

SEVIVA

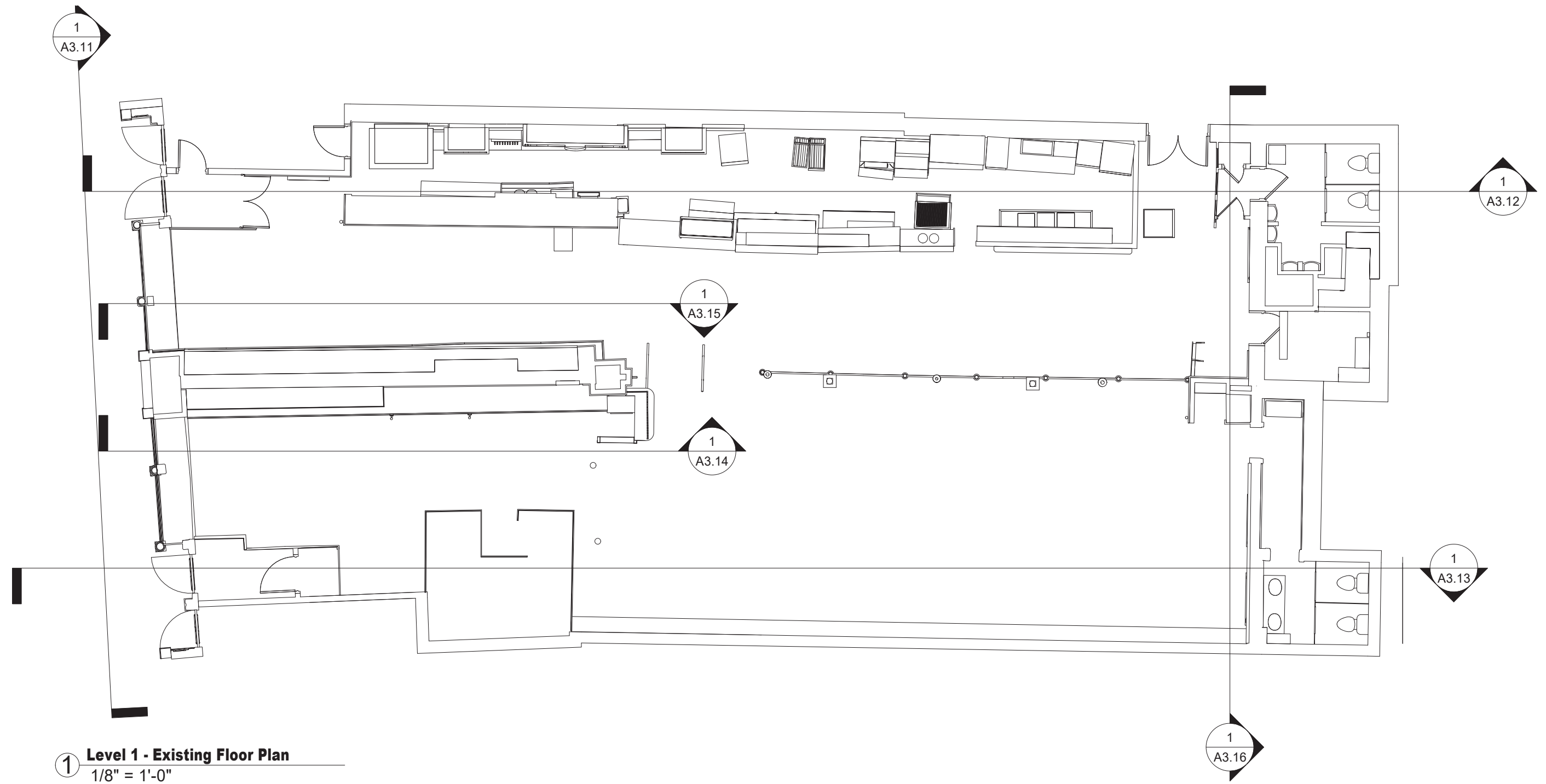
JACOB WIRTH

SUBMISSION

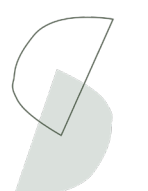
MARCH 02, 2022

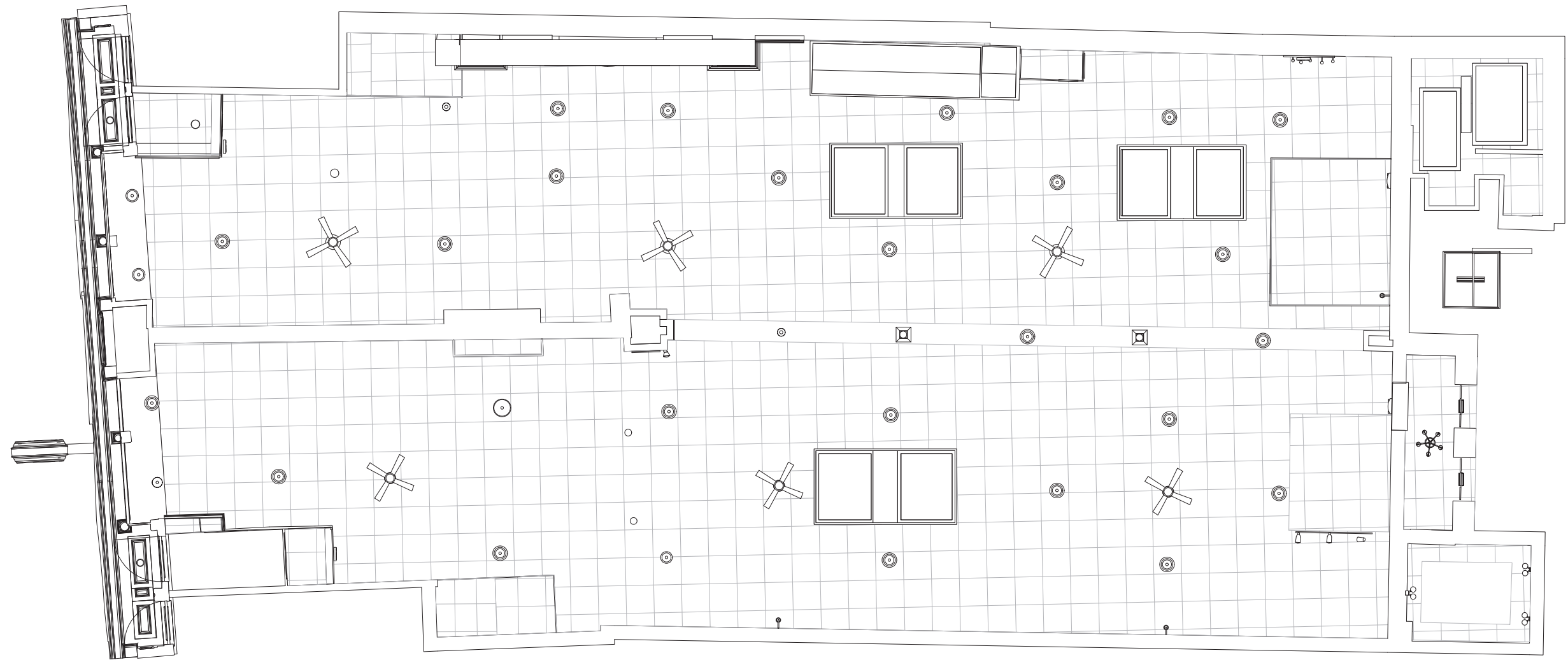
EXISTING CONDITIONS





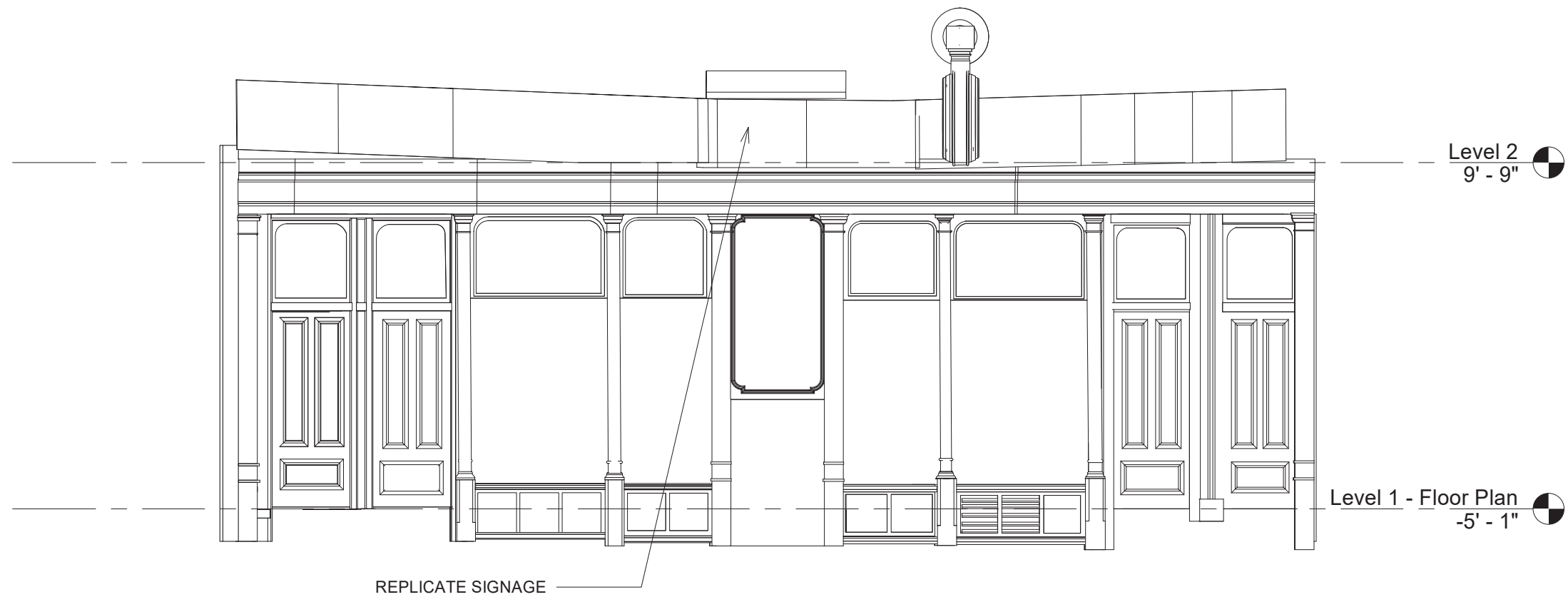
① Level 1 - Existing Floor Plan
1/8" = 1'-0"





