

THE CITADEL, 17th St.& Kalorama Ave.	0 8' 16' 32' SCALE: 1/32" = 1'-0"	ELEVATIONS	A301
Faison Associates DEVELOPER 121 West Trade Street Suite 2550 Charlotte, NC 28202	1 OCTOBER 2004	ARCHITECT 1030 Fifteenth Street, NW 202 682-1600 Suite 430 Fax 202 682 1672 Washington, D.C. 20005 architects@esocoff.com ESOCOFF & ASSOCIATES| architects	



1 LONGITUDINAL SECTION

THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

1 OCTOBER 2004

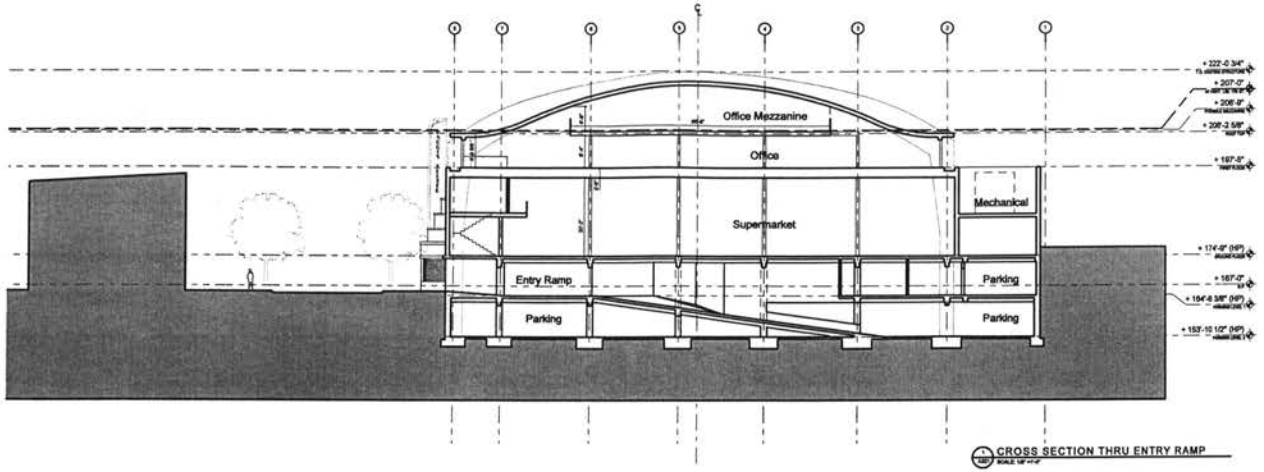
SECTION

ARCHITECT

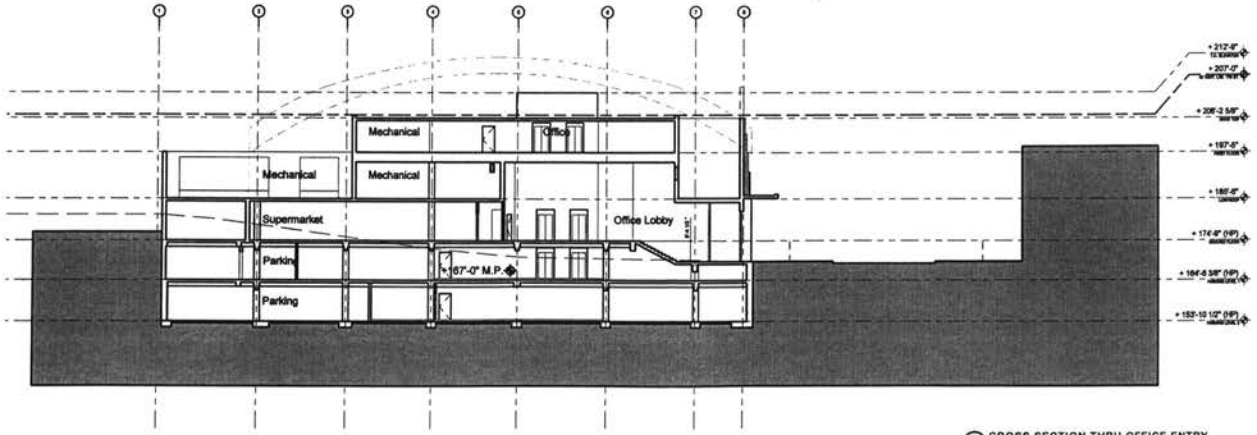
1030 Fifteenth Street, NW 202 682-1600
Suite 430 Fax 202 682 1672
Washington, D.C. 20005 architects@esocoff.com

ESOCOFF & ASSOCIATES | architects

A320



CROSS SECTION THRU ENTRY RAMP



CROSS SECTION THRU OFFICE ENTRY

THE CITADEL, 17th St.& Kalorama Ave.

