SECOND FLOOR BUILD OUT
IL CANALE RESTAURANT
LOT No. 819, Square 1198

1065 31ST Street, NW
Washington, DC 20007

BUILDING DATA

BASE BUILDING:

ZONING CLASSIFICATION	W-1	
DESCRIPTION	COMMERCIAL (SEE FAR CALCULATIONS)	
USE GROUP	A-2	
CONSTRUCTION TYPE	TYPE IIIB	
NUMBER OF STORIES	2 STORIES	
GROSS FLOOR AREA	5,226 S.F	
LOT AREA	3,052 S.F.	
BUILDING HEIGHT	PERMITTED:	40'-0"
	PROVIDED:	22'-0"

FIRST FLOOR GROSS AREA	3,052 S.F.
SECOND FLOOR GROSS AREA	2,174 S.F.
TOTAL	**5,226 S.F.**

PARKING SPACES:

REQUIRED	0 SPACES
PROVIDED	0 SPACES

NOTE: BUILDING WAS BUILT BEFORE 1958

FAR PERMITTED: 1.0
FAR PROVIDED: 1.675

GOVERNING CODES

DC CONSTRUCTION CODE SUPPLEMENT DCMR 12A/ 2012 13
DCMR ZONING/2006
INTERNATIONAL BUILDING CODE/ 2012
INTERNATIONAL PLUMBING CODE/ 2012
INTERNATIONAL MECHANICAL CODE/ 2012
INTERNATIONAL FIRE CODE/ 2012
INTERNATIONAL PROPERTY MAINTENANCE CODE/ 2012
INTERNATIONAL FUEL CODE/ 2012
INTERNATIONAL ENERGY CONSERVATION CODE/ 2012
NFPA NATIONAL ELECTRICAL CODE/ 2012

SCOPE OF WORK

INSTALL TWO NEW STAIRS
INSTALL MALE & FEMALE BATHROOMS ON SECOND FLOOR
INSTALL EMPLOYEE DRESSING ROOM

ALLOWANCES AND REQUIREMENTS

ALLOWANCES - INSTALLATION IN BASE CONTRACT

1. PLUMBING FIXTURES & TRIM
2. VANITIES & CABINETS
3. LIGHTING FIXTURES (FIRE ALARM IN BASE CONTRACT)
4. HARDWARE (FINISH HARDWARE ONLY)
5. TOILET ACCESSORIES
6. CARPET ONLY

LITERATURE & SAMPLES REQUIRED FOR APPROVAL BY ARCHITECT'S OFFICE

1.

INDEX OF DRAWINGS

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0002	CODE ANALYSIS & MAXIMUM OCCUPANCY LOAD
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D001	ARCHITECTURAL DEMOLITION FIRST FLOOR & SECOND FLOOR PLAN
A002	ARCHITECTURAL FIRST FLOOR & SECOND FLOOR PLAN
A003	ARCHITECTURAL SECOND FLOOR FURNITURE PLAN
A004	WALL DETAILS, DOOR SCHEDULE, DOOR DETAILS, FINISH SCHEDULE
A005	BUIDLING SECTION, REAR ELEVATION

ELECTRICAL:

E001	ELECTRICAL GENERAL NOTES
E002	-
E003	-

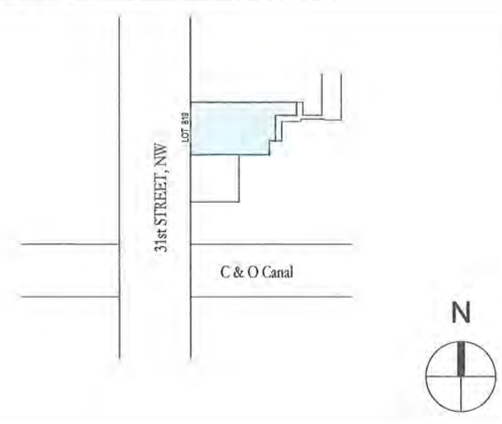
MECHANICAL:

MP001	MECHANICAL & PLUMBING GENERAL NOTES
M001	-
M002	-

PLUMBING:

P001	-
P002	-

KEY PLAN



BOECKL & ASSOC.
1213 33RD STREET, NW, WASHINGTON DC 20007
202-466-2076
FAX: 202-466-2077

OWNER:
IL CANALE
1063 31ST STREET, NW
WASHINGTON, DC 20007

REVISIONS		
NO	DATE	ITEM

ISSUE		
NO	DATE	ITEM
1	10.19.15	ISSUED FOR PERMIT

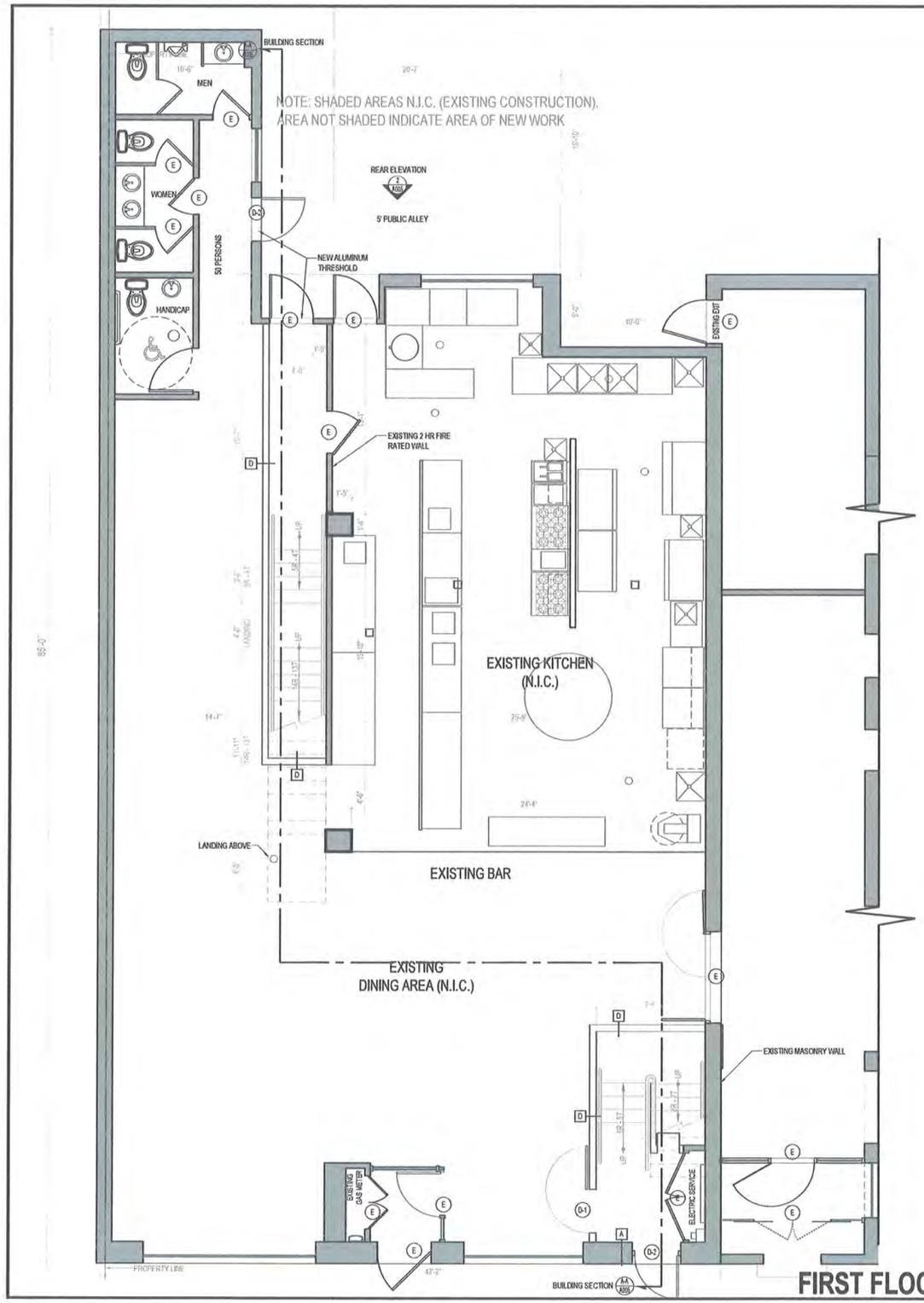
PROJECT:
IL CANALE
1065 31ST STREET, NW
WASHINGTON, DC 20007

