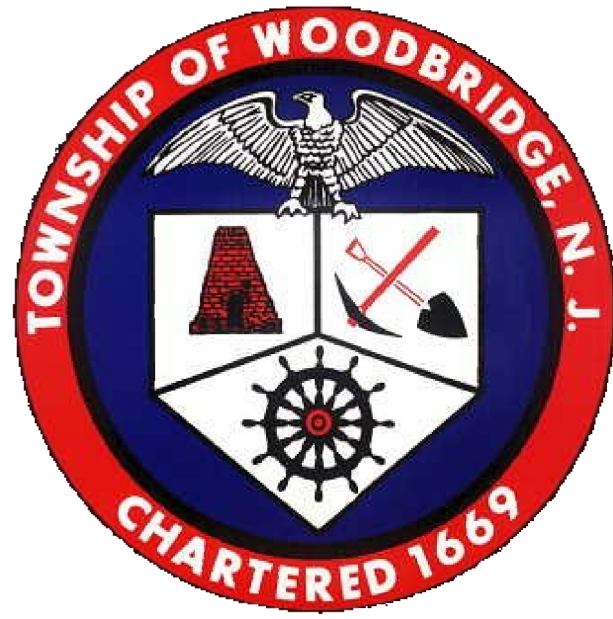


BAR TOILET ALTERATIONS
AT THE
ACACIA CENTER
FOR
WOODBIDGE TOWNSHIP
95 PORT READING AVE, WOODBRIDGE, NJ 07095



20 N. Doughty Avenue
Somerville, NJ 08876
t 908.722.2300
f 908.722.7201

usaarchitects.com

Paul R. Swartz, AIA Andrew P. Adornato, AIA
Armand T. Christopher Jr., AIA Susan M. DeHart, AIA
Peter C. Campisano, AIA James McAuliffe, AIA