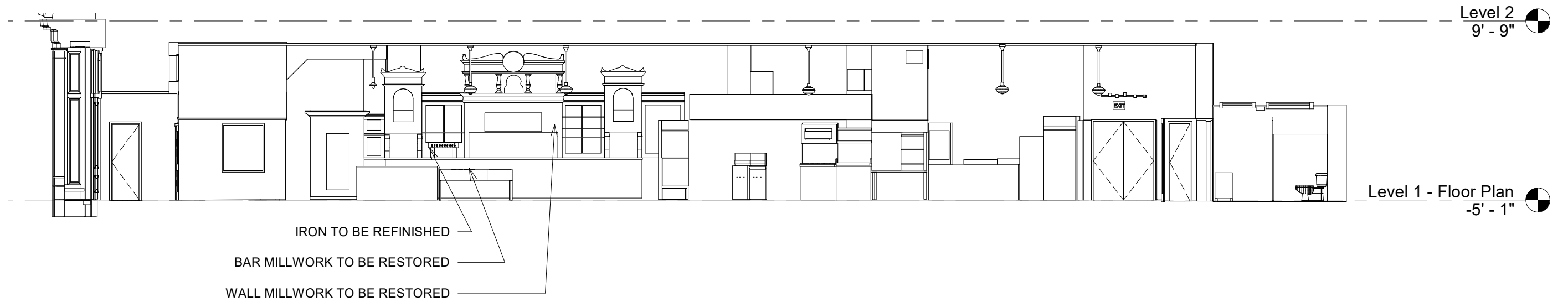
① **Level 1 - Existing Ceiling Plan**
1/8" = 1'-0"





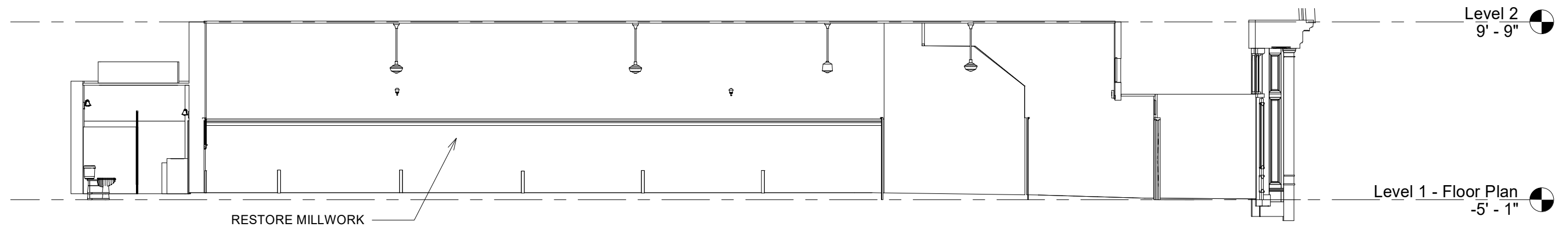
① **Elevation**
3/16" = 1'-0"





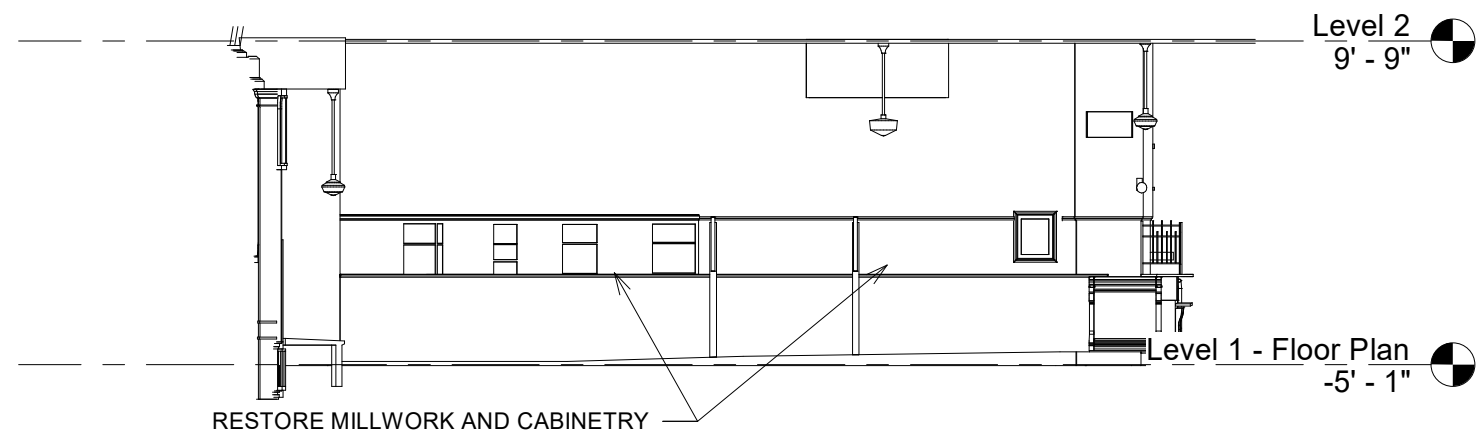
① **Section 1.1**
1/8" = 1'-0"





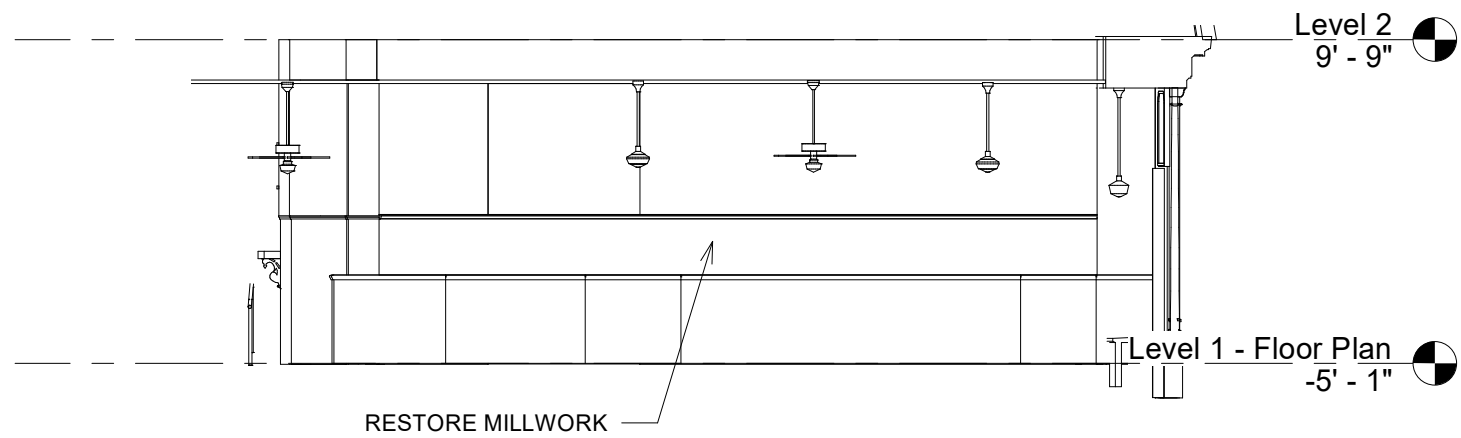
① **Section 1.2**
1/8" = 1'-0"