LOT NO: 819 | SQ: 1198

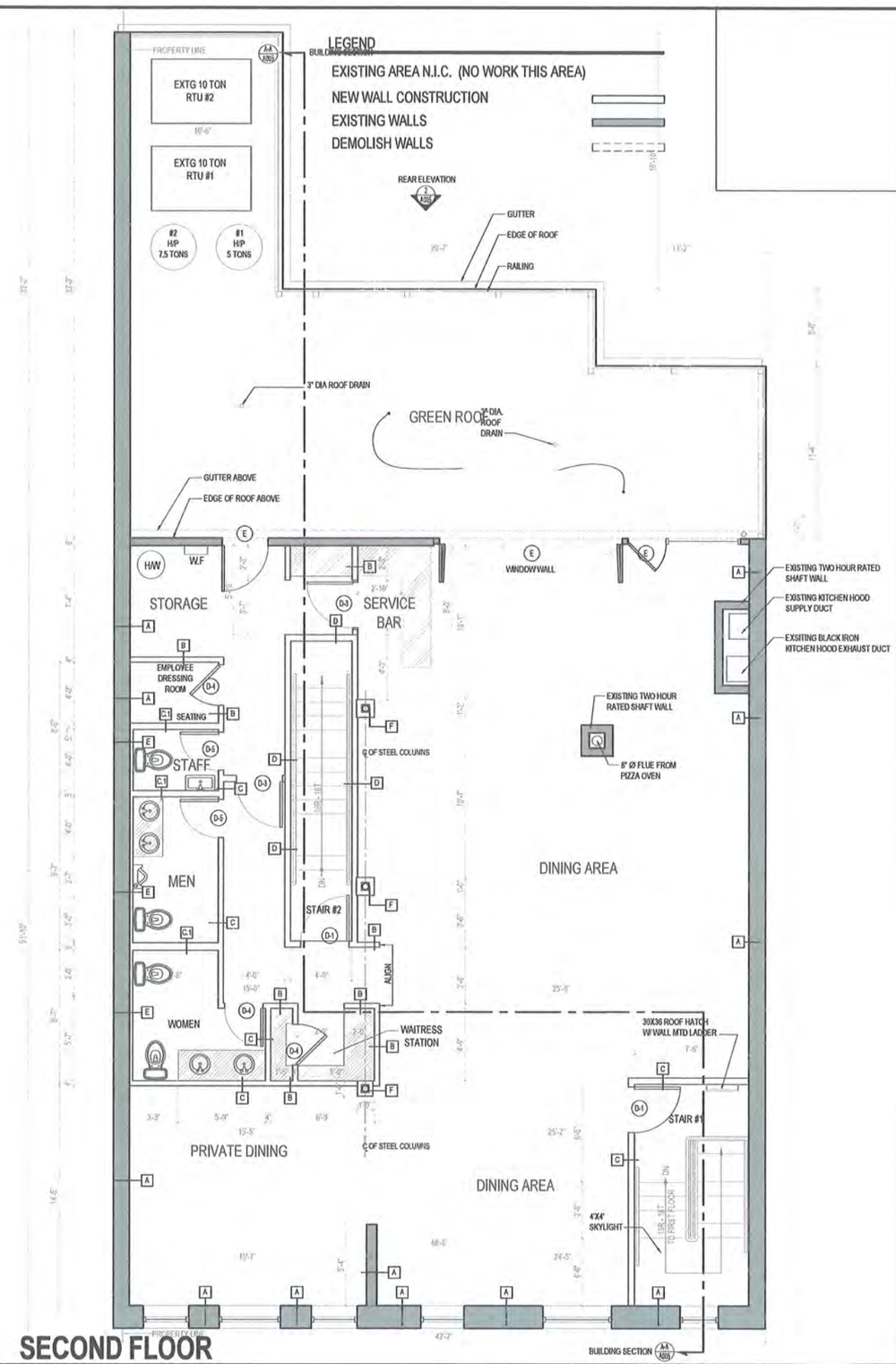
DRAWING TITLE:
COVER SHEET
BUILDING DATA SHEET
SECOND FLOOR BUILD-OUT

PROJECT NO: 1008 | SCALE: NOT TO SCALE

SHEET NUMBER
0001



FIRST FLOOR



SECOND FLOOR

BOECKL & ASSOC.
1215 33RD STREET, NW, WASHINGTON DC 20007
202-466-2076 FAX: 202-466-2077

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PROJECT:
IL CANALE
1063 31ST STREET, NW
WASHINGTON, DC 20007

LOT NO: 819 | SQ: 1198

DRAWING TITLE:
ARCHITECTURAL
FIRST FLOOR & SECOND
FLOOR CONSTRUCTION PLAN

PROJECT NO: 1008 | SCALE: 1/4" = 1'-0"