DRAWING LIST

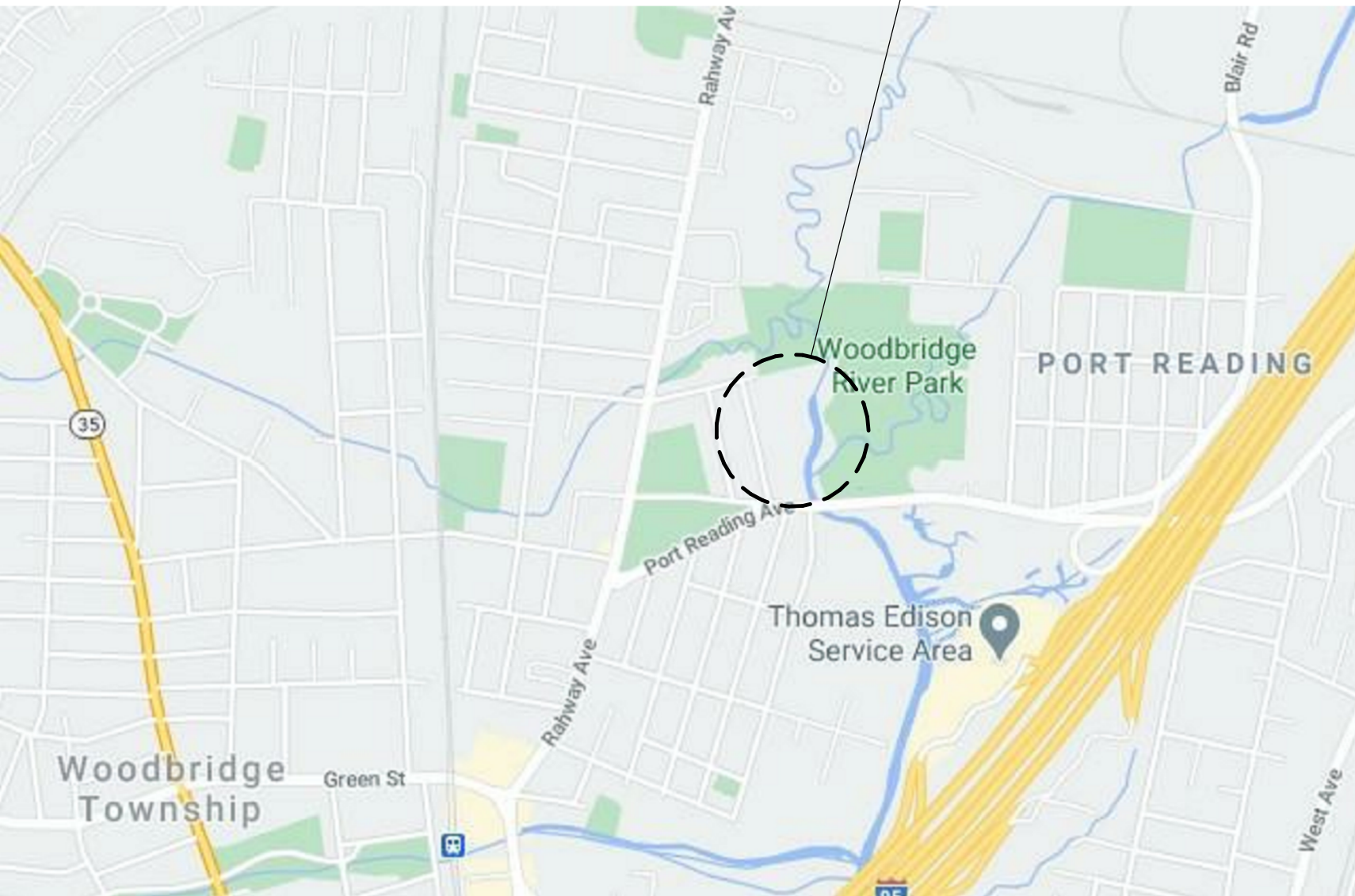
ARCHITECTURAL

- A-000 TITLE SHEET
A-010 BUILDING CODE INFORMATION + PARTIAL EGRESS PLAN
A-101 FIRST FLOOR PLAN, SCHEDULES + DETAILS

PLUMBING/ELECTRICAL

- ME-100 PARTIAL FLOOR PLANS - PLUMBING/ELECTRICAL

PROJECT LOCATION:
95 PORT READING AVE, WOODBRIDGE, NJ 07095



2 LOCATION MAP
SCALE: N.T.S.

SYMBOL LEGEND

- NORTH ARROW
 ROOM TAG
 ELEVATION / SECTION MARK
 SPOT ELEVATION
 REVISION TAG
 VIEW NAME
SCALE: 1/8" = 1'-0"
 DETAIL MARK
 INTERIOR WINDOW TAG
 WINDOW TAG
 DOOR TAG
 WALL TAG

DESIGN TEAM

ARCHITECT



USA ARCHITECTS, PLANNERS AND
INTERIOR DESIGNERS, LTD.
20 NORTH DOUGHTY AVENUE
SOMERVILLE, NJ 08876
908.722.2300

STRUCTURAL



MPP ENGINEERS, LLC
34 SOUTH MAIN STREET
ALLENTOWN, NJ 08501
609.489.5511

MEP



STRUNK ALBERT ENGINEERING
804 SEVEN BRIDGE ROAD
EAST STROUDSBURG, PA 18301
570.421.2025

BUILDING DATA + INFORMATION SUMMARY:

USE GROUP(S):	A-2 - NO CHANGE
CONSTRUCTION TYPE:	IIIB - NO CHANGE
SPRINKLERED:	N - NO CHANGE
BUILDING AREA:	11,530 SF - NO CHANGE
OVERALL HEIGHT:	2 STORIES 25 FEET - NO CHANGE
OVERALL OCCUPANT LOAD:	510
AREA OF WORK SQUARE FOOTAGE:	150 SF

Signature & License No.

This Document is the property and copyright of USA Architects for the specified project and shall not be used or reproduced without authorization.