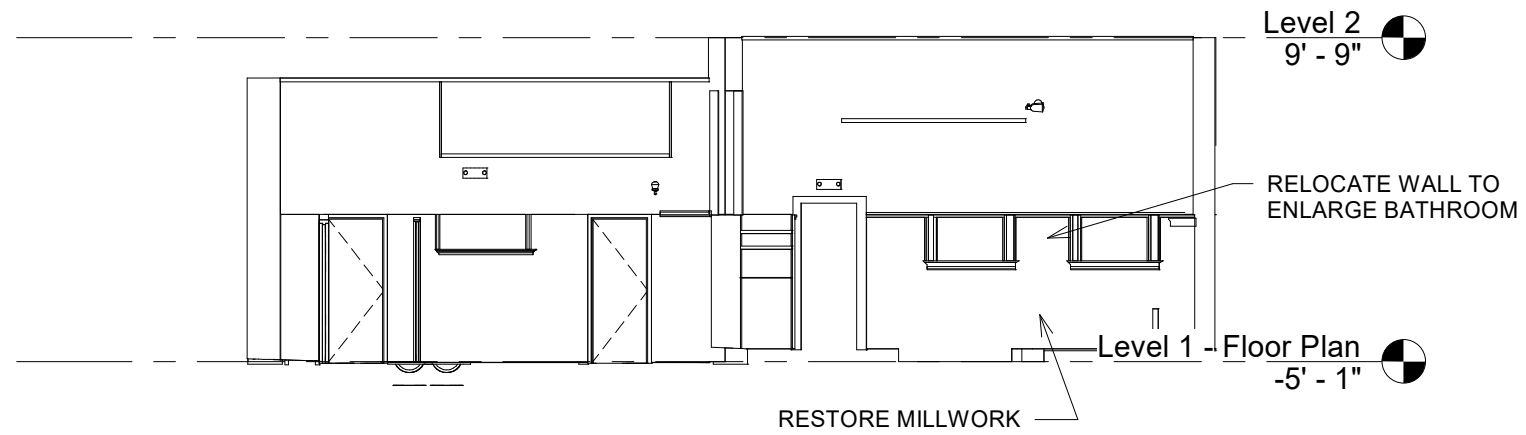
① **Section 1.3**
1/8" = 1'-0"





① **Section 1.4**
1/8" = 1'-0"



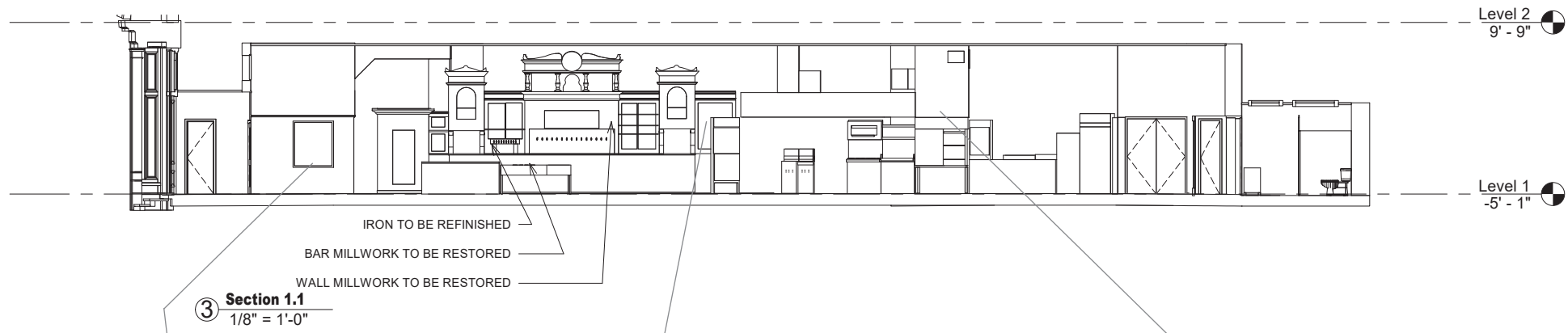


① **Section 1.5**
1/8" = 1'-0"

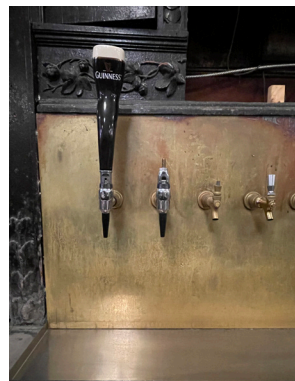


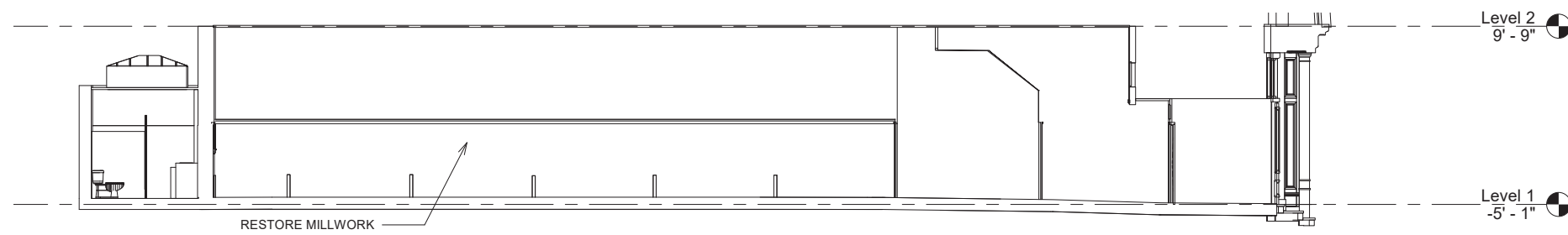
DETAILED ELEVATIONS





- Sand top remaining all coatings
- Apply two coats of ML Campell stain
- Apply two coats of ML Campell Polarion sealer
- Apply two coats of Polarion 2k polyurethane finish.

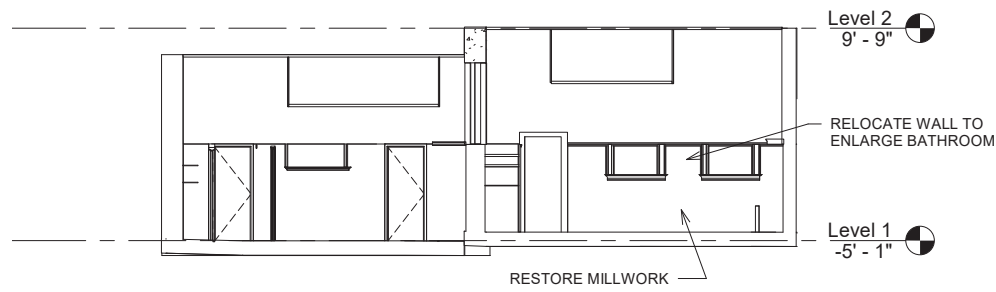




- Clean all wood parts with Gemini wood cleaner to remove mold and mildew
- Sand all wood parts to remove old finishes
- Wood to be sanded with profile sanders starting with 80 grit and finishing with 120 grit
- During sanding, wood and grain will be protected
- Apply one coat of ML Campell stain
- Apply two coats of ML Campell Satin Lacquer.
- Apply one coat of Amazing stain where needed (this is a toner coat and helps uniform light areas)
- Apply final Lacquer coat

④ Section 1.2
1/8" = 1'-0"

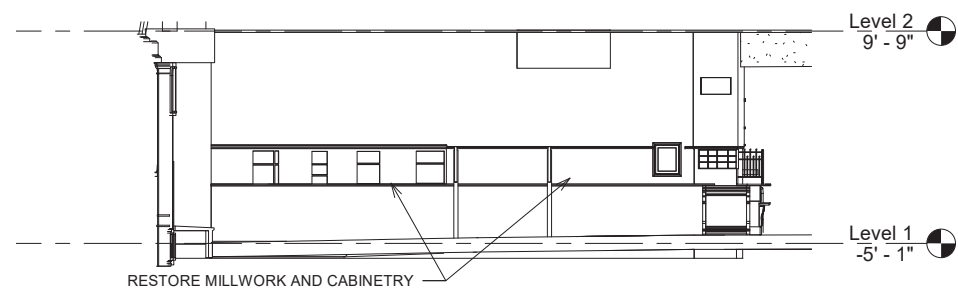




- Clean all wood parts with Gemini wood cleaner to remove mold and mildew
- Sand all wood parts to remove old finishes
- Wood to be sanded with profile sanders starting with 80 grit and finishing with 120 grit
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Section 1.5
1/8" = 1'-0"

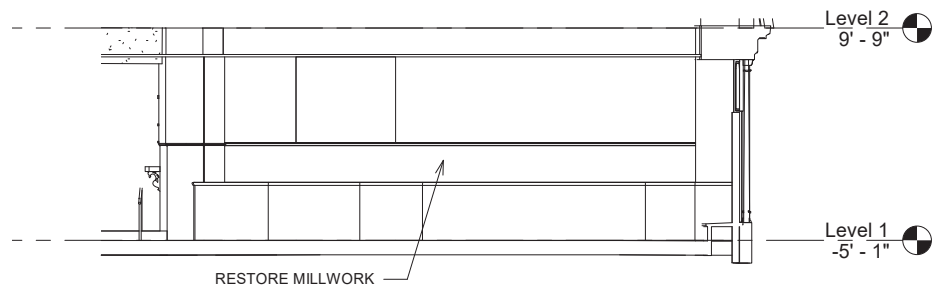




⑤ Section 1.3
1/8" = 1'-0"

- Clean all wood parts with Gemini wood cleaner to remove mold and mildew
- Sand all wood parts to remove old finishes
- Wood to be sanded with profile sanders starting with 80 grit and finishing with 120 grit
- During sanding, wood and grain will be protected
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- Apply two coats of ML Campell Satin Lacquer.
- Apply one coat of Amazing stain where needed (this is a toner coat and helps uniform light areas)
- Apply final Lacquer coat





⑥ Section 1.4
1/8" = 1'-0"

- Clean all wood parts with Gemini wood cleaner to remove mold and mildew
- Sand all wood parts to remove old finishes
- Wood to be sanded with profile sanders starting with 80 grit and finishing with 120 grit
- During sanding, wood and grain will be protected
- Apply one coat of ML Campell stain
- Apply two coats of ML Campell Satin Lacquer.
- Apply one coat of Amazing stain where needed (this is a toner coat and helps uniform light areas)
- Apply final Lacquer coat