SHEET NUMBER
A002

FIRST FLOOR SEATING CALCULATIONS

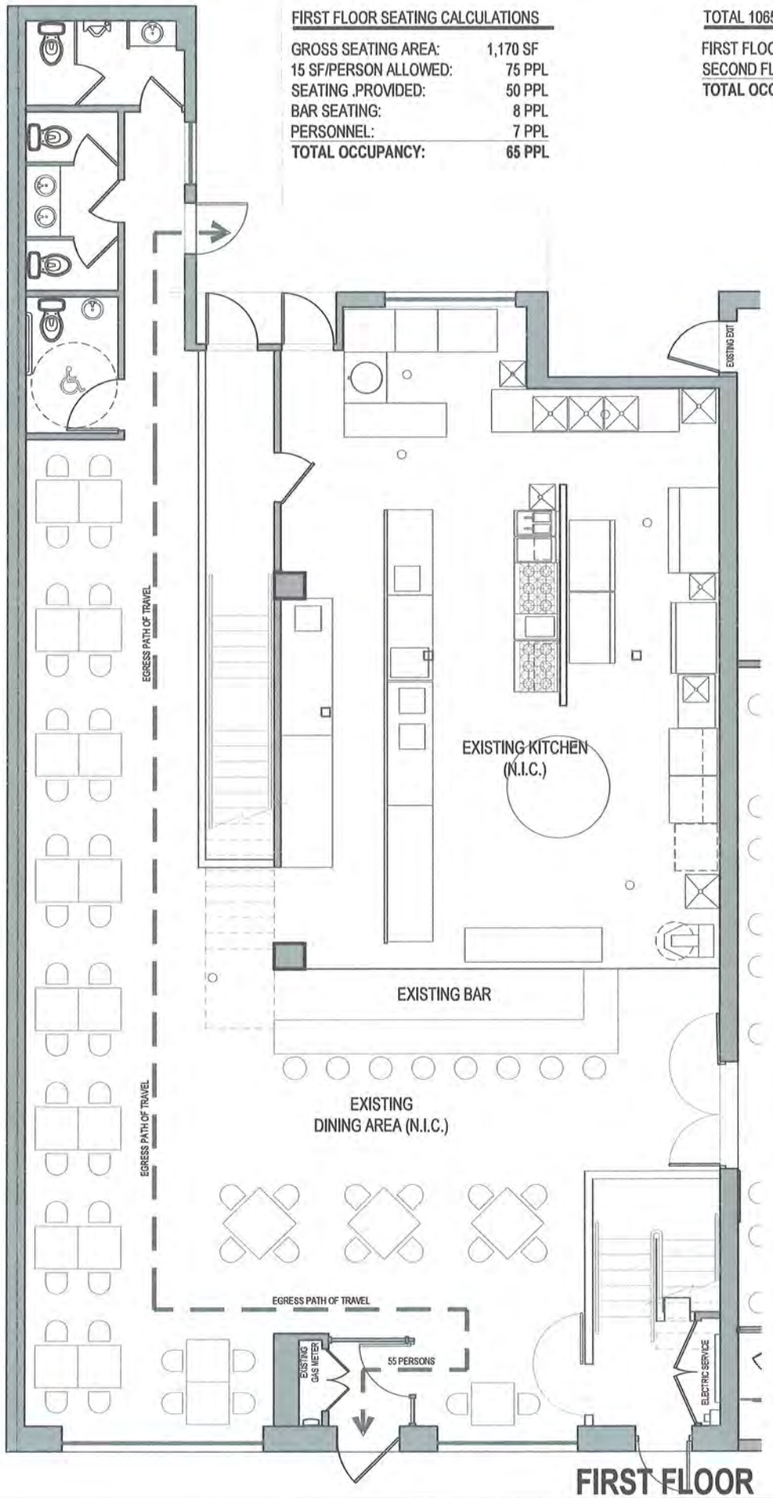
GROSS SEATING AREA:	1,170 SF
15 SF/PERSON ALLOWED:	75 PPL
SEATING .PROVIDED:	50 PPL
BAR SEATING:	8 PPL
PERSONNEL:	7 PPL
TOTAL OCCUPANCY:	**65 PPL**

TOTAL 1065 31ST STREET RESTAURANT SEATING

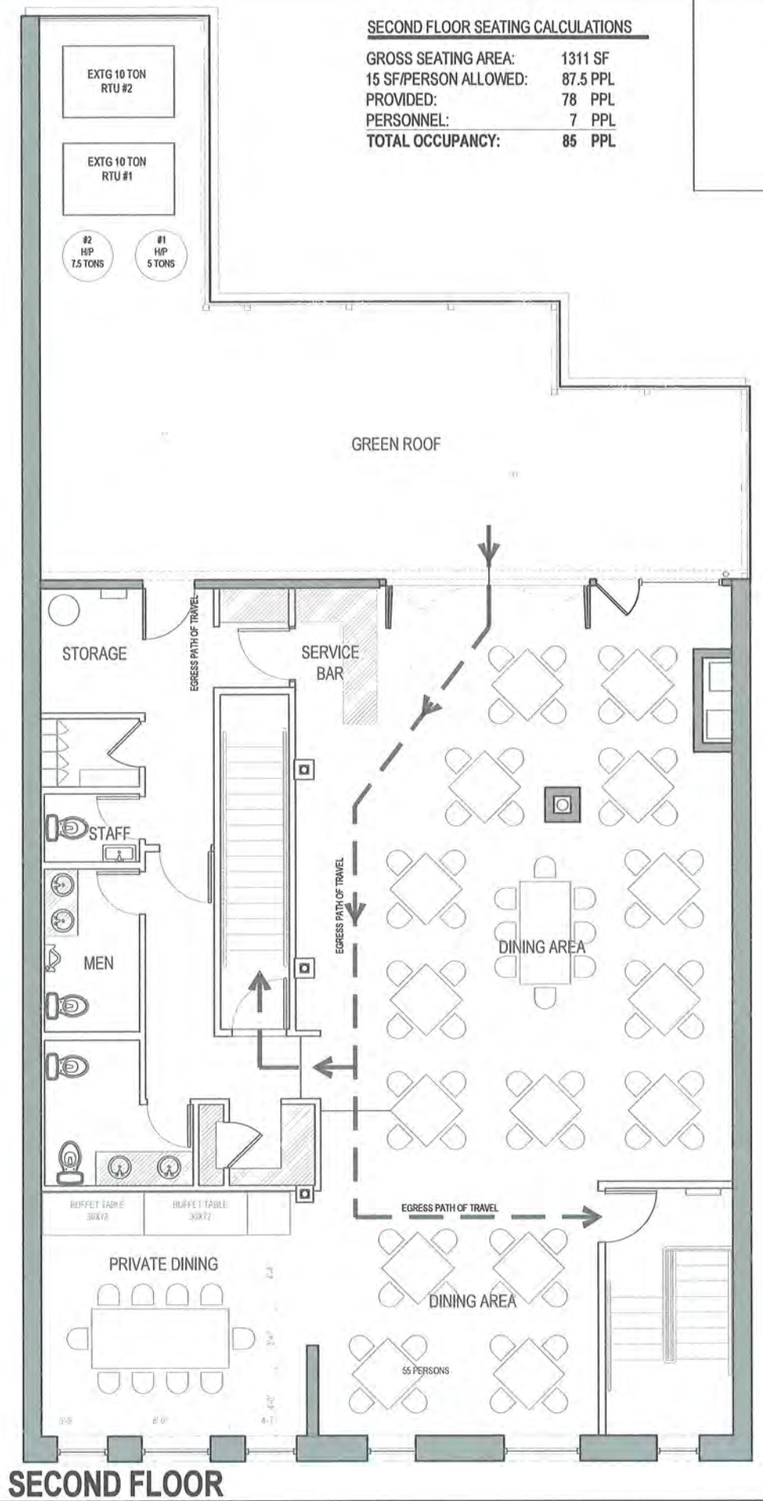
FIRST FLOOR	65 PPL
SECOND FLOOR	85 PPL
TOTAL OCCUPANCY:	**150 PPL**

SECOND FLOOR SEATING CALCULATIONS

GROSS SEATING AREA:	1311 SF
15 SF/PERSON ALLOWED:	87.5 PPL
PROVIDED:	78 PPL
PERSONNEL:	7 PPL
TOTAL OCCUPANCY:	**85 PPL**



FIRST FLOOR



SECOND FLOOR

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PROJECT:
IL CANALE
1063 31ST STREET, NW
WASHINGTON, DC 20007

LOT NO: 819 | SQ: 1198

DRAWING TITLE:
ARCHITECTURALE
FIRST FLOOR FURNITURE PLAN
SECOND FURNITURE FLOOR PLAN

PROJECT NO: 1008 | SCALE: 1/4" = 1'-0"

