

# PROJECT DATA

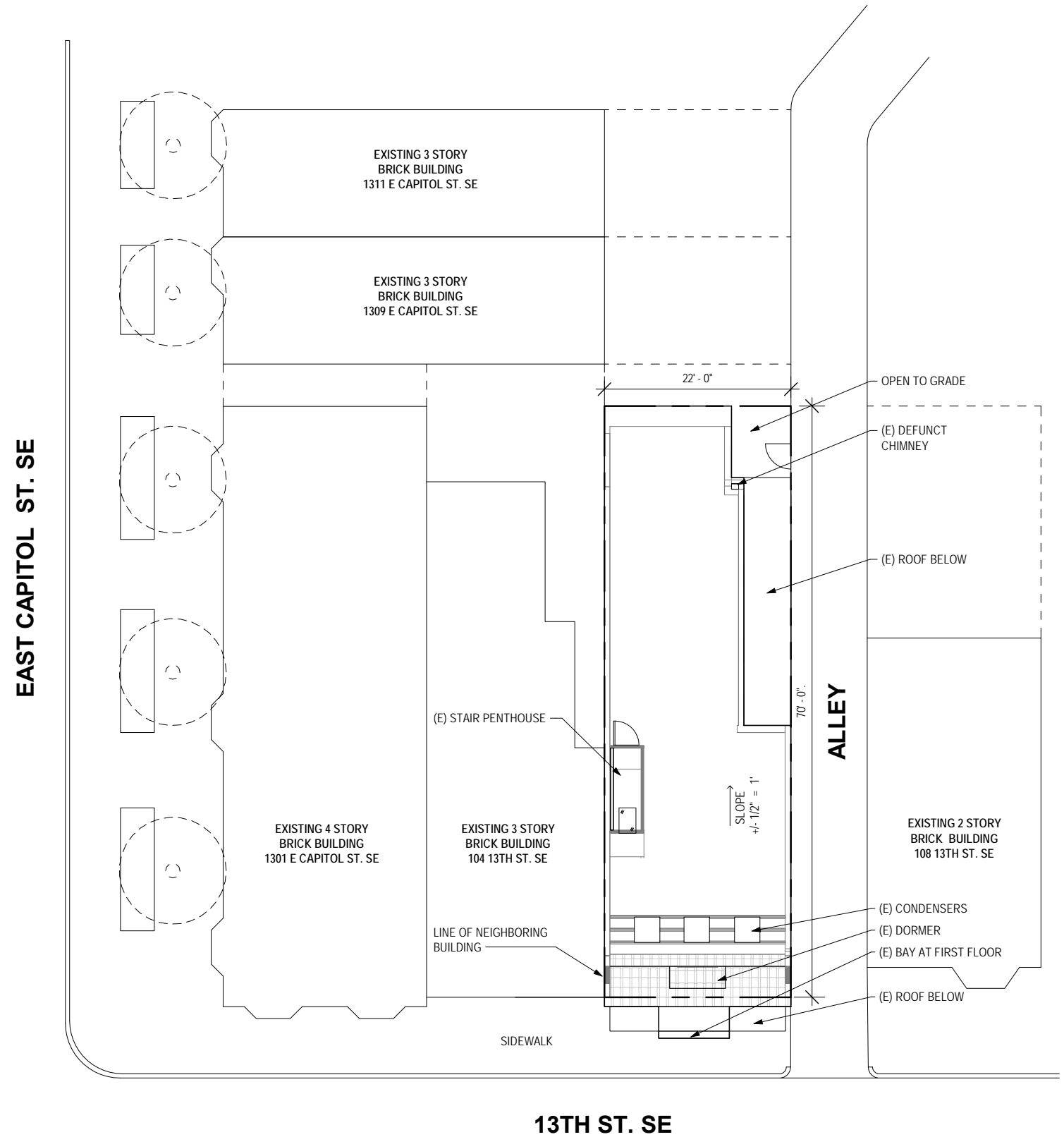
**BUILDING ADDRESS:** 106 13TH ST. SE  
 WASHINGTON, DC 20003  
**BUILDING OWNER:** 106 13TH STREET, LLC.  
**ZONE:** RF-1      **LOT:** 0061      **SQUARE:** 1036  
**CONSTRUCTION TYPE:** 3B  
**USE GROUP:** A-2, RESTAURANT  
**NUMBER OF STORIES:** 2 + CELLAR  
**FIRE ALARM:** YES  
**FIRE SPRINKLER:** YES  
**PARKING SPACES:** 0  
**SCOPE OF WORK:** LEVEL 3 ALTERATION OF EXISTING BUILDING CORE AND SHELL + INTERIOR FIT-OUT FOR RESTAURANT TENANT.  
**LOT SF:** 1540 SF  
**EXISTING BUILDING FOOTPRINT:** 1488 SF  
**EXISTING BUILDING AREA:**