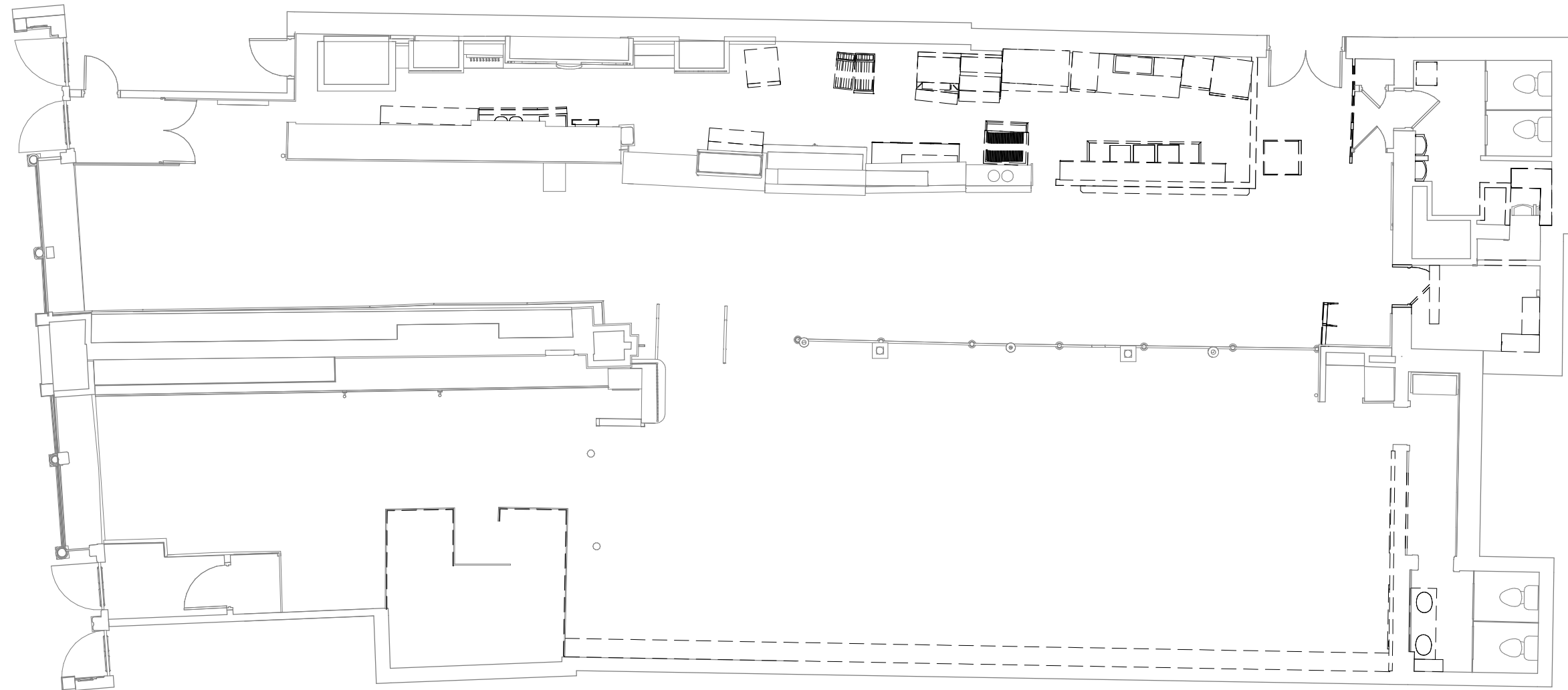


- Replicate signage
- Install same size wood and replicate font in same colors



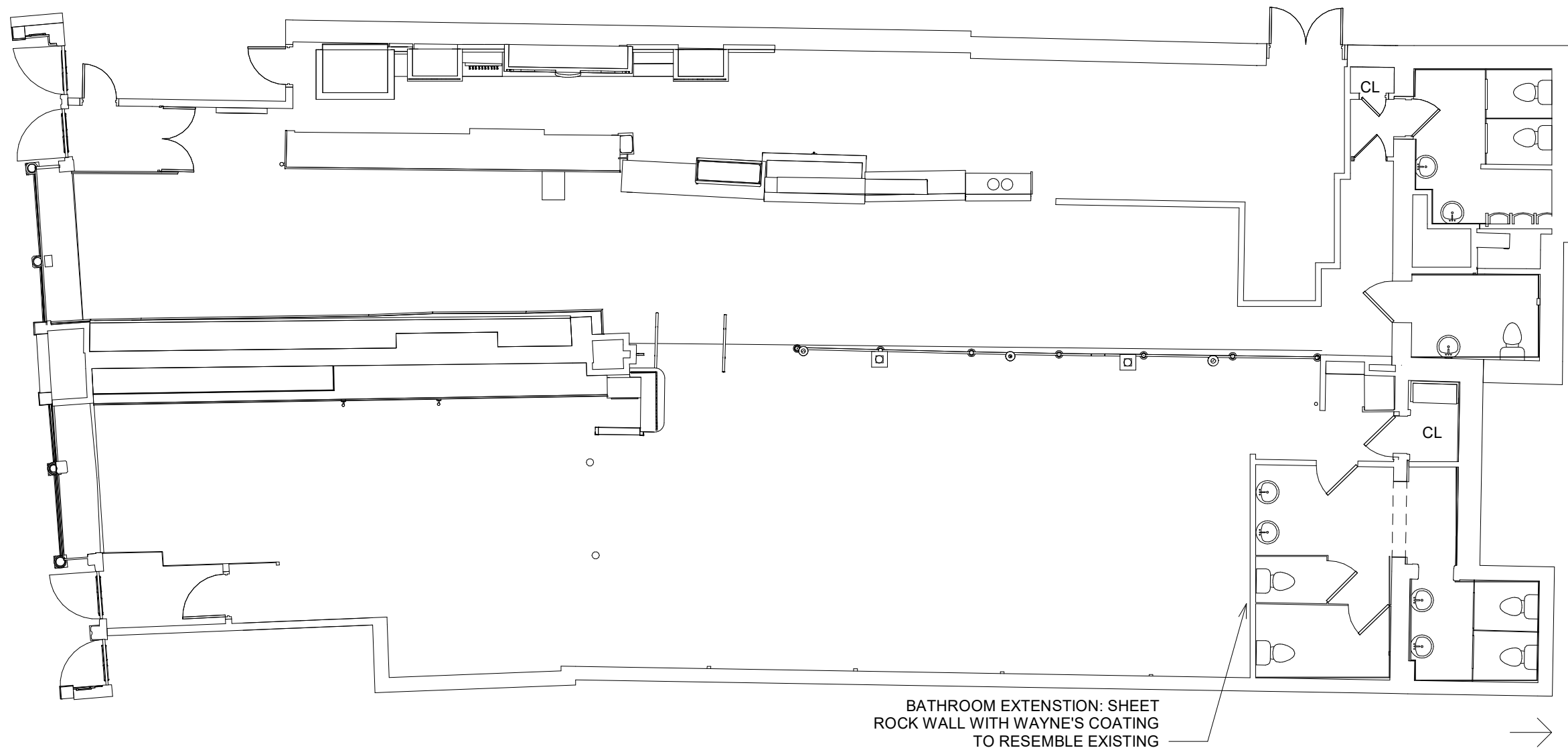
PROPOSAL





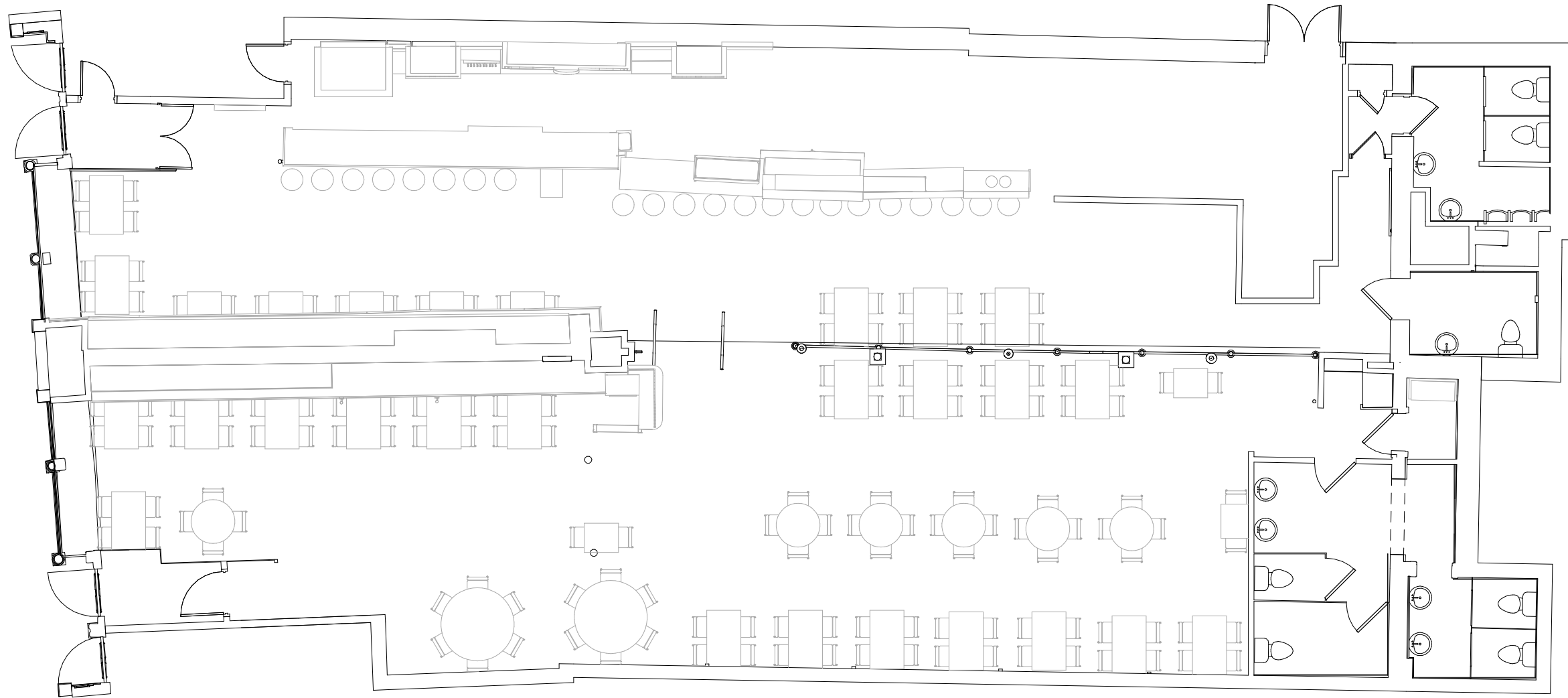
① **Level 1 - Demo Plan**
1/8" = 1'-0"