SHEET NUMBER
A003

NO.	SIZE	EXIST		MATERIAL	RATING	HARDWARE TYPE	REMARKS
D-1	3'-0" x 6'-8"		●	METAL	B LABEL	SET 1	ALAM / ELECTROMAGNETIC HOLD OPEN DEVICE
D-2	3'-0" x 6'-8"		●	METAL	B LABEL	SET 2	
D-3	3'-0" x 6'-8"		●	WOOD	NONE	SET 2	
D-4	2'-8" x 6'-8"		●	WOOD	NONE	SET 4	
D-5	2'-6" x 6'-8"		●	WOOD	NONE	SET 4	
D-6	6'-0" x 6'-8"		●	METAL	NONE	SET 5	
E	EXISTING	●					EXISTING DOORS TO REMAIN AS IS. NO WORK TO BE DONE ON EXISTING DOORS

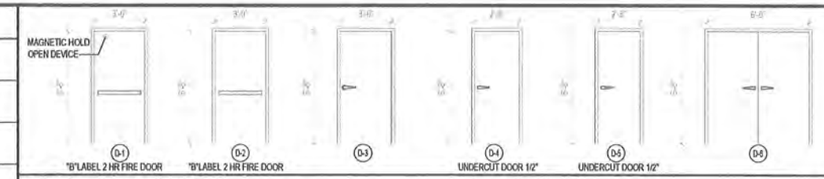
DOOR SCHEDULE

	NEW EXIT DOOR. NEW HARDWARE PANIC (EXIT) BAR, 2 PAIR SPRING HINGES, NEW ALUMUMINUM THRESHOLD, & HOLD OPEN DEVICE INTERLOCKED WITH FIRE ALARM SYSTEM
	NEW EXIT DOOR. NEW HARDWARE PANIC (EXIT) BAR, 2 PAIR SPRING HINGES, NEW ALUMINUM THRESHOLD, WEATHER STRIPPING
	1 PAIR SPRING HINGES, PASSAGE SET, & CYLINDER LOCK
	1 PAIR SPRING HINGES, CYLINDER LOCK, PULL & PUSH HANDLE, 8" HIGH KICK PLATE
	1 1/2 PAIR SPRING HINGES, CYLINDER LOCK, KNOB BOTH SIDES

HARDWARE SCHEDULE

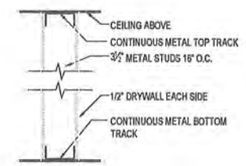
ROOM	FLOOR	BASE	WAINSCOTT	WALLS	CEILING	REMARKS
DINING ROOM	2X2 CARPET TILE	NONE	NONE	SEALED, DUST PROOF MASONRY; PAINTED DRYWALL	ACOUSTIC SPRAY; PAINT BLACK	COLOR TO BE SELECTED
STAIR #1 & STAIR #2	RUBBER TREAD	NONE	NONE	SEALED, DUST PROOF MASONRY; PAINTED DRYWALL	METAL STAIR PAINTED	COLOR TO BE SELECTED
WAITRESS STATION	VINYL	4" RUBBER WALL BASE	NONE	PAINTED DRYWALL	PAINTED DRYWALL	COLOR TO BE SELECTED
CORRIDOR	RUBBER TILE	4" RUBBER WALL BASE	NONE	PAINTED DRYWALL	PAINTED DRYWALL	COLOR TO BE SELECTED
STORAGE	RUBBER TILE	4" RUBBER WALL BASE	NONE	PAINTED DRYWALL	EXPOSED	COLOR TO BE SELECTED
SERVICE BAR	RUBBER TILE	4" RUBBER WALL BASE	NONE	PAINTED DRYWALL	PAINTED DRYWALL	COLOR TO BE SELECTED
BATHROOM	2X2 CARPET TILE	4" CERAMIC TILE COVE BASE	NONE	CERAMIC TILE	PAINTED DRYWALL	COLOR TO BE SELECTED
EMPLOYEE DRESSING ROOM	RUBBER TILE	NONE	NONE	PAINTED DRYWALL	PAINTED DRYWALL	COLOR TO BE SELECTED

FINISH SCHEDULE

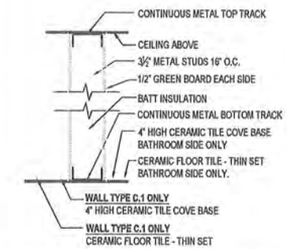


DOOR ELEVATIONS

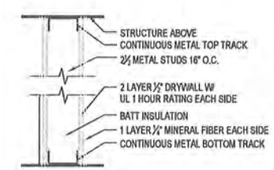
WALL TYPE A



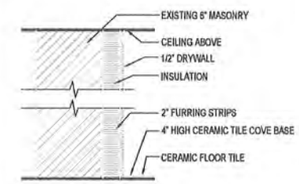
WALL TYPE B



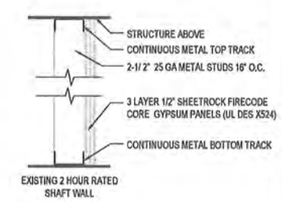
WALL TYPE C C.1



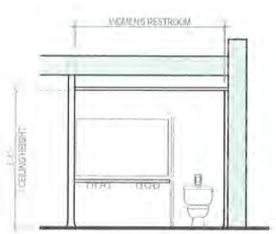
WALL TYPE D



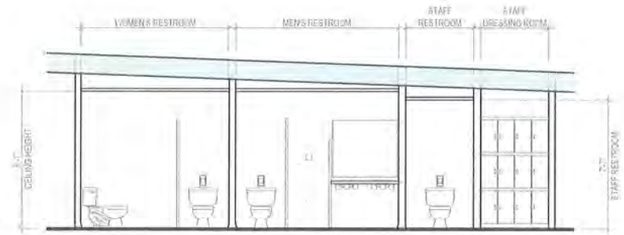
WALL TYPE E



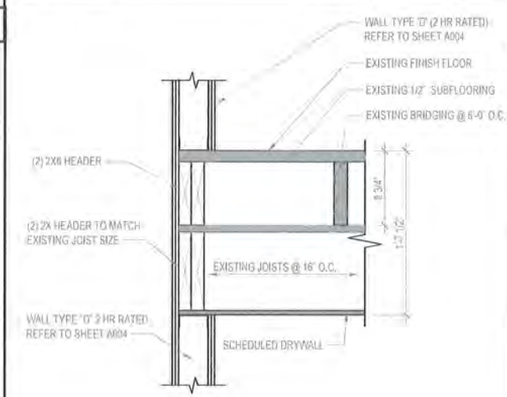
WALL TYPE F



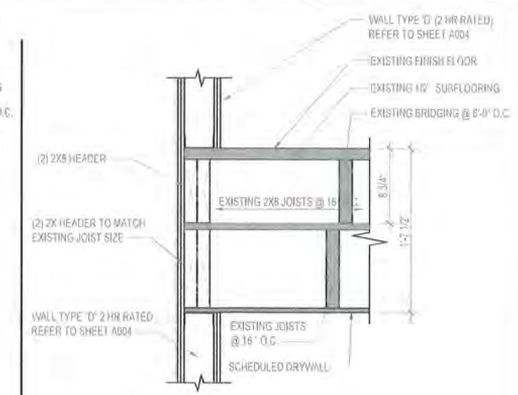
RESTROOM - ELEVATION 'A' SCALE: 1/4" = 1'-0"



RESTROOM'S - ELEVATION 'B' SCALE: 1/4" = 1'-0"



SECTION "1" SCALE: 1 1/2 = 1'-0"



SECTION "2" SCALE: 1 1/2 = 1'-0"

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1213 33RD STREET, NW, WASHINGTON DC 20007
202-466-2077
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WASHINGTON, DC 20007