BASEMENT	1,030 SF
GROUND FLOOR	1,349 SF
2ND FLOOR	1,090 SF
<b>TOTAL:</b>	<b>3,480 SF</b>

**PROPOSED BUILDING AREA:**

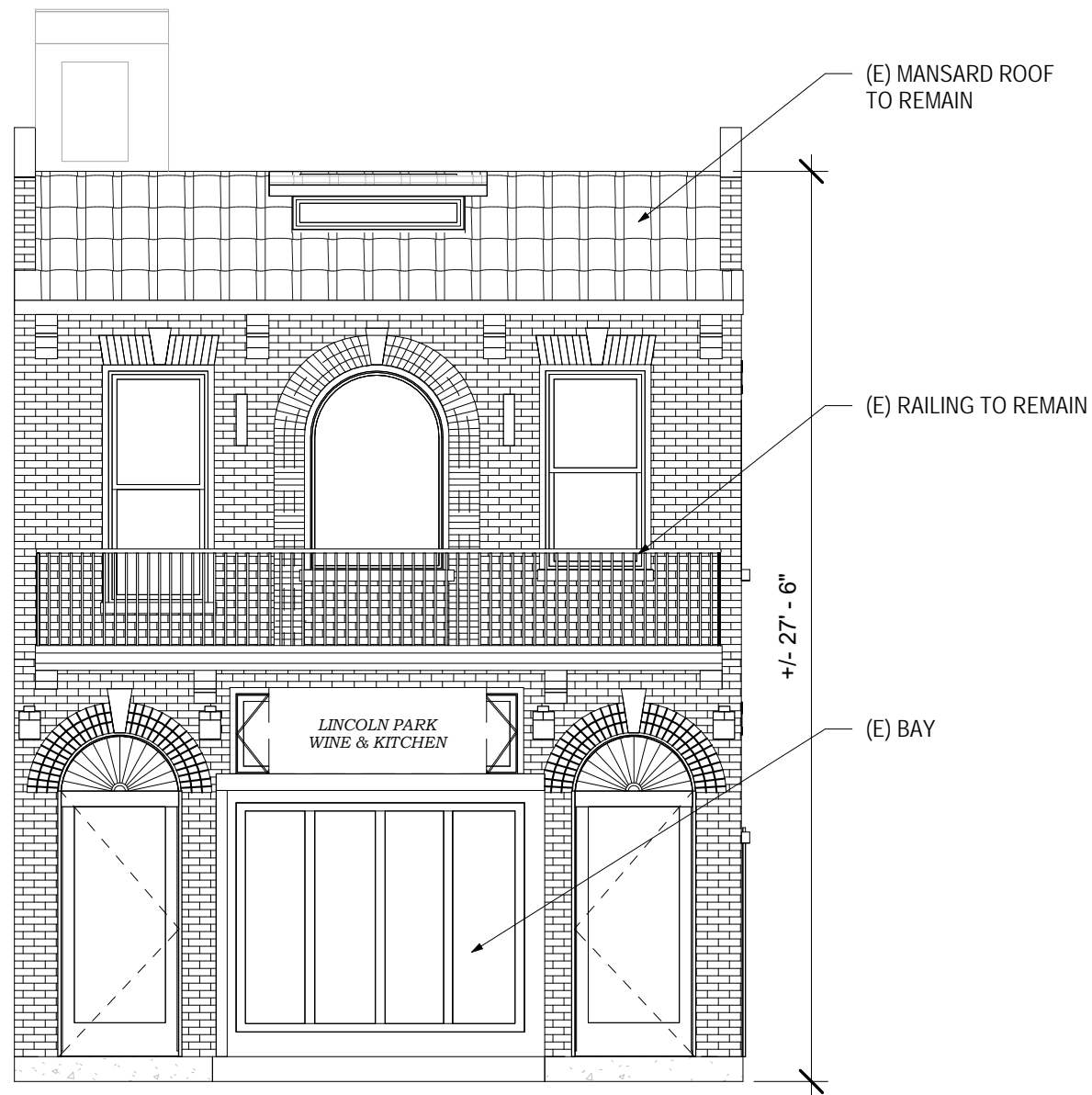
BASEMENT	1,251 SF
GROUND FLOOR	1,349 SF
2ND FLOOR	1,090 SF
<b>TOTAL:</b>	<b>3,690 SF</b>