Faison Associates

DEVELOPER
121 West Trade Street
Suite 2550
Charlotte, NC 28202

0 8' 16' 32'

SCALE: 1/32" = 1'-0"

1 OCTOBER 2004

CROSS SECTIONS

ARCHITECT

1030 Fifteenth Street, NW 202 682-1600
Suite 430 Fax 202 682 1672
Washington, D.C. 20005 architects@esocoff.com

ESOCOFF & ASSOCIATES | architects

A321

DISTRICT OF COLUMBIA GOVERNMENT
OFFICE OF THE SURVEYOR

Washington, D.C., June 30, 2004

Plat for Building Permit of SQUARE 2572 LOT 36

Scale: 1 inch = 40 feet Recorded in Book 168 Page 6

Receipt No. 12841

Furnished to: FREDA HOBAR

Surveyor, D.C.

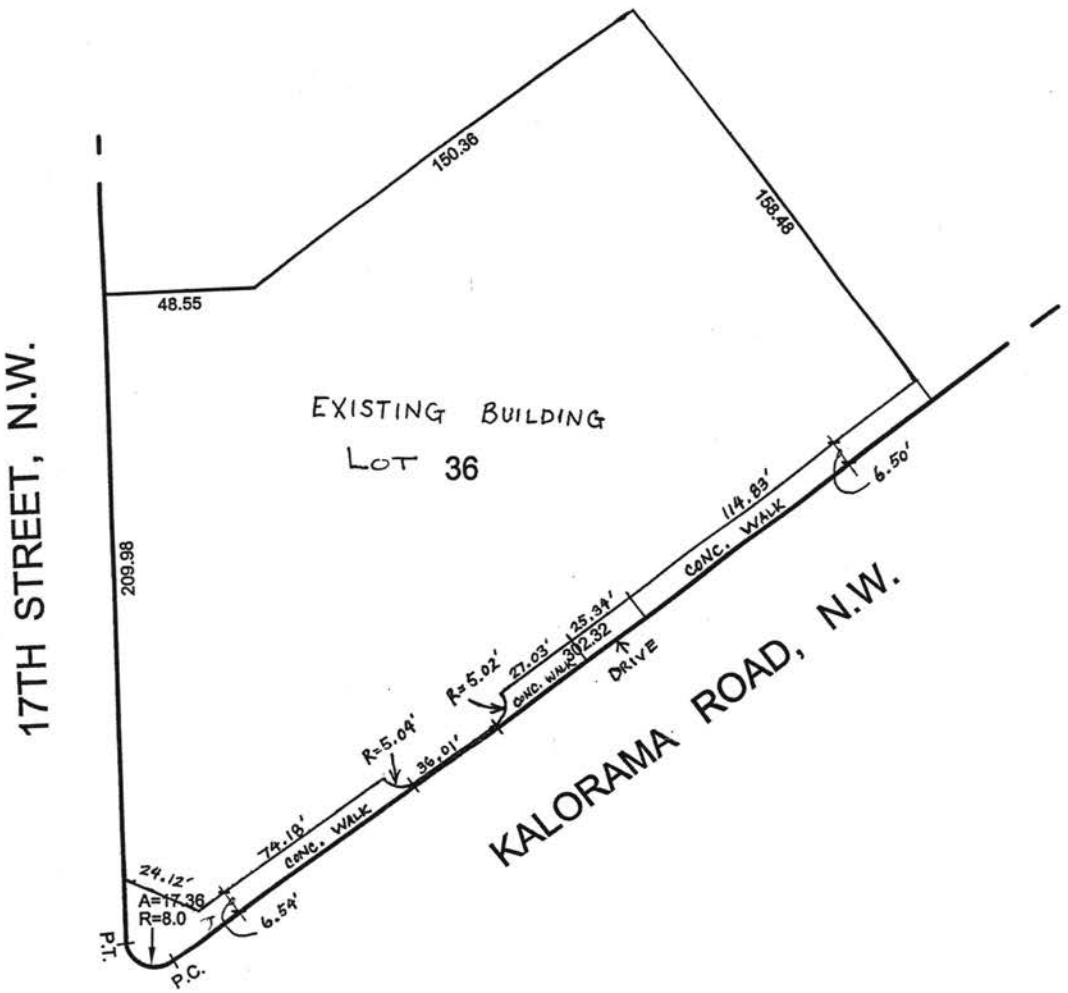
By: L.M.A.