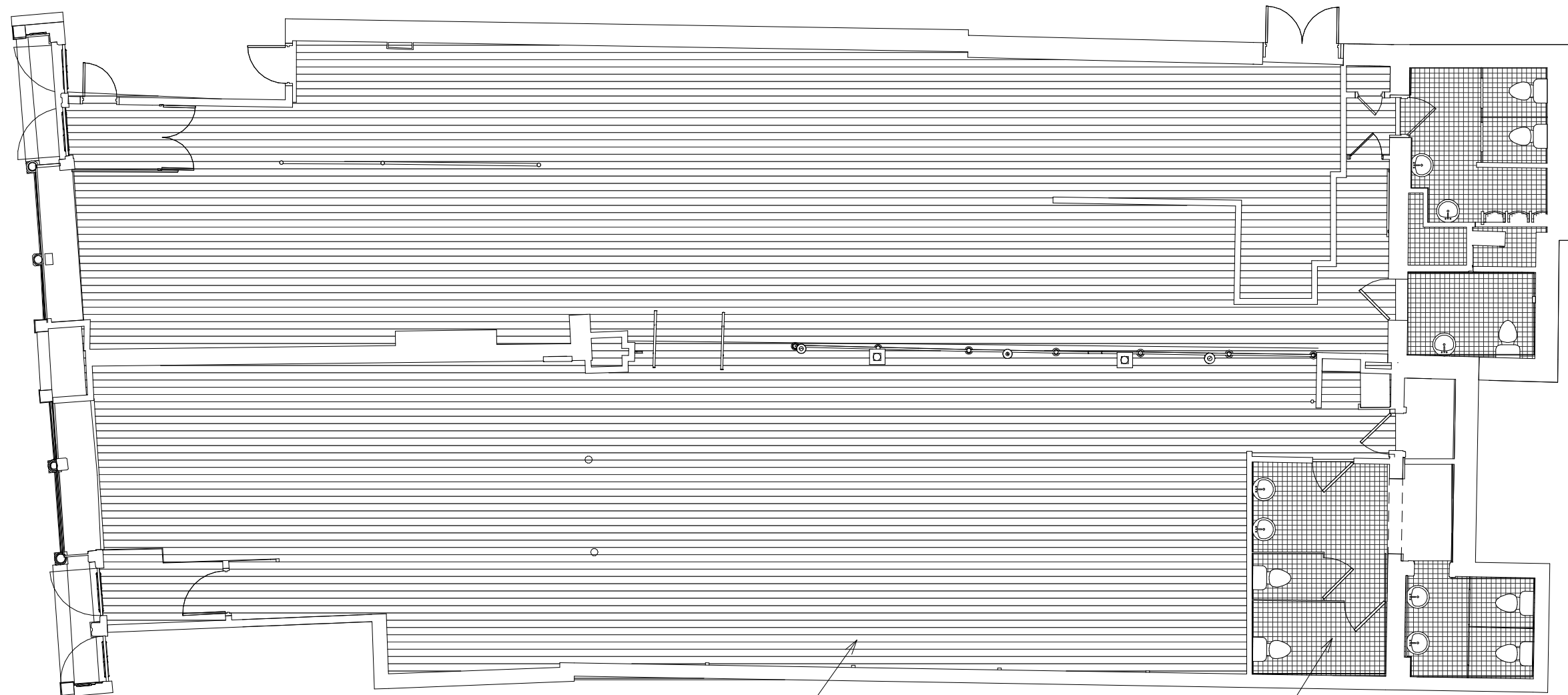
① **Level 1 - Floor Plan**
1/8" = 1'-0"





① **Level 1 - Furniture Plan**
1/8" = 1'-0"





RESTORE EXISTING
WOOD FLOORS

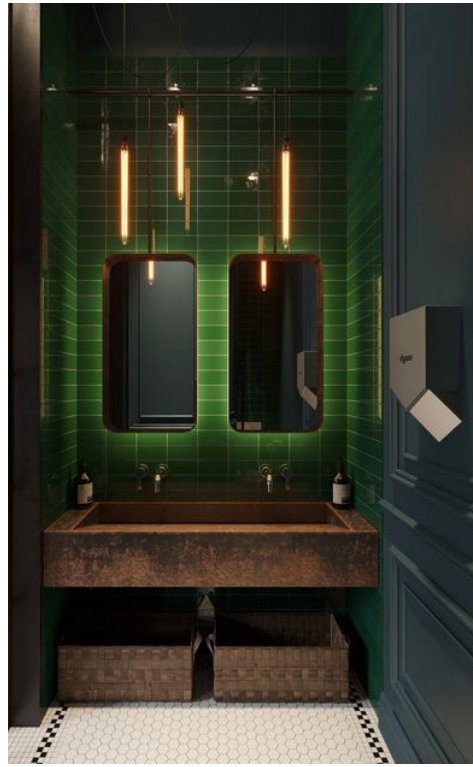
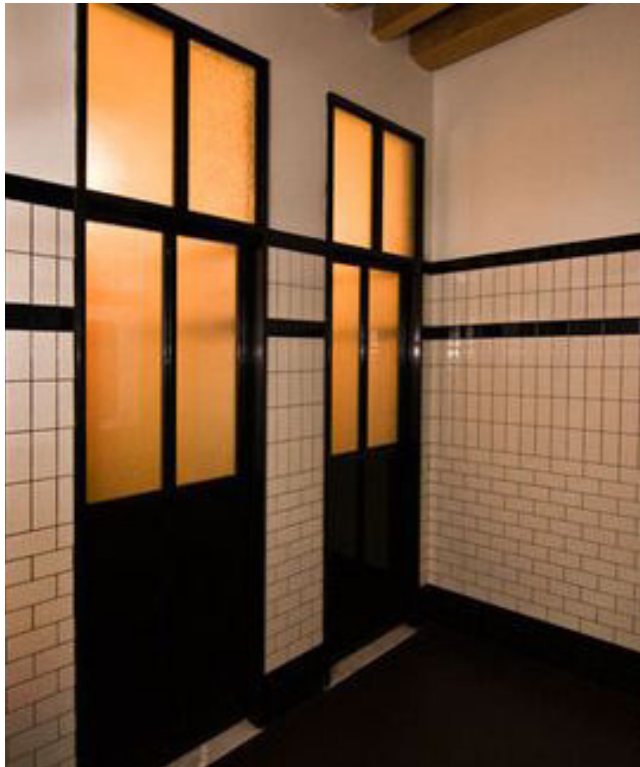
INSTALL NEW TILE IN
EXISTING AND NEW
BATHROOM