**LOT OCCUPANCY:** ALLOWABLE: 60%    EXISTING: 85%    PROPOSED: 85%



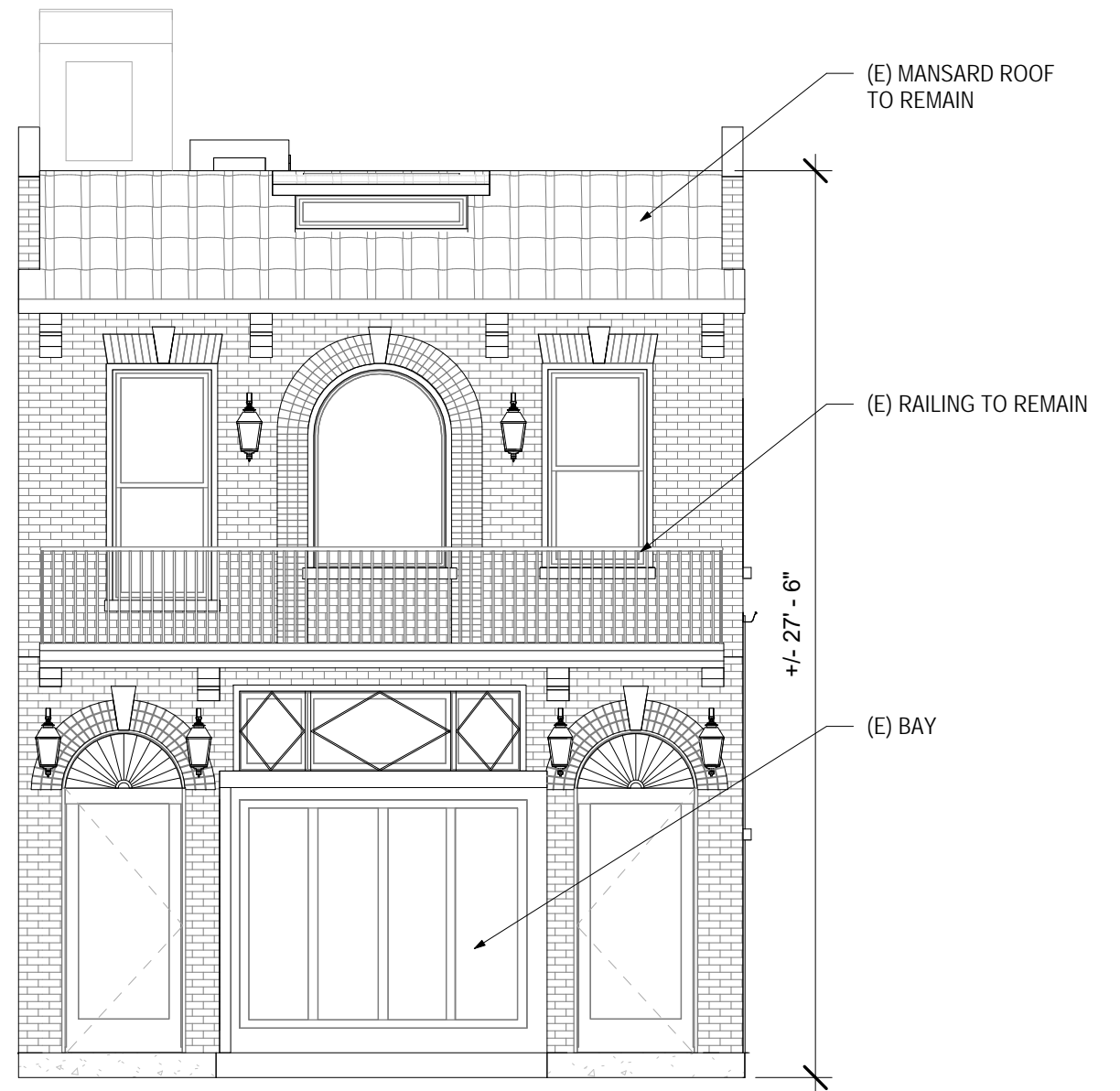
**1 | EXISTING SITE PLAN**

A400 | SCALE 1/16" = 1'-0"



**2 | EXISTING FRONT ELEVATION**

SCALE 3/16" = 1'-0"



**1 | PROPOSED FRONT ELEVATION**

A001 | SCALE 3/16" = 1'-0"