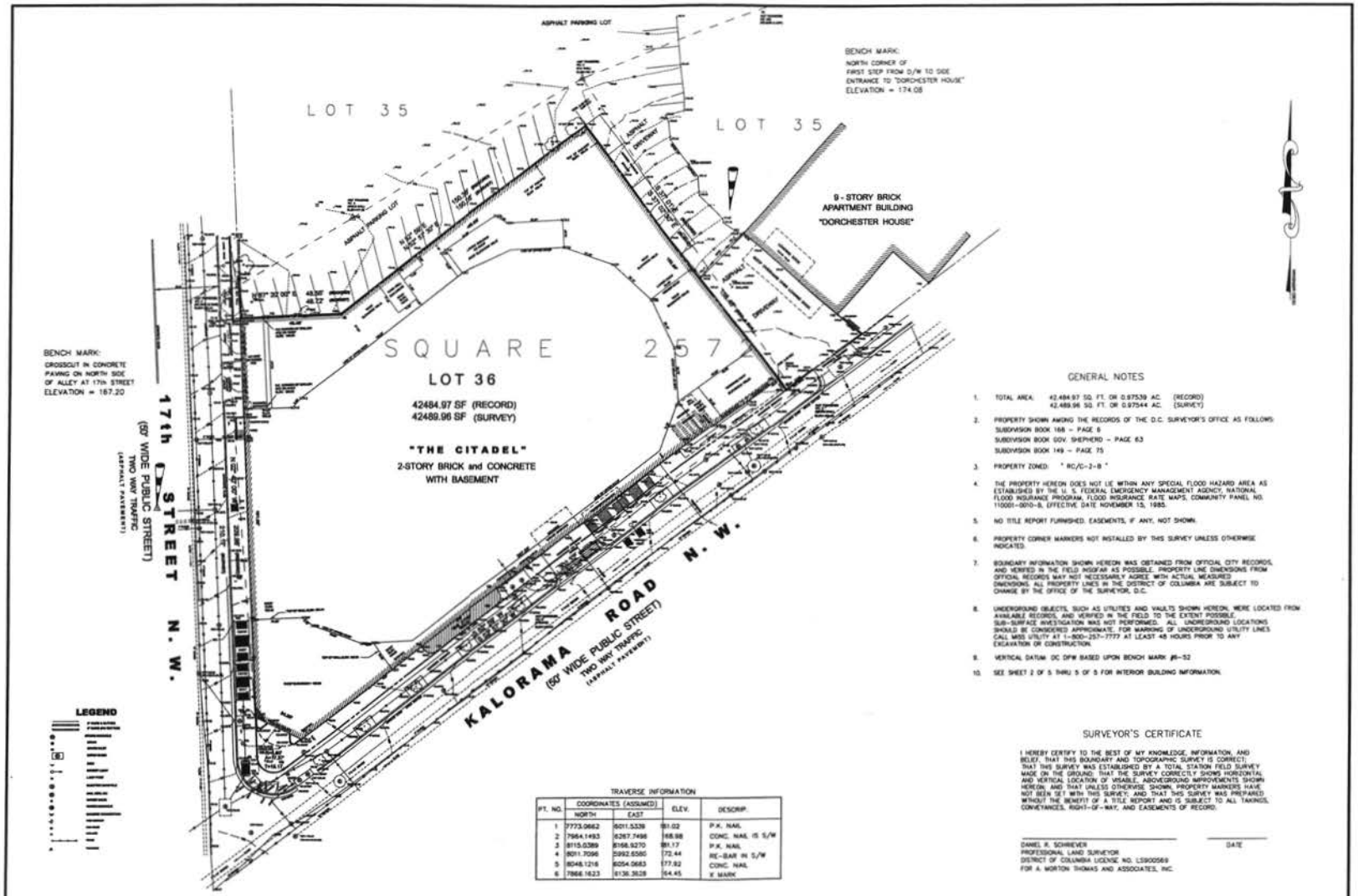
I hereby certify that all existing improvements shown hereon, are completely dimensioned, and are correctly platted; that all proposed buildings or construction, or parts thereof, including covered porches, are correctly dimensioned and platted and agree with plans accompanying the application; that the foundation plans as shown hereon is drawn, and dimensioned accurately to the same scale as the property lines shown on this plat;and that by reason of the proposed improvements to be erected as shown hereon the size of any adjoining lot or premises is not decreased to an area less than is required by the Zoning Regulations for light and ventilation; and it is further certified and agreed that accessible parking area where required by the Zoning Regulations will be reserved in accordance with the Zoning Regulations, and that this area has been correctly drawn and dimensioned hereon. It is further agreed that the elevation of the accessible parking area with respect to the Highway Department approved curb and alley grade will not result in a rate of grade along centerline of driveway at any point on private property in excess of 20% for single-family dwellings or flats, or in excess of 12% at any point for other buildings. (The policy of the Highway Department permits a maximum driveway grade of 12% across the public parking and the private restricted property.)