BAR TOILET ALTERATIONS

AT THE

ACACIA CENTER

FOR

WOODBIDGE TOWNSHIP

95 PORT READING AVE, WOODBRIDGE, NJ 07095

No. Date Issue or Revision

Drawing Title

TITLE SHEET

Scale As indicated	USA Project No. 2020-083
Drawing Date 02.18.22	Drawing No.
Drawn By SJB	Checked By SMD
A-000	

BUILDING CODE INFORMATION

NEW JERSEY ADMINISTRATIVE CODES

APPLICABLE CONSTRUCTION CODES - NEW JERSEY ADMINISTRATIVE CODE ("N.J.A.C.")

N.J.A.C. 5:23	UNIFORM CONSTRUCTION CODE (UCC)
N.J.A.C. 5:23-3.14	BUILDING SUBCODE - INTERNATIONAL BUILDING CODE / 2018 NEW JERSEY EDITION ("NJ IBC 2018")
N.J.A.C. 5:23-3.15	PLUMBING SUBCODE - NATIONAL STANDARD PLUMBING CODE / 2018 NEW JERSEY EDITION ("NJ NSPC 2018")
N.J.A.C. 5:23-3.16	ELECTRICAL SUBCODE - NATIONAL ELECTRICAL CODE (NFPA 70) / 2017 ("NEC 2017")
N.J.A.C. 5:23-3.18	ENERGY SUBCODE - ASHRAE 90.1-2016 (COMMERCIAL AND ALL OTHER RESIDENTIAL)
N.J.A.C. 5:23-6	REHABILITATION SUBCODE - NJUCC, SUBCHAPTER 6
N.J.A.C. 5:23-7	BARRIER FREE SUBCODE - CHAPTER 11 OF NJ IBC 2018 AND ICC/ANSI A117.1-2009
N.J.A.C. 5:70	UNIFORM FIRE CODE (UFC) AND THE STATE FIRE PREVENTION CODE

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

NO CHANGE TO EXISTING USE AND OCCUPANCY CLASSIFICATION

IBC REFERENCE	USE GROUP CLASSIFICATION
SECTION NO. 303.3	A-2

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

NO CHANGE TO EXISTING BUILDING HEIGHT AND AREA

EXISTING HEIGHT AND STORIES	25' 2 STORIES
EXISTING AREA	11,530 SF
AREA OF WORK	150 SF

CHAPTER 6: TYPES OF CONSTRUCTION

IBC REFERENCE	CONSTRUCTION CLASSIFICATION
SECTION NO. 602.3	TYPE IIIB - NO CHANGE TO EXISTING

TABLE 601 - FIRE-RESISTANCE RATING OF BUILDING ELEMENTS	
BUILDING ELEMENT	EXISTING RATING
STRUCTURAL FRAME INCLUDING COLUMNS, GIRDERS & TRUSSES	0 HOUR
BEARING WALLS EXTERIOR INTERIOR	2 HOUR 0 HOUR
NONBEARING WALLS AND PARTITIONS EXTERIOR INTERIOR	SEE TABLE 602
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	0 HOUR
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	0 HOUR

CHAPTER 8: INTERIOR FINISHES

IBC REFERENCE	CLASSIFICATION	FLAME SPREAD	SMOKE DEVELOPMENT
803.1.2	CLASS A INTERIOR FINISH:	0-25	0-450
	CLASS B INTERIOR FINISH:	26-75	0-450
	CLASS C INTERIOR FINISH:	76-200	0-450

TABLE 803.11 - INTERIOR WALL AND CEILING FINISH REQUIREMENTS

LOCATION	OCCUPANCY	REQUIREMENT
EXIT ENCLOSURES AND PASSAGEWAYS	A-2	CLASS A
CORRIDORS	A-2	CLASS A
ROOMS AND ENCLOSED SPACES	A-2	CLASS B