# BZA SUBMISSION

**GRONNING**  
architects

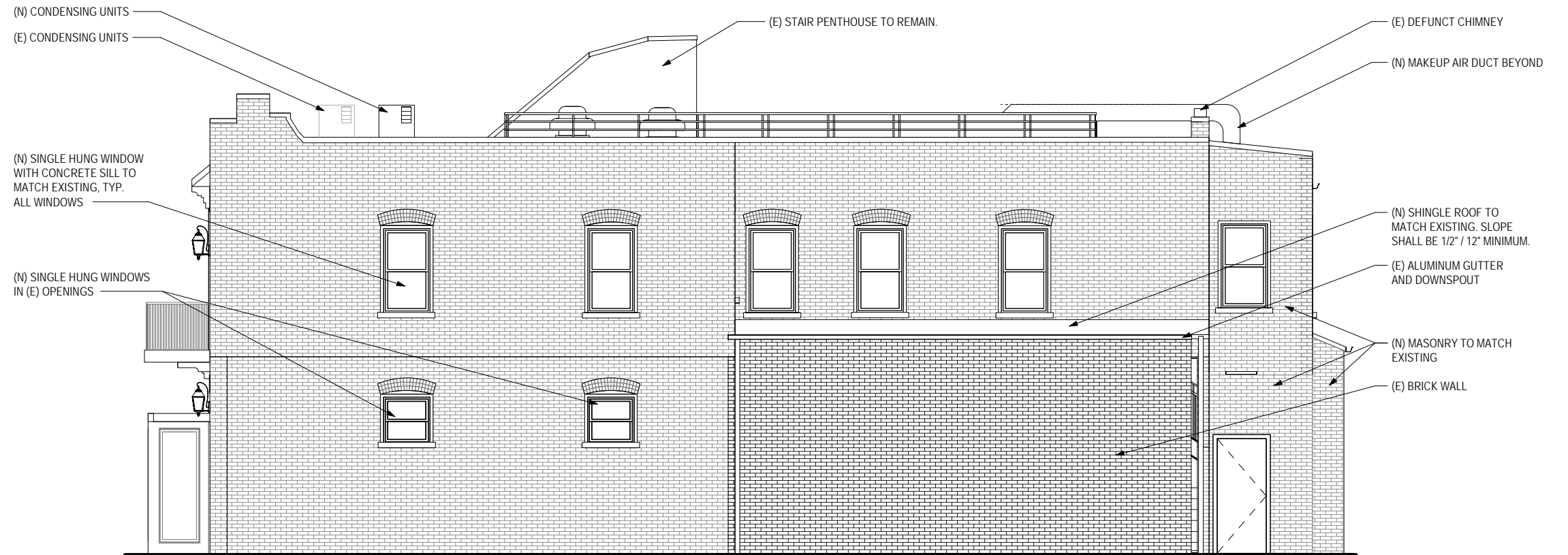
106 13TH ST. SE  
WASHINGTON, D.C. 20007