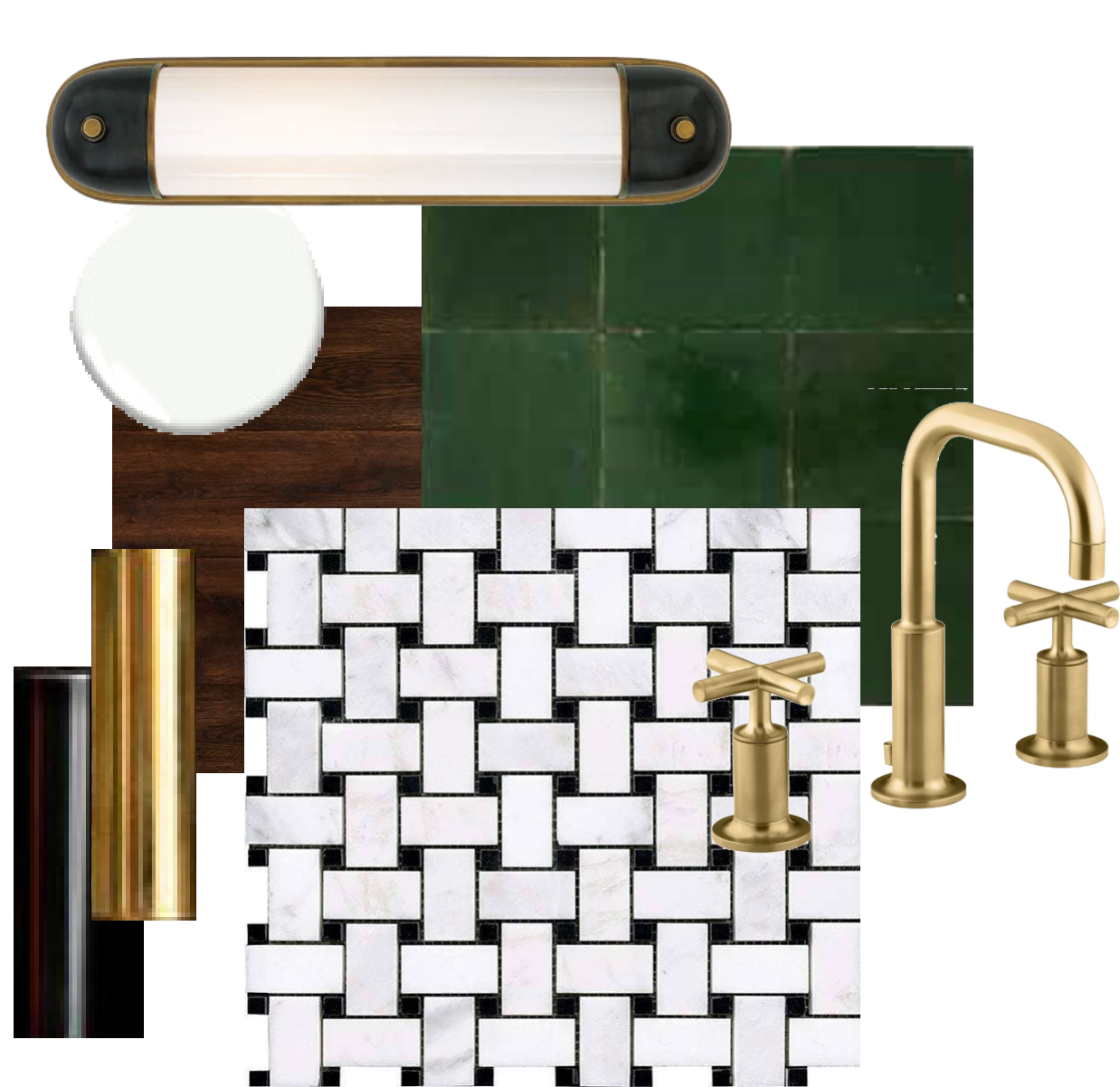
① **Level 1 - Finish Plan**
1/8" = 1'-0"



DESIGN INTENT











Location

JACOB WIRTH RESTAURANT
PROPOSED RENOVATION
31-39 STUART STREET,
BOSTON, MA 02116

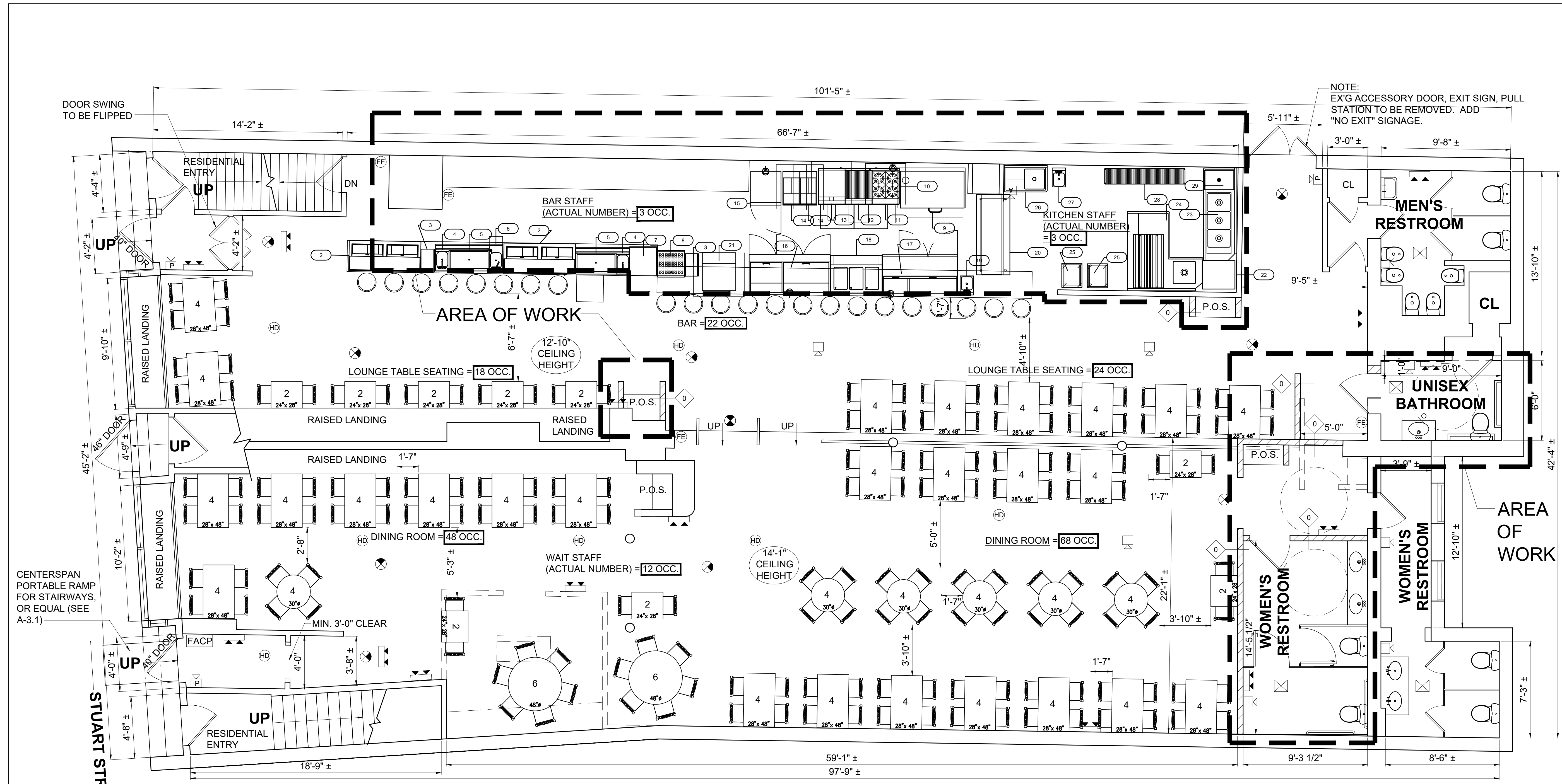
Choo
& Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.	Revision Date
	10-28-21
	01-18-22

Project No: 2021211
Scale: AS NOTED
Date: 10-14-21
Drawn By: ST

Drawing Name
FIRST FLOOR PLAN

Sheet No.
A-1.2



**TOTAL 1ST FLOOR
OCCUPANCY =256**

2 EXISTING FIRST FLOOR PLAN
1/4" = 1'-0"

**HISTORIC BUILDING
VARIANCE REQUESTED FOR MAAB PER 521 CMR CHAPTER 3, SECTION 3.9**

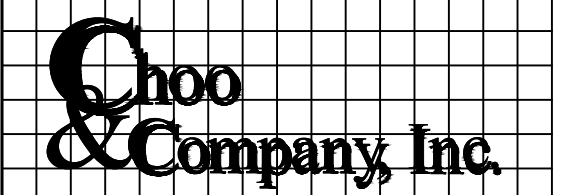
NOTE:
EX'G ACCESSORY DOOR, EXIT SIGN, PULL
STATION TO BE REMOVED. ADD
"NO EXIT" SIGNAGE.

CENTERSPAN
PORTABLE RAMP
FOR STAIRWAYS,
OR EQUAL (SEE
A-3.1)