REVISIONS

NO	DATE	ITEM

ISSUE

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PROJECT:
IL CANALE
1063 31ST STREET, NW
WASHINGTON, DC 20007

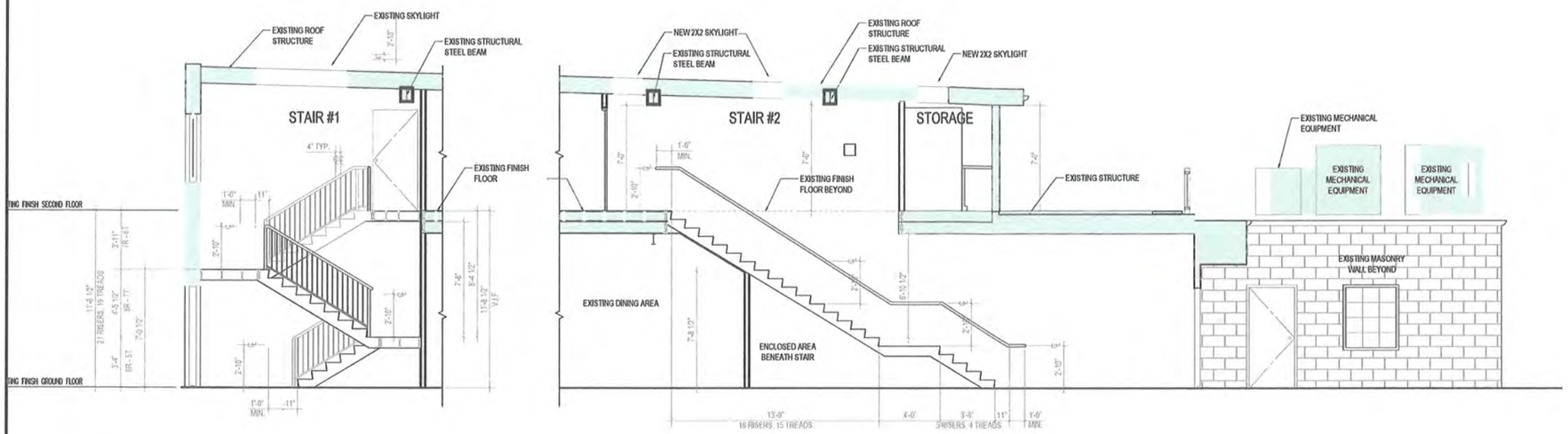
SQ: 1198
LOT NO: 819

DRAWING TITLE:
ARCHITECTURAL
WALL TYPES
DOOR SCHEDULE
FINISH SCHEDULE

SCALE: 1/4" = 1'-0"

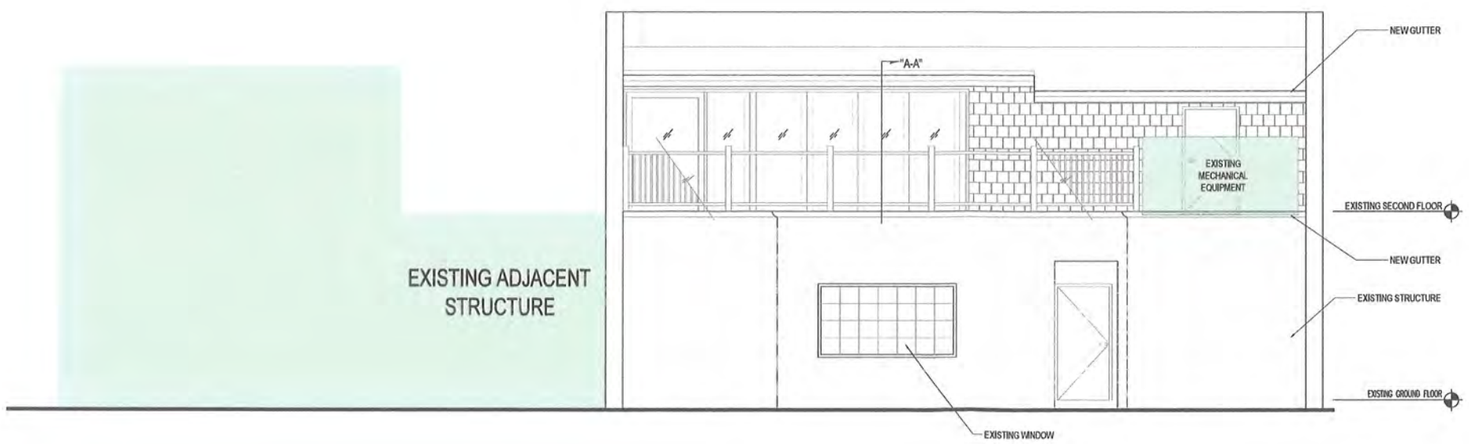
PROJECT NO: 1008

SHEET NUMBER
A004



BUILDING SECTION 'A-A'

SCALE: 1/4" = 1'-0"



REAR ELEVATION 'B'

SCALE: 1/4" = 1'-0"

GENERAL NOTES:

1. STAIR TREADS TO BE MINIMUM 11", STAIR RISERS TO BE MAXIMUM 7"
2. CONTRACTOR RESPONSIBLE TO FIELD VERIFY EXISTING FLOOR TO FLOOR HEIGHTS PRIOR TO CONSTRUCTION OF STAIRS.
3. CONTRACTOR TO FIELD VERIFY EXISTING FIELD CONDITIONS AND NOTIFY ARCHITECT OF ANY DISCREPANCY PRIOR TO CONSTRUCTION
4. PRIOR TO CONSTRUCTION CONTRACTOR TO SEAL OF EXISTING KITCHEN AND DINING AREA OF DEMOLITION/CONSTRUCTION SMOKE, DUST, AND DEBRIS.
5. PRIOR TO CONSTRUCTION CONTRACTOR TO SEAL OFF ALL HVAC VENTS IN CONSTRUCTION ZONE.

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REVISIONS

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PROJECT:
IL CANALE
1063 31ST STREET, NW
WASHINGTON, DC 20007

LOT NO: 819 | SQ: 1198

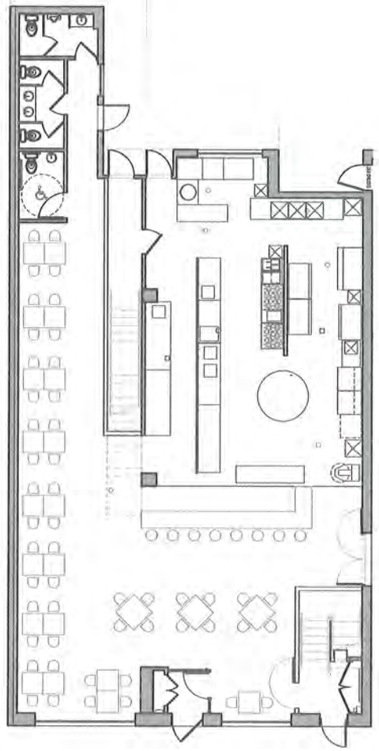
DRAWING TITLE:
ARCHITECTURAL
BUILDING SECTION
REAR ELEVATION

PROJECT NO: 1008 | SCALE: 1/4" = 1' - 0"