1428 U STREET, NW SUITE B100 WASHINGTON, DC 20009 T: 202.223.7059 www.gronningarchitects.com

**FRONT ELEVATIONS**

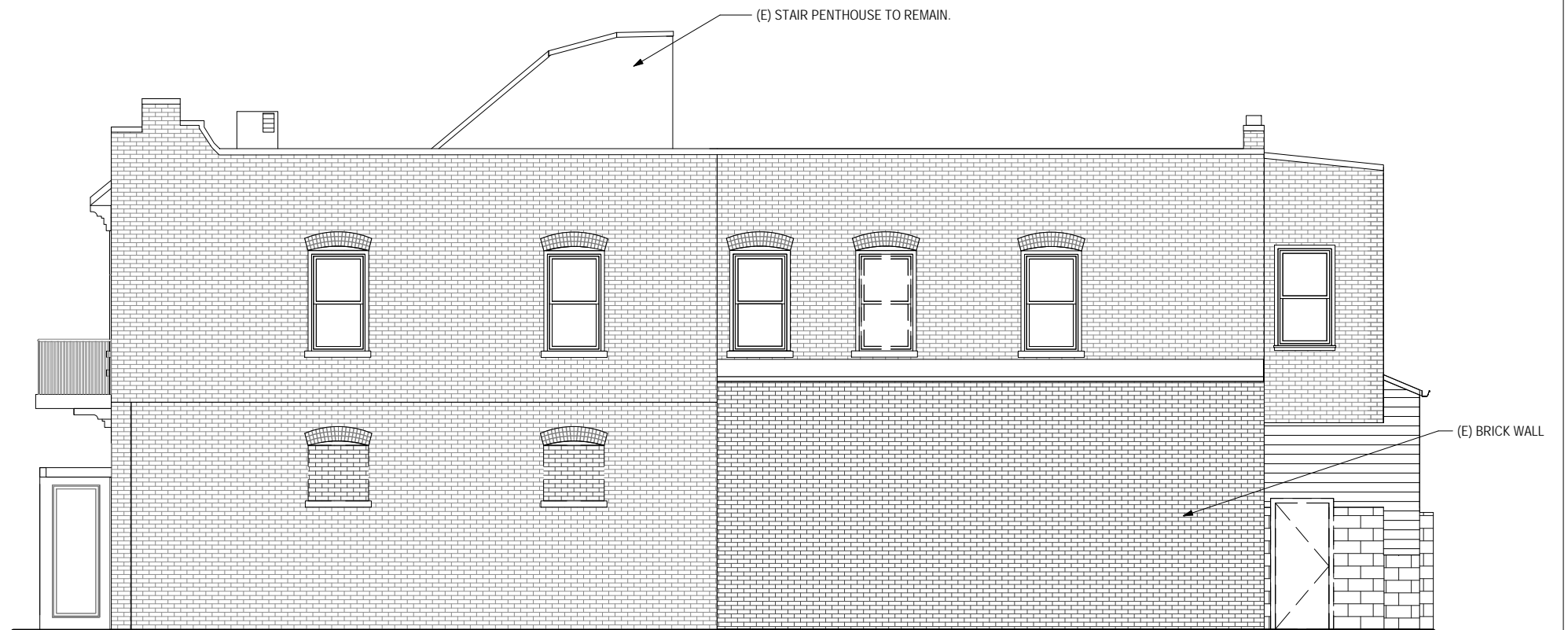
**Z-2**

5/27/2021 4:24:24 PM



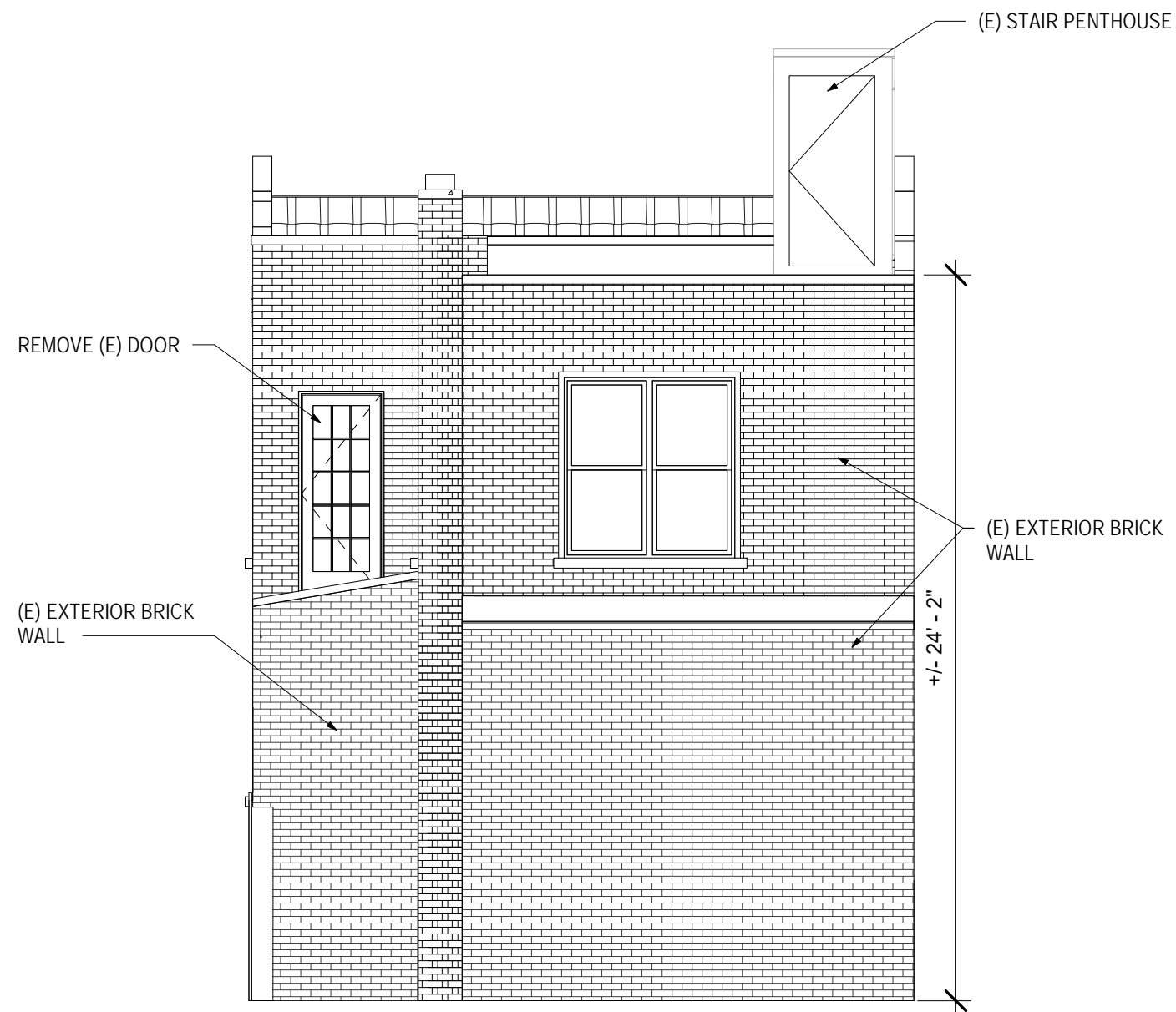
**1 | PROPOSED SIDE ELEVATION**

A001 | SCALE 1/8" = 1'-0"