STUART STREET

Location

**JACOB WIRTH RESTAURANT
PROPOSED RENOVATION
31-39 STUART STREET,
BOSTON, MA 02116**



One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

EQUIPMENT SCHEDULE

ItemNo	Quantity	Category	Mfr	Model	ELECTRICAL						PLUMBING				Equipment Remarks	
					Voltage	Phase	Amps	Cycle	Hp	ConnectionType	NEMA	Cold Water (in)	Hot Water (in)	Indirect Waste Size		Direct Waste Size
1	1	Exhaust Hood	Custom	EH15												
2	2	Bottle Cooler	True Mfg. - General Foodservice	TD-65-24-HC	115	1	1.9	60	1/5	Cord & Plug	5-15P					
3	2	Trash Receptacle, Indoor	Winco	PTC-23K												
4	2	Hand Sink	Krowne	KR19-1C								1/2"	1/2"			1-1/2"
5	2	Ice Bin	Krowne	KR19-36DP-10										1/2"		
6	1	Hand Sink	Krowne	KR24-12ST								1/2"	1/2"			1-1/2"
7	1	Dishwasher, Undercounter	Moyer Diebel	201HT	208	1		60	1				3/4"			
8	1	Glass Rack	Krowne	KR24-GSB1										1"		
9	1	Pizza Bake Oven, Deck-Type, Gas	Bakers Pride	3152												
10	1	Equipment Stand, Refrigerated Base	Atosa USA, Inc.	MGF8453GR	115	1	2.3	60	1/7	Cord & Plug	5-15P					
11	1	Hotplate, Countertop, Gas	Star	804HA												
12	1	Charbroiler, Gas, Countertop	Star	8124RCBB												
13	1	Griddle, Gas, Countertop	Star	824TA												
14	2	Gas Floor Fryer	Pitco	VF-35S												
15	1	Reach-In Undercounter Freezer	Atosa USA, Inc.	MGF8405GR	115	1	1.8	60	1/5	Cord & Plug	5-15P					
16	1	Mega Top Sandwich / Salad Preparation Refrigerator	Atosa USA, Inc.	MSF8308GR	115	1	2.8	60	1/5	Cord & Plug	5-15P					
17	1	Pizza Preparation Refrigerator	Atosa USA, Inc.	MPF8202GR	115	1	2.8	60	1/5	Cord & Plug	5-15P					
18	1	Hot Food Serving Counter / Table	Duke	E-3-DLSS	120	1	18.8	60						3/4"		
19	1	Hand Sink	Krowne	HS-30L								1/2"	1/2"			1-1/2"
20	1	Work Table, Stainless Steel Top	Advance Tabco	SLAG-306-X												
21	1	Ice Maker, Cube-Style	Manitowoc	IYT1200A	208-230	1	14.2	60				3/8"		1/2"		
	1		Manitowoc	D570										3/4"		
22	1	Dishwasher, Door Type, Ventless	CMA Dishmachines	CMA-180-VL					1			1/2"	1/2"	2"		
	1		CMA Dishmachines	CMA-180-VL	208	3	49.0	60								
23	1	Dishtable, with Potsinks	Advance Tabco	DTC-3-1620-84L-X											1-1/2"	
	1		Advance Tabco	DTC-3-1620-84L-X											1-1/2"	
	1		Advance Tabco	DTC-3-1620-84L-X											1-1/2"	
	1		Advance Tabco	DTA-53								1/2"	1/2"			
	1		Advance Tabco	K-5										2"		
24	1	Dishtable, Soiled "L" Shaped	Advance Tabco	DTS-D70-72R											1-1/2"	
	1		Advance Tabco	DTA-53								1/2"	1/2"			
	6	Dishtable Sorting Shelf	Advance Tabco	DTA-79												
25	2	Bussing Utility Transport Cart, Metal	Channel	BBC-3												
26	1	One (1) Compartment Sink	Advance Tabco	FE-1-1812-18L-X											1-1/2"	
	1		Advance Tabco	DTA-53-X								1/2"	1/2"			
	1		Advance Tabco	K-5-X										2"		
27	1	Hand Sink	Krowne	HS-30L								1/2"	1/2"			1-1/2"
28	1	Wire Shelving Unit	Advance Tabco	EGG-1472												
29	1	Grease Trap	BK Resources	BK-GT-50												
30	1	Walk In Cooler, Modular, Remote	Custom	EBC												
31	1	Walk In Cooler, Modular, Remote	Custom	EC												
32	1	Walk In Freezer, Modular, Remote	Custom	EF												
33	1	Mop Sink Cabinet	Advance Tabco	9-OPC-84-X												2"
	1		Advance Tabco	K-240-X								1/2"	1/2"			
34	6	Locker	Winholt	WL-66												

No.	Revision Date
	10-28-21
	01-18-22

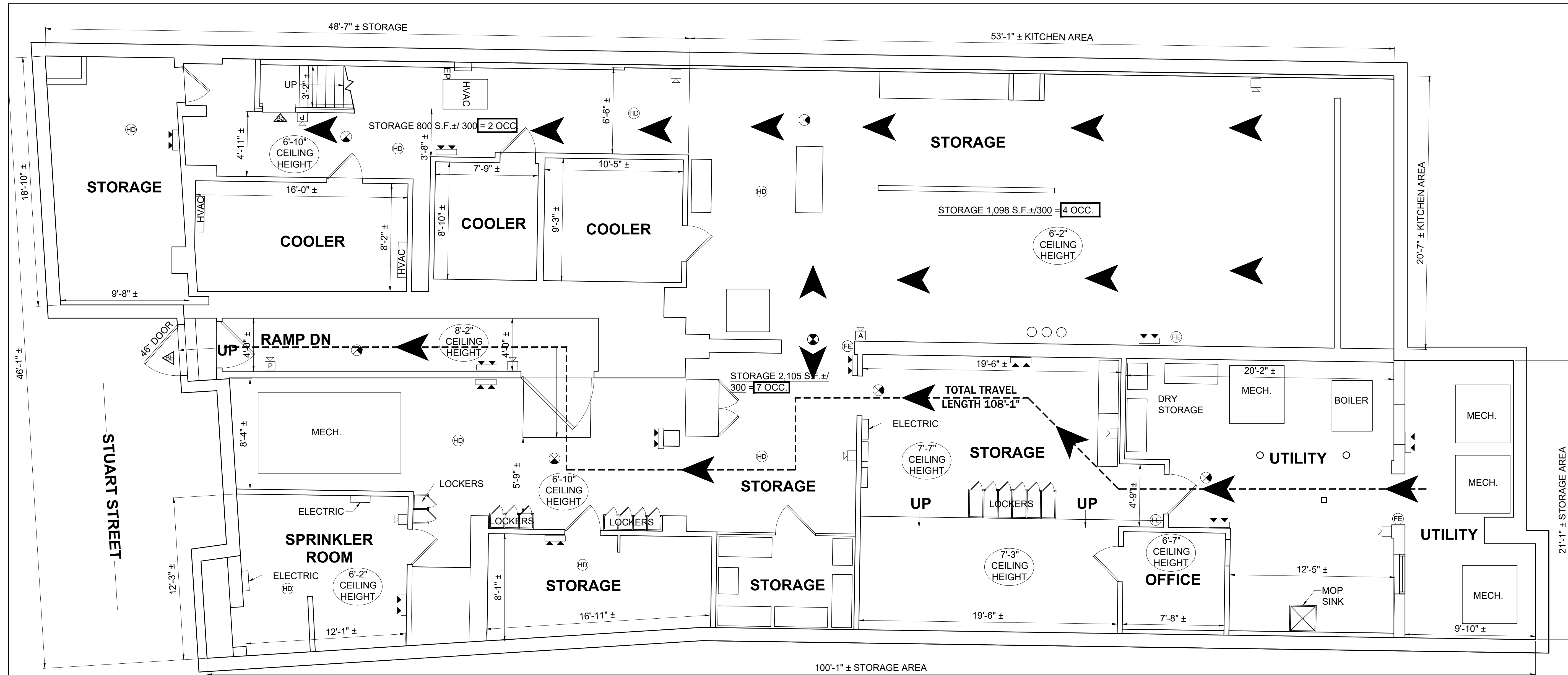
Project No: 2021211
Scale: AS NOTED
Date: 10-14-21
Drawn By: ST

Drawing Name
EQUIPMENT SCHEDULE

Sheet No.
A-1.3

Location
JACOB WIRTH RESTAURANT
EGRESS/OCCUPANCY PLANS
31-39 STUART STREET,
BOSTON, MA 02116

Choo & Company, Inc.
 One Billings Road Quincy, MA 02171
 617-786-7727 fax 617-786-7715



**TOTAL BASEMENT
 OCCUPANCY = 13**

1 BASEMENT FLOOR PLAN
 1/4" = 1'-0"

**HISTORIC BUILDING
 VARIANCE REQUESTED FOR MAAB PER 521 CMR CHAPTER 3, SECTION 3.9**

No.	Revision Date
	09-16-21
	10-28-21
	02-14-22

Project No: 2021211
 Scale: AS NOTED
 Date: 08-12-21
 Drawn By: ST

Drawing Name
**BASEMENT
 FLOOR PLAN**

Sheet No.
A-1.1

TOTAL OCCUPANCY	= 261 PEOPLE
BASEMENT AREA	= 13 PEOPLE
1st FLOOR	= 248 PEOPLE
OCCUPANT LOAD (1004.1.2) 700 cfm	
Basement OCCUPANT LOAD	= 13 PEOPLE
Basement Storage Area [(800 s.f. +/-) + (2,105 s.f. +/-)] / 300 s.f. per occupant	= 13 PEOPLE
Basement Area TOTAL	= 13 PEOPLE
1ST FLOOR ASSEMBLY SEATING (actual seats)	= 172 PEOPLE
1ST FLOOR STANDING AREA 5 s.f. per occupant	= 58 PEOPLE
KITCHEN STAFF (actual number)	= 3 PEOPLE
BAR/WAIT STAFF (actual number)	= 15 PEOPLE
1ST FLOOR TOTAL	= 248 PEOPLE

EGRESS ELEMENT CAPACITIES (1005.3.1 & 1005.3.2) 700 cfm			
minimum egress width requirement: 2' per person for stairs & 2' per person for doors/hallways			
with installed sprinklers and WBEZ alarm (903.3.1.1 or 903.3.1.2 & 907.5.2.2): 2' per person for stairs & 2' per person for doors/hallways			
Basement Area MAIN EGRESS ELEMENTS	WIDTH	LIMITING FACTOR	CAPACITY
Ba STAIR	38"	.2/person(door)	=190 people
Bb DOOR	46"	.15/person(door)	=306 people
total egress capacity of Ba			13 < 496 people
Basement Area NUMBER OF EXITS FOR OCCUPANT LOAD (1006.3.1)			
13-500 - REQUIRED 2 EXIT			2 = 2 (OK)
1st floor MAIN EGRESS ELEMENTS	WIDTH	LIMITING FACTOR	CAPACITY
1a DOOR	40"	.15/person(door)	=266 people
1b DOOR	40"	.15/person(door)	=266 people
total egress capacity of 1a and 1b			248 < 532 people
1st floor NUMBER OF EXITS FOR OCCUPANT LOAD (1006.3.1)			
248-500 - REQUIRED 2 EXIT			2 = 2 (OK)
1st floor MAIN EXIT EGRESS ELEMENT	WIDTH	LIMITING FACTOR	CAPACITY
1a MAIN EXIT	40"	.15/person(door)	=266 people
50% of total occupancy			=131 people
total 1a main exit load			=131 people < 266 (OK)

*egress summary based on IBC & IEBC 2015 w/ MA amendments.