SHEET NUMBER
A005

TOTAL RESTAURANT OCCUPANCY FOR 1063 & 1065 31ST ST. NW

EXISTING OCCUPANCY:	193 PPL	SEATING 179 PPL
PROPOSED OCCUPANCY:	238 PPL	SEATING 214 PPL



1 PROPOSED FIRST FLOOR PLAN - 1065 31ST STREET, N.W.

AREA:	3,050 GROSS S.F.
DINING ROOM:	65 SEATS
KITCHEN:	12 PERSONNEL
TOTAL OCCUPANCY LOAD:	**77**

ITEM	FLAME SPREAD & SMOKE DEVELOPMENT INDEXES		
	FINISH	FLAME SPREAD RATING	FLAME SPREAD CLASS
EXTERIOR WALLS	BRICK SEALED	0	CLASS I
INTERIOR WALLS	1/2" DRYWALL	10-15	CLASS I
CEILING	1/2" DRYWALL	10-15	CLASS I
FLOORING	CERAMIC TILE IN BATH	0	CLASS I
FLOORING	CARPET IN DINING ROOM	10-25	CLASS I

2 SECOND FLOOR PLAN - 1065 31ST STREET, N.W.

AREA:	2,174 GROSS S.F.
DINING ROOM:	78 SEATS
SERVERS:	7 PERSONNEL
TOTAL OCCUPANCY LOAD:	**85**

FLAME SPREAD & SMOKE DEVELOPMENT INDEXES			
ITEM	FINISH	FLAME SPREAD RATING	FLAME SPREAD CLASS
ALL EXPOSED LUMBER		80	CLASS III
FLOORING	SPRUCE PLANKS	55	CLASSII

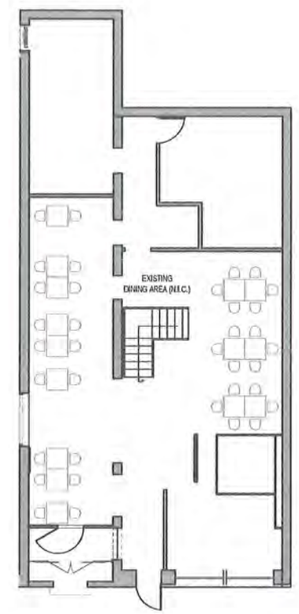
3 BASEMENT - 1063 31ST STREET, N.W.

AREA: 1,190 GROSS S.F.

EXISTING OCCUPANCY LOAD FOR TOTAL BUILDING - 1063 31ST STREET N.W.

TOTAL OCCUPANCY LOAD:	88
TOTAL SEATING LOAD:	78

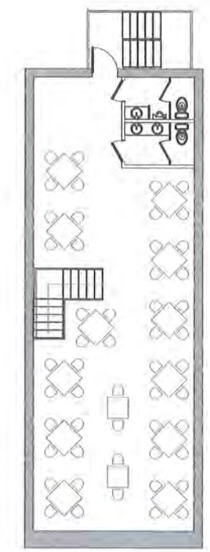
FLAME SPREAD & SMOKE DEVELOPMENT INDEXES			
ITEM	FINISH	FLAME SPREAD RATING	FLAME SPREAD CLASS
EXTERIOR WALLS	BRICK SEALED	0	CLASS I
INTERIOR WALLS	1/2" DRYWALL	10-15	CLASS I
CEILING	1/2" DRYWALL	10-15	CLASS I
FLOORING	CONCRETE	0	CLASS I



4 FIRST FLOOR PLAN - 1063 31ST STREET, N.W.

AREA: 1,951 GROSS S.F.

FLAME SPREAD & SMOKE DEVELOPMENT INDEXES			
ITEM	FINISH	FLAME SPREAD RATING	FLAME SPREAD CLASS
EXTERIOR WALLS	BRICK SEALED	0	CLASS I
INTERIOR WALLS	1/2" DRYWALL	10-15	CLASS I
CEILING	1/2" DRYWALL	10-15	CLASS I
FLOORING	CERAMIC TILE IN BATH	0	CLASS I
FLOORING	CONCRETE	0	CLASS I



5 SECOND FLOOR PLAN - 1063 31ST STREET, N.W.

AREA: 1,190 GROSS S.F.

FLAME SPREAD & SMOKE DEVELOPMENT INDEXES			
ITEM	FINISH	FLAME SPREAD RATING	FLAME SPREAD CLASS
EXTERIOR WALLS	BRICK SEALED	0	CLASS I
INTERIOR WALLS	1/2" DRYWALL	10-15	CLASS I
CEILING	1/2" DRYWALL	10-15	CLASS I
FLOORING	CERAMIC TILE IN BATH	0	CLASS I
FLOORING	CONCRETE	0	CLASS I

1065 31ST STREET, N.W. - PROPOSED WORK | 1063 31ST STREET, N.W. - EXISTING BUILDING, NO WORK

BUILDING DATA FOR 1063 & 1065 31st STREET, N.W.

OCCUPANCY CLASSIFICATION:	A-2
CONSTRUCTION TYPE:	III-B
BUILDING HEIGHT:	1063: 26'-0" 1065: 23'-2"
FOR FIRE ALARM SYSTEM:	SEE ELECTRICAL DRAWINGS

BOECKL & ASSOC.
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IL CANALE
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WASHINGTON, DC 20007

ISSUE NO	DATE	ITEM
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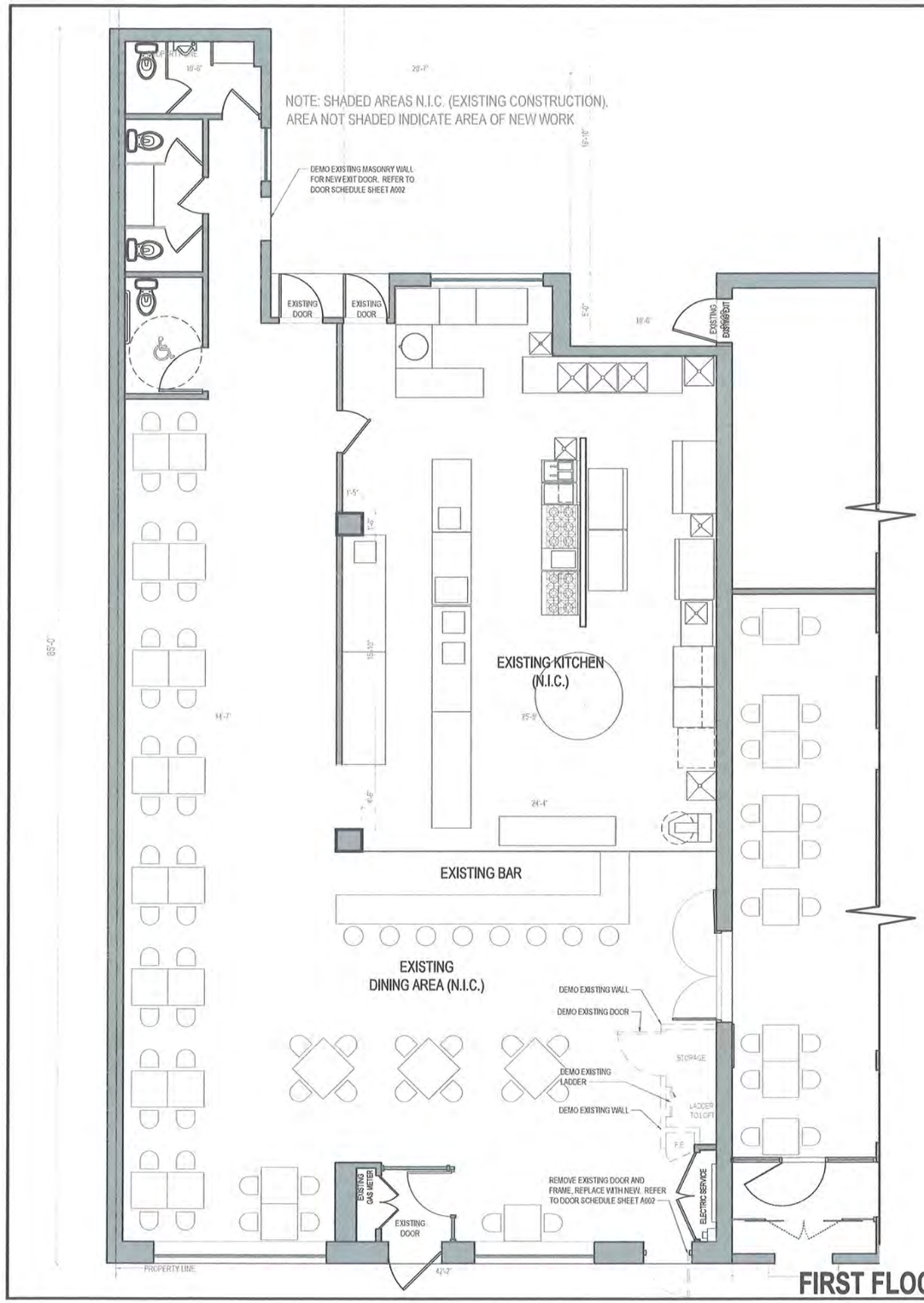
PROJECT:
IL CANALE
1063 31ST STREET, NW
WASHINGTON, DC 20007