Date: _____

_____
(Signature of owner or his authorized agent)

NOTE: Data shown for Assessment and Taxation Lots or Parcels are in accordance with the records of the Department of Finance and Revenue, Assessment Administration, and do not necessarily agree with deed description.





TRAVERSE INFORMATION

PT. NO.	COORDINATES (ASSUMED) NORTH	EAST	ELEV.	DESCRIP.
1	7773.0662	6011.5339	181.02	P.K. NAIL
2	7964.1493	6267.7496	168.98	CONC. NAIL IS S/W
3	8115.0389	6168.9270	181.17	P.K. NAIL
4	8011.7096	5992.6580	172.44	RE-BAR IN S/W
5	8048.1216	6054.0683	177.82	CONC. NAIL
6	7868.1623	6136.3628	164.45	X MARK

GRAPHIC SCALE
1:50 SCALE

GENERAL NOTES

1. TOTAL AREA: 42,484.97 SQ. FT. OR 0.97539 AC. (RECORD)
   42,488.96 SQ. FT. OR 0.97544 AC. (SURVEY)
2. PROPERTY SHOWN AMONG THE RECORDS OF THE D.C. SURVEYOR'S OFFICE AS FOLLOWS:
   SUBDIVISION BOOK 166 – PAGE 6
   SUBDIVISION BOOK GOV. SHEPHERD – PAGE 63
   SUBDIVISION BOOK 149 – PAGE 75
3. PROPERTY ZONED: " RC/C-2-B "
4. THE PROPERTY HEREON DOES NOT LIE WITHIN ANY SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE U. S. FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 110001-0010-B, EFFECTIVE DATE NOVEMBER 15, 1985.
5. NO TITLE REPORT FURNISHED. EASEMENTS, IF ANY, NOT SHOWN.
6. PROPERTY CORNER MARKERS NOT INSTALLED BY THIS SURVEY UNLESS OTHERWISE INDICATED.
7. 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.
8. UNDERGROUND OBJECTS, SUCH AS UTILITIES AND VAULTS SHOWN HEREON, WERE LOCATED FROM AVAILABLE RECORDS, AND VERIFIED IN THE FIELD TO THE EXTENT POSSIBLE. SUB-SURFACE INVESTIGATION WAS NOT PERFORMED. ALL UNDERGROUND LOCATIONS SHOULD BE CONSIDERED APPROXIMATE. FOR MARKING OF UNDERGROUND UTILITY LINES CALL MISS UTILITY AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION OR CONSTRUCTION.
9. VERTICAL DATUM: DC DPW BASED UPON BENCH MARK #5-52
10. SEE SHEET 2 OF 5 THRU 5 OF 5 FOR INTERIOR BUILDING INFORMATION.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THAT THIS BOUNDARY AND TOPOGRAPHIC SURVEY IS CORRECT; THAT THIS SURVEY WAS ESTABLISHED BY A TOTAL STATION FIELD SURVEY MADE ON THE GROUND; THAT THE SURVEY CORRECTLY SHOWS HORIZONTAL AND VERTICAL LOCATION OF VISABLE, ABOVEGROUND IMPROVEMENTS SHOWN HEREON; AND THAT UNLESS OTHERWISE SHOWN, PROPERTY MARKERS HAVE NOT BEEN SET WITH THIS SURVEY; AND THAT THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL TAKINGS, CONVEYANCES, RIGHT-OF-WAY, AND EASEMENTS OF RECORD.

DANIEL R. SCHRIEVER
PROFESSIONAL LAND SURVEYOR
DISTRICT OF COLUMBIA LICENSE NO. LS900569
FOR A. MORTON THOMAS AND ASSOCIATES, INC.

DATE

AMT
A. MORTON THOMAS AND ASSOCIATES, INC.

NO.	BY	DATE	REVISION
	JG		
	DR, DPW		
	DPW		
	DPW	3-30-10	SURVEY DELETED
		3-30-10	PRELIMINARY DRAWING ISSUED WITH RIGHT DETAIL ADDED
	DKB	2-2-10	PRELIMINARY DRAWING ISSUED

"THE CITADEL"
LOT 36 in SQUARE 2572
17th STREET and KALORAMA ROAD, N.W.
AND NC
WARD 1 DISTRICT OF COLUMBIA

SCALE	CONTOUR INTERVAL	A.M.T. FILE No.
1 in. = 16 ft.	1 Foot	104-173 2010
DATE: JULY 2004	TAX MAP No. SHEET VOL. 3 PLATE 9	SHEET 1 of 5