KEY EXISTING AND OR PROP. APPLIANCES	
	PULL STATION (HORN, STROBE)
	HORN STROBE
	EMERGENCY LIGHT
	EXIT SIGN
	ANSUL PULL
	ANSUL STATION MONITOR
	FIRE ALARM CONTROL PANEL
	EXTERIOR NOTIFICATION STROBE, BELL
	FIRE EXTINGUISHER
	EGRESS DOOR PANIC HARDWARE

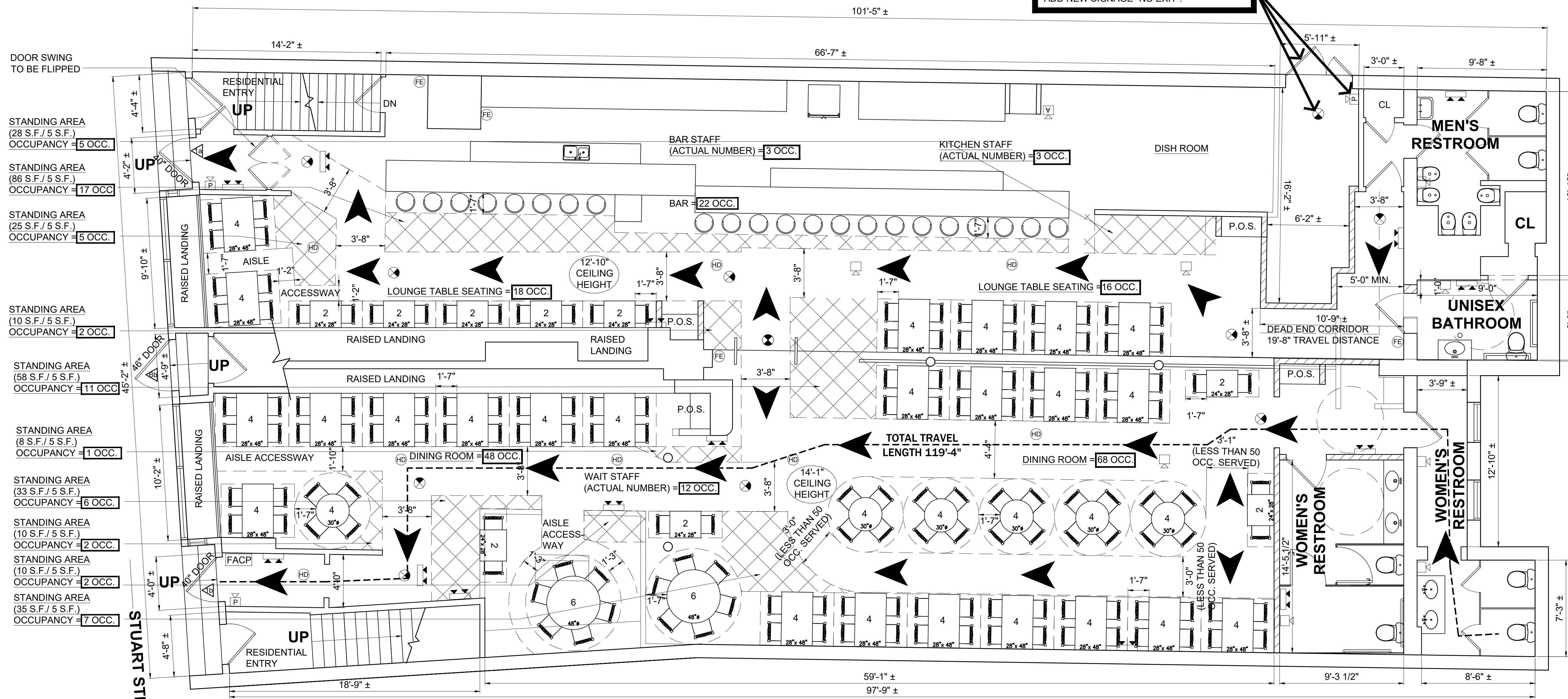
PLUMBING FIXTURE COUNT	
OCCUPANCY = 269 PEOPLE (135 MEN, 135 WOMEN)	
MEN (135/60 = 2.25 WC REQ'D)	
WOMEN (135/30 = 4.5 WC REQ'D)	
6.75 WC REQUIRED	
7 WC PROPOSED + 5 URINALS = OKAY	

CODE SUMMARY
 EX'G TYPE 3B CONSTRUCTION
 EX'G 4 STORY & BASEMENT
 EX'G A-2/ R-2 MIXED USE GROUP
 EX'G FULLY SPRINKLED
 EX'G FULLY ALARMED

	NEW WALL
	EX'G WALL TO REMAIN
	WALL TO BE REMOVED
	STANDING AREA
	PATH OF EGRESS TRAVEL
	EXIT NUMBER

Location
JACOB WIRTH RESTAURANT
EGRESS/OCCUPANCY PLANS
31-39 STUART STREET,
BOSTON, MA 02116

NOTE:
 ACCESSORY DOOR, NOT FOR EGRESS.
 EXIST SIGN, PULL STATION TO BE REMOVED.
 ADD NEW SIGNAGE "NO EXIT".



- DOOR SWING TO BE FLIPPED
- STANDING AREA (28 S.F./ 5 S.F.) OCCUPANCY = 5 OCC.
- STANDING AREA (86 S.F./ 5 S.F.) OCCUPANCY = 17 OCC.
- STANDING AREA (25 S.F./ 5 S.F.) OCCUPANCY = 5 OCC.
- STANDING AREA (10 S.F./ 5 S.F.) OCCUPANCY = 2 OCC.
- STANDING AREA (58 S.F./ 5 S.F.) OCCUPANCY = 11 OCC.
- STANDING AREA (8 S.F./ 5 S.F.) OCCUPANCY = 1 OCC.
- STANDING AREA (33 S.F./ 5 S.F.) OCCUPANCY = 6 OCC.
- STANDING AREA (10 S.F./ 5 S.F.) OCCUPANCY = 2 OCC.
- STANDING AREA (10 S.F./ 5 S.F.) OCCUPANCY = 2 OCC.
- STANDING AREA (35 S.F./ 5 S.F.) OCCUPANCY = 7 OCC.

TOTAL 1ST FLOOR OCCUPANCY = 248

2 EXISTING FIRST FLOOR PLAN
 1/4" = 1'-0"

HISTORIC BUILDING VARIANCE REQUESTED FOR MAAB PER 521 CMR CHAPTER 3, SECTION 3.9

TOTAL OCCUPANCY	= 261 PEOPLE
BASEMENT AREA	= 13 PEOPLE
1st FLOOR	= 248 PEOPLE
OCCUPANT LOAD (1004.1.2) min. occ.	
Basement Occupant Load	= 13 PEOPLE
Basement Storage Area [(800 s.f. +/-) + (2,105 s.f. +/-)] / 300 s.f. per occupant	= 13 PEOPLE
Basement Area TOTAL	= 13 PEOPLE
1st FLOOR ASSEMBLY SEATING (actual seats)	
1st FLOOR STANDING AREA 5 s.f. per occupant	= 58 PEOPLE
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1st FLOOR TOTAL	= 248 PEOPLE

EGRESS ELEMENT CAPACITIES (1005.3.1 & 1005.3.2) min. occ.			
minimum egress width requirement: 3' per person for stairs & 2' per person for doors/hallways			
with installed sprinklers and VOICE alarm (903.1.1.1 or 903.1.1.2 & 907.5.2.2) 2' per person for stairs & 1.5' per person for doors/hallways			
Basement Area MAIN EGRESS ELEMENTS	WIDTH	LIMITING FACTOR	CAPACITY
Ba STAIR	38"	2/(person/door)	=190 people
Bb DOOR	46"	.15/(person/door)	=306 people
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13<500 - REQUIRED 2 EXIT			2 = 2
OK			
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1a DOOR	40"	.15/(person/door)	=266 people
1b DOOR	40"	.15/(person/door)	=266 people
total egress capacity of 1a and 1b			248<532 people
1st floor NUMBER OF EXITS FOR OCCUPANT LOAD (1006.3.1)			
248<500 - REQUIRED 2 EXIT			2 = 2
OK			
1st floor MAIN EXIT EGRESS ELEMENT			
1a MAIN EXIT	40"	.15/(person/door)	=266 people
50% of total occupancy			=131 people
total 1a main exit load			=131 people<266 (OK)

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No.	Revision Date
	09-19-21
	10-28-21
	02-14-22

Project No: 2021211
 Scale: AS NOTED
 Date: 08-12-21
 Drawn By: ST

Drawing Name
FIRST FLOOR PLAN

Sheet No.
A-1.2