LOT NO: 819 | SQ: 1198

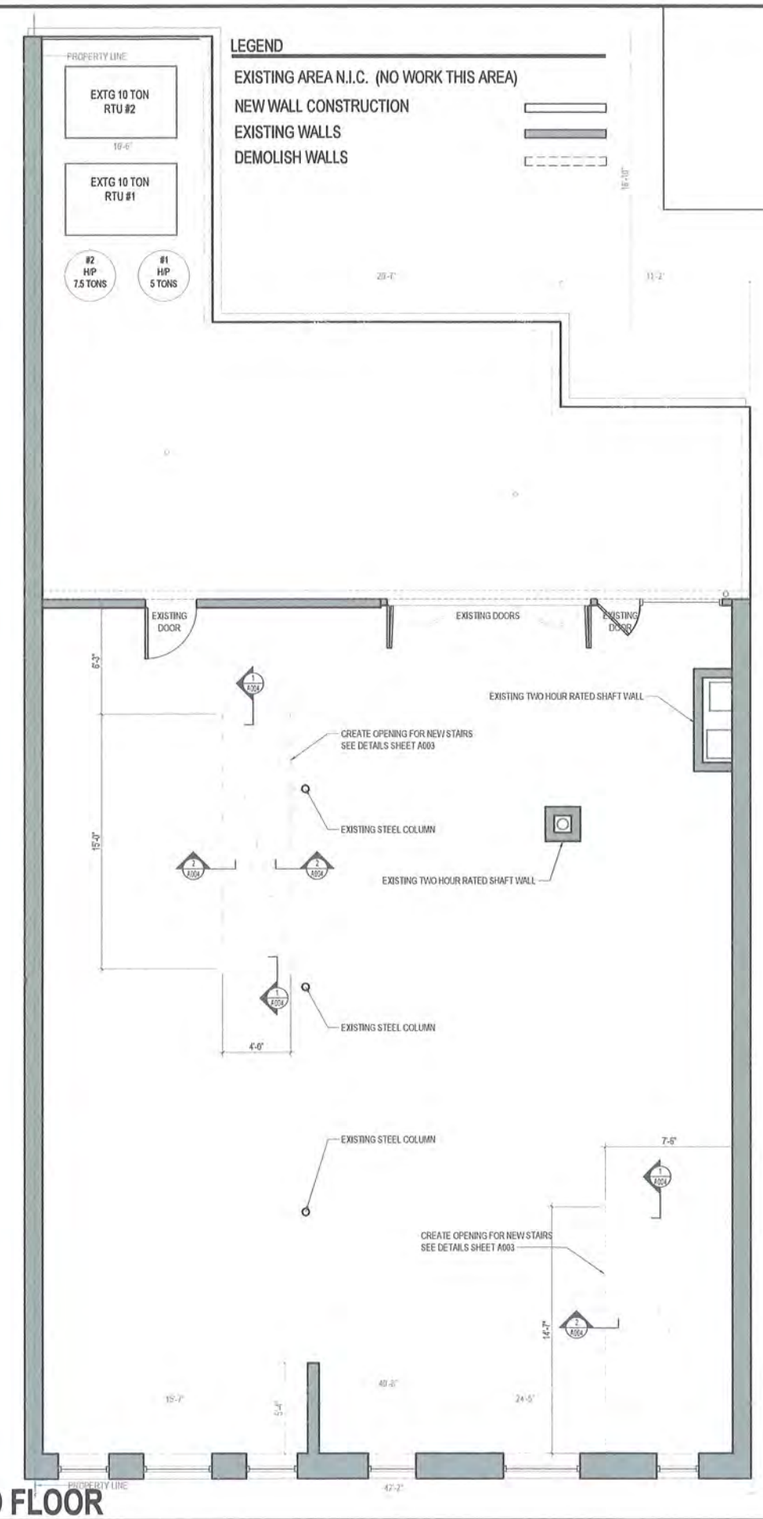
DRAWING TITLE:
1063 & 1065 31ST N.W.
CODE ANALYSIS
MAXIMUM OCCUPANCY LOAD

PROJECT NO: 1008 | SCALE: N.T.S

SHEET NUMBER
0002



FIRST FLOOR



SECOND FLOOR

LEGEND

EXISTING AREA N.I.C. (NO WORK THIS AREA)
NEW WALL CONSTRUCTION
EXISTING WALLS
DEMOLISH WALLS

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1063 31ST STREET, NW
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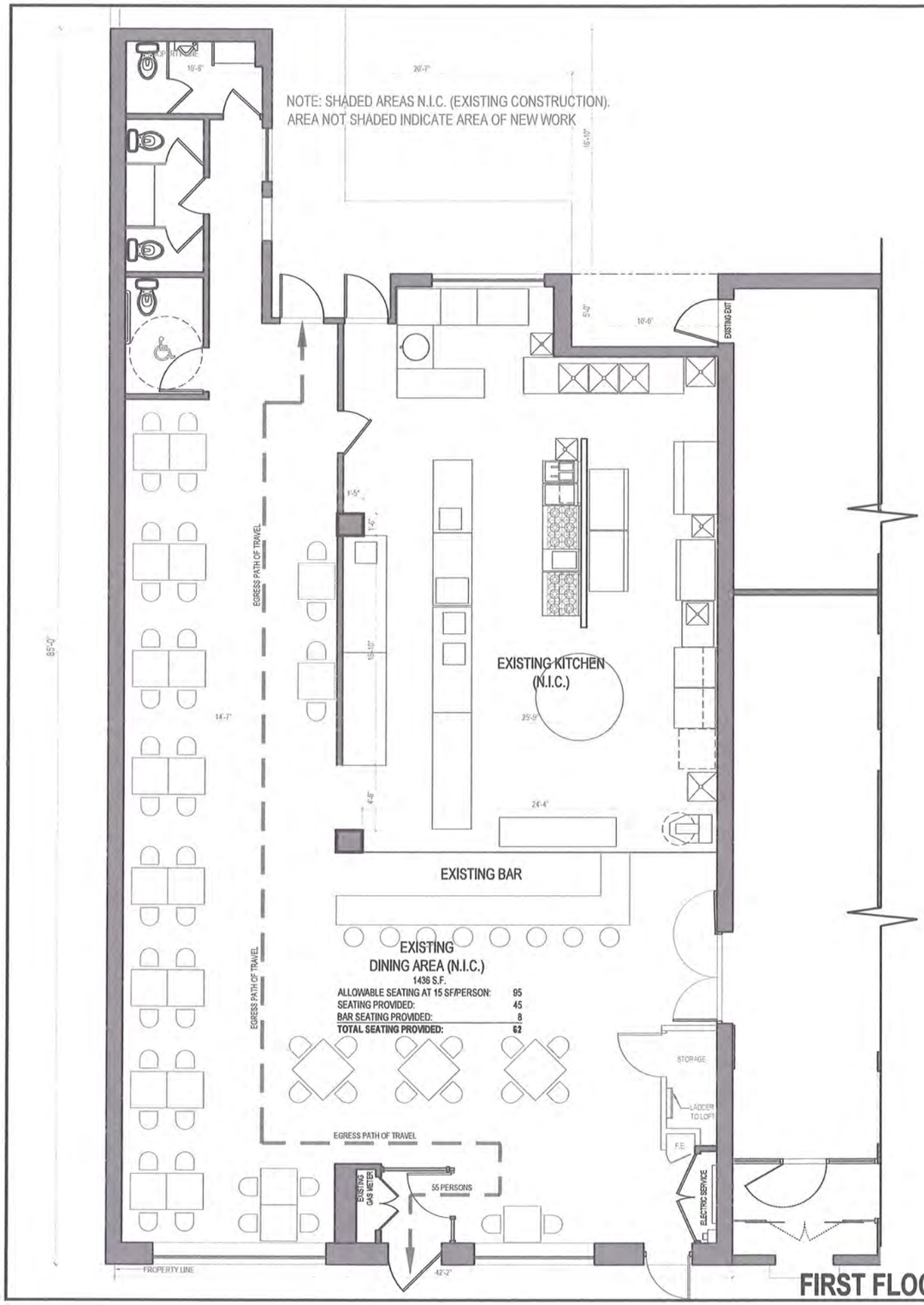
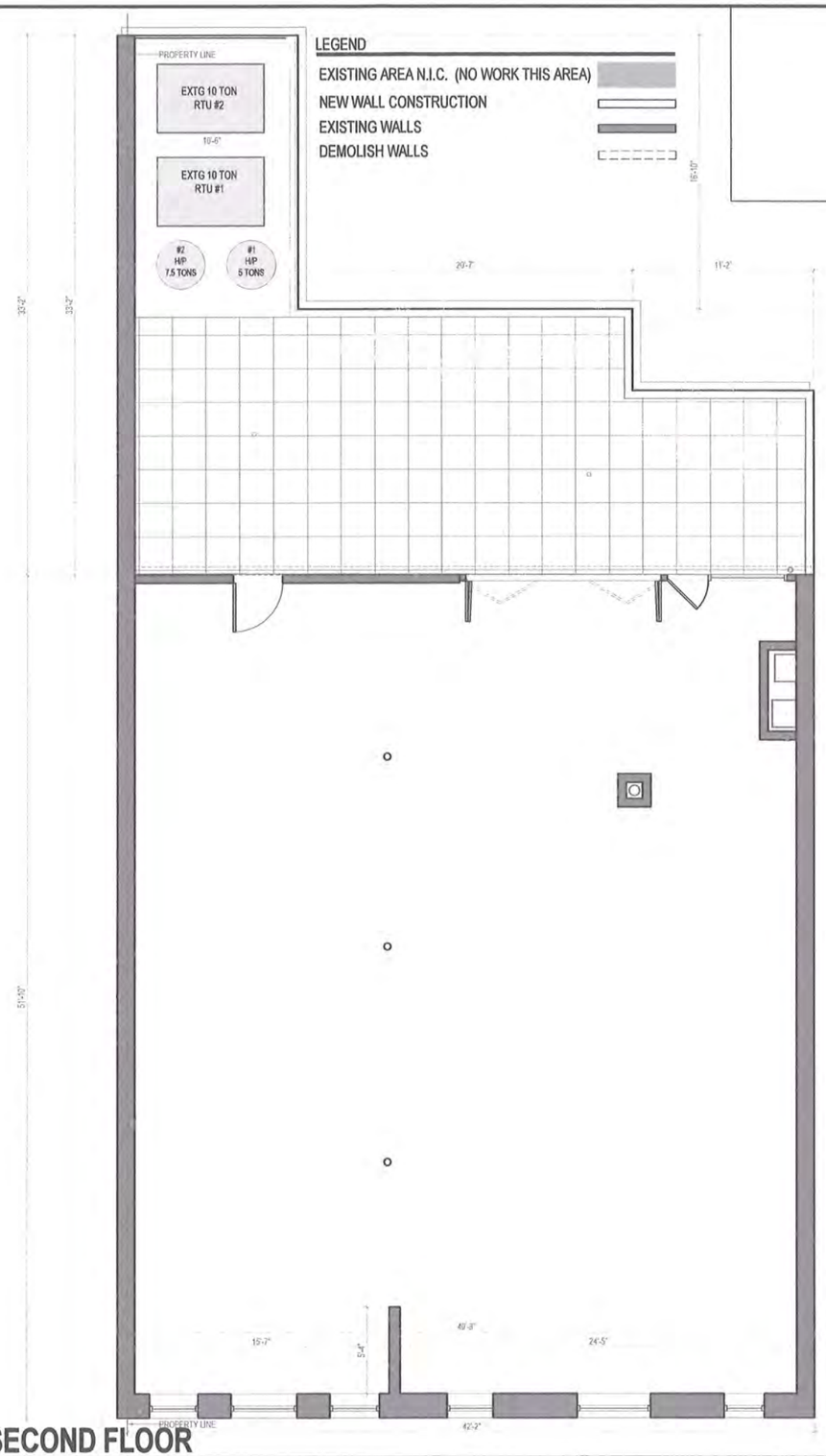
LOT NO: 819 | SQ: 1198

DRAWING TITLE:
ARCHITECTURAL
FIRST FLOOR DEMOLITION PLAN
SECOND FLOOR DEMOLITION PLAN

PROJECT NO: 1008 | SCALE: 1/4" = 1'-0"

SHEET NUMBER
D001





BOECKL & ASSOC.
1213 33RD STREET, NW, WASHINGTON DC 20007
202-466-2076 FAX: 202-466-2077

OWNER:
IL CANALE
1063 31ST STREET, NW
WASHINGTON, DC 20007

REVISIONS:

NO	DATE	ITEM

ISSUE

NO	DATE	ITEM
1	10.19.15	ISSUED FOR PERMIT

PROJECT:
IL CANALE
1063 31ST STREET, NW
WASHINGTON, DC 20007

LOT NO: 819 | SQ: 1198

DRAWING TITLE:
ARCHITECTURAL
EXISTING FIRST FLOOR PLAN
EXISTING SECOND FLOOR PLAN

PROJECT NO: 1008 | SCALE: 1/4" = 1'-0"

SHEET NUMBER
A001