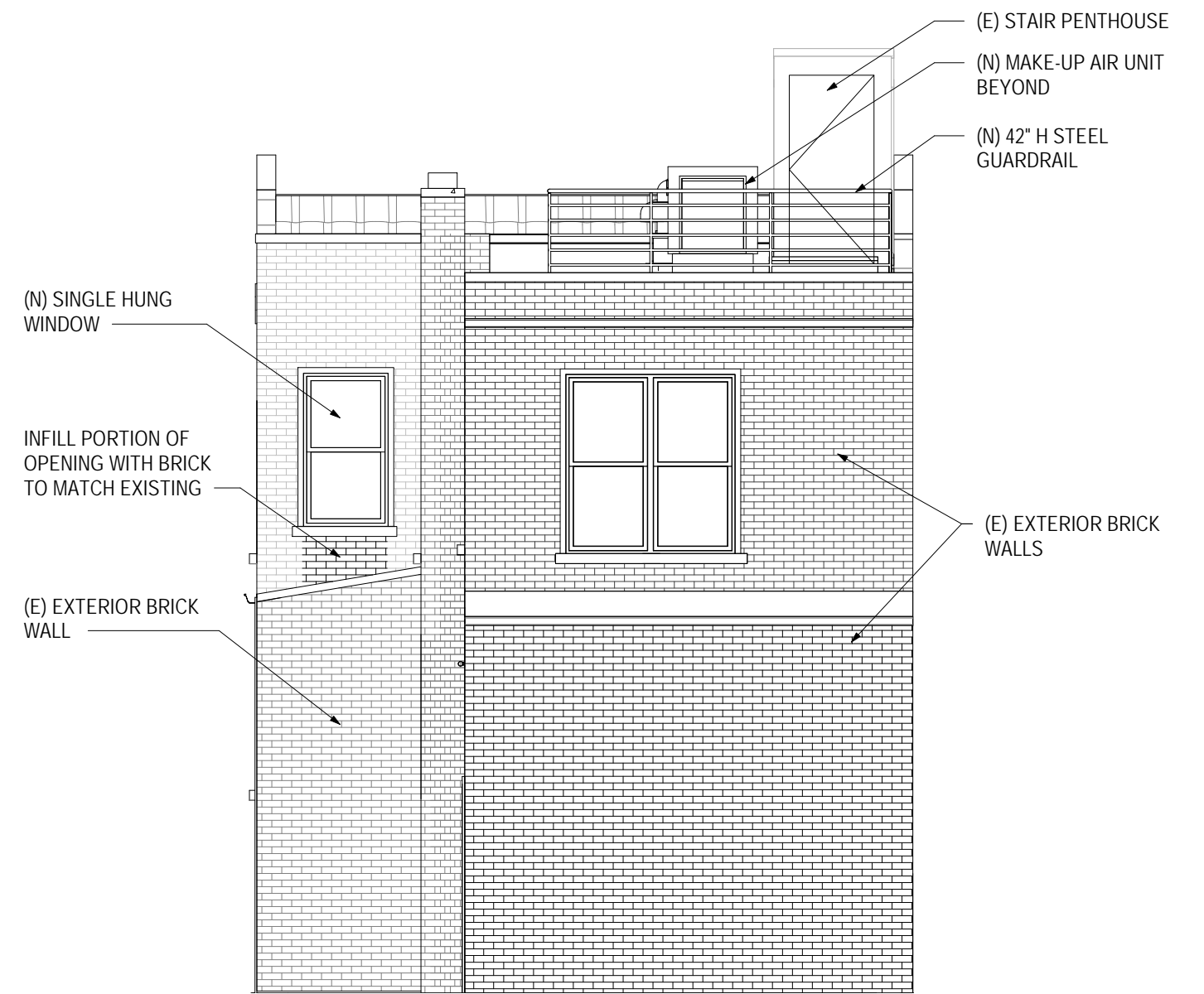


**2 | EXISTING SIDE ELEVATION**

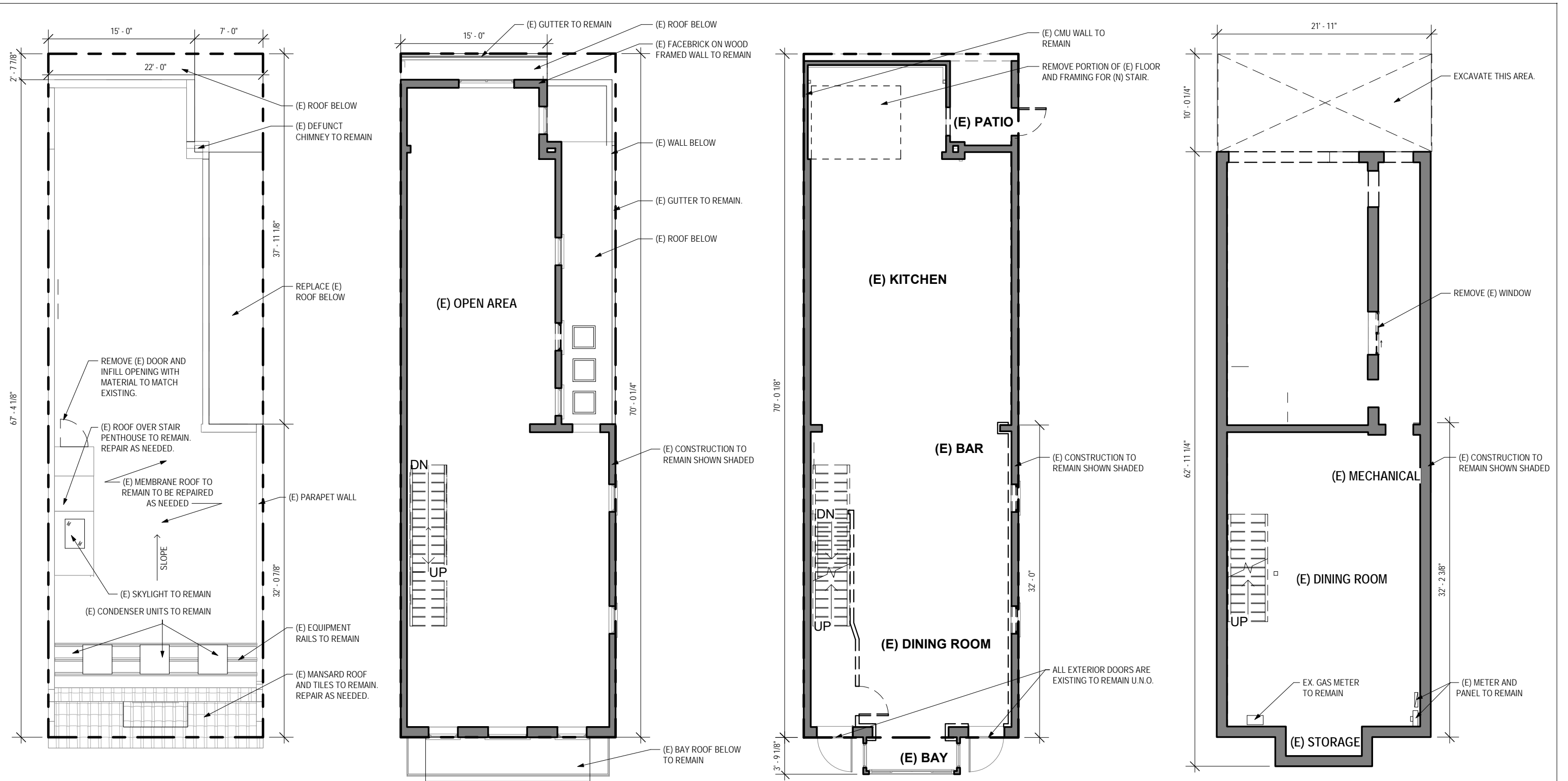
A001 | SCALE 1/8" = 1'-0"



**2 | EXISTING BACK ELEVATION**  
SCALE 3/16" = 1'-0"



**1 | PROPOSED BACK ELEVATION**  
A001 | SCALE 3/16" = 1'-0"



**3 ROOF EXISTING/DEMO PLAN**

**2 2ND FLOOR EXISTING/DEMO PLAN**

**1 GROUND FLOOR EXISTING/DEMO PLAN**

**B BASEMENT EXISTING/DEMO PLAN**

A400 SCALE 1" = 10'-0"

A400 SCALE 1" = 10'-0"

A400 SCALE 1" = 10'-0"

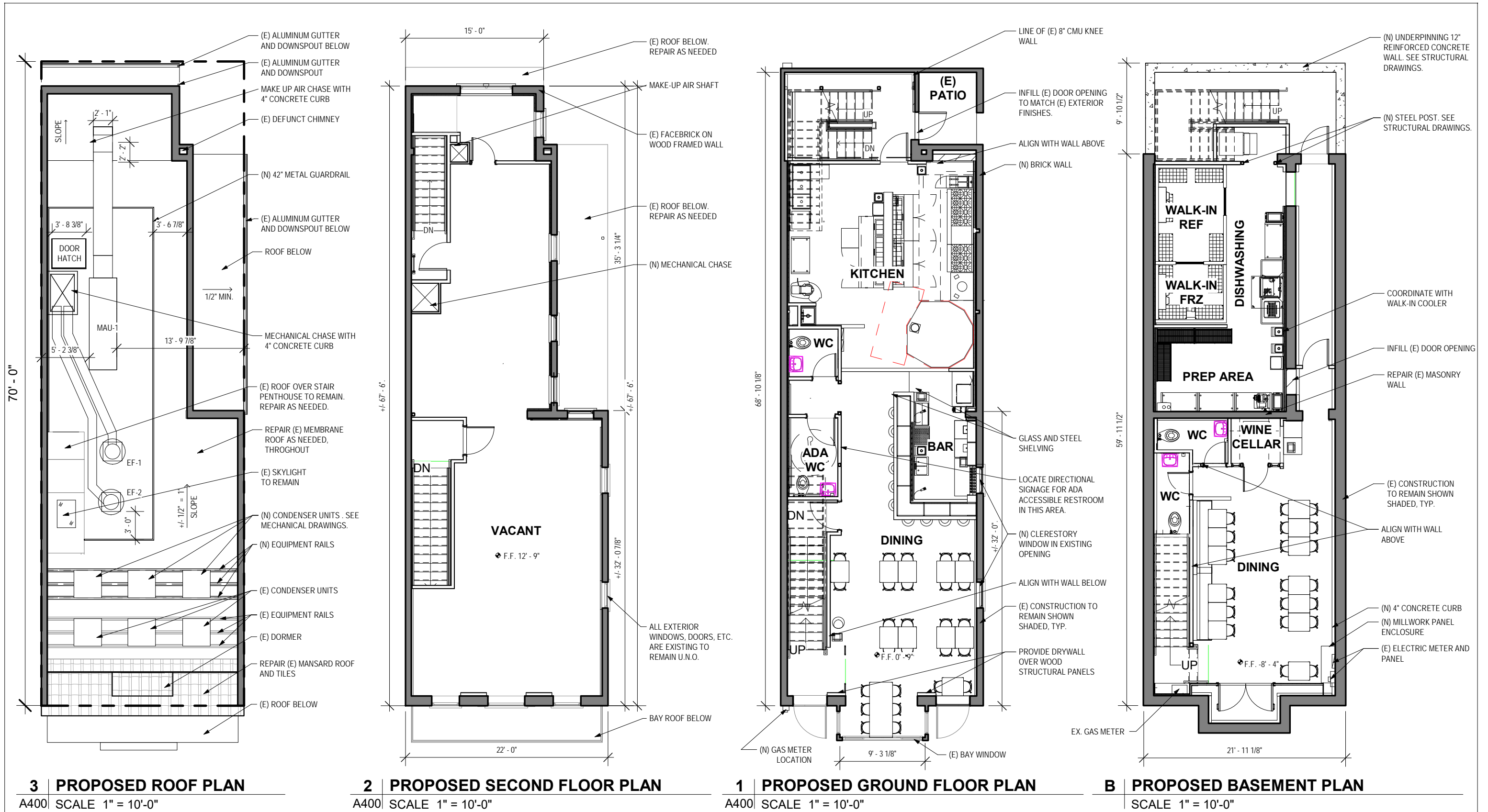
SCALE 1" = 10'-0"



# BZA SUBMISSION

106 13TH ST. SE  
 WASHINGTON, D.C. 20007

1428 U STREET, NW SUITE B100 WASHINGTON, DC 20009 T: 202.223.7059 www.gronningarchitects.com



# BZA SUBMISSION

**GRONNING**  
architects

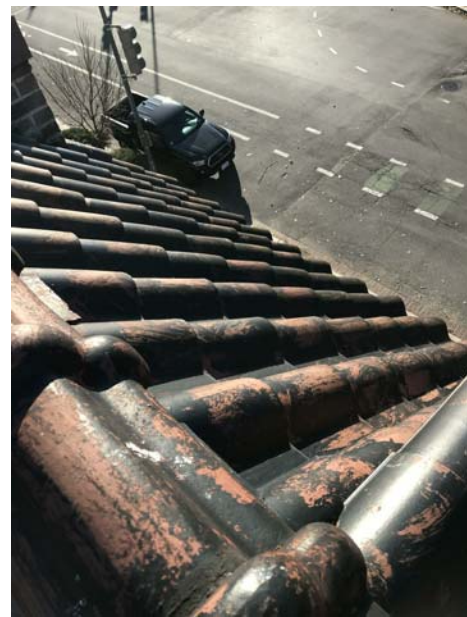
106 13TH ST. SE  
WASHINGTON, D.C. 20007

1428 U STREET, NW SUITE B100 WASHINGTON, DC 20009 T: 202.223.7059 www.gronningarchitects.com

**PROPOSED FLOOR PLANS**

**Z-6**

5/27/2021 4:25:01 PM



# BZA SUBMISSION

**GRONNING**  
architects

106 13TH ST. SE  
WASHINGTON, D.C. 20007

1428 U STREET, NW SUITE B100 WASHINGTON, DC 20009 T: 202.223.7059 www.gronningarchitects.com

PHOTOGRAPHIC DOCUMENTATION

Z-7

5/27/2021 4:25:34 PM