IBC REFERENCE	INTERIOR FLOOR FINISH CLASSIFICATION
804.2	CLASS I INTERIOR FLOOR FINISH/COVERING: 0.45 WATTS/CM2 OR GREATER CLASS II INTERIOR FLOOR FINISH/COVERING: 0.22 WATTS/CM2 OR GREATER (CLASSIFICATION AS DETERMINED BY NFPA 253)

CHAPTER 9: FIRE PROTECTION SYSTEMS

NFPA 10 PORTABLE FIRE EXTINGUISHERS

TABLE 906.3(1) - FIRE EXTINGUISHER SIZE AND PLACEMENT FOR CLASS A HAZARDS

	LIGHT (LOW) HAZARD OCCUPANCY	ORDINARY (MODERATE) HAZARD OCCUPANCY	EXTRA (HIGH) HAZARD OCCUPANCY
MINIMUM RATED SINGLE EXTINGUISHER	2-A	2-A	4-A
MAXIMUM FLOOR AREA PER UNIT OF A	3000 SF.	1500 SF.	1000 SF.
MAXIMUM FLOOR AREA FOR EXTINGUISHER	11,250 SF.	11,250 SF.	11,250 SF.
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER	75 FT.	75 FT.	75 FT.

907	MANUAL FIRE ALARM SYSTEM	REQUIRED YES	PROVIDED YES
	A-2		
	AUTOMATIC SMOKE DETECTION SYSTEM	REQUIRED YES	PROVIDED YES
	A-2		
	SMOKE ALARMS	REQUIRED YES	PROVIDED YES
	A-2		
	HEAT DETECTORS	REQUIRED YES	PROVIDED YES
	A-2		
907.5	OCCUPANT NOTIFICATION SYSTEM	REQUIRED YES	PROVIDED YES
	A-2		

CHAPTER 10: MEANS OF EGRESS

TABLE 1004.5 MAXIMUM FLOOR AREA ALLOWANCES PER OCCUPANT

	FUNCTION OF SPACE	FLOOR AREA IN SQUARE FOOT PER OCCUPANT
	A-2	7 GROSS / NET 15 GROSS / NET
	ACCESSORY	300 GROSS / NET 200 GROSS / NET
	KITCHEN	15 GROSS / NET
	STAGE	

1009	ACCESSIBLE MEANS OF EGRESS NOT LESS THAN 2 ACCESSIBLE MEANS OF EGRESS PER FLOOR REQUIRED CLEAR WIDTH OF 48" BETWEEN HANDRAILS NOT REQUIRED AT EXIT STAIRWAYS IN BUILDINGS
1010.1.2	DOORS SHALL SWING IN THE DIRECTION OF EGRESS TRAVEL WHERE SERVING AN OCCUPANT LOAD OF 50 OR MORE PERSONS
1016.2	EGRESS THROUGH INTERVENING SPACES EGRESS FROM A ROOM OR SPACE SHALL NOT PASS THRU ADJOINING OR INTERVENING ROOMS OR AREAS, EXCEPT WHERE SUCH ADJOINING ROOMS OR AREAS AND THE AREA SERVED ARE ACCESSORY TO ONE ANOTHER, ARE NOT GROUP H OCCUPANCY AND PROVIDE A DISCERNIBLE PATH OR EGRESS TRAVEL TO AN EXIT.

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE, WITH OUT SPRINKLER SYSTEM

	OCCUPANCY	MAXIMUM DISTANCE
	A-2	200 FEET
1025	LUMINOUS EGRESS PATH MARKINGS.	
1028	EXIT DISCHARGE EXCEPTION 1: A MAXIMUM OF 50 PERCENT OF THE NUMBER AND CAPACITY OF THE EXIT ENCLOSURES ARE PERMITTED TO EGRESS THRU AREAS ON THE LEVEL OF EXIT DISCHARGE PROVIDED ALL OF THE FOLLOWING ARE MET: 1.1 FREE AND UNOBSTRUCTED PATH OF TRAVEL TO AN EXTERIOR DOOR AND SUCH EXIT IS READILY VISIBLE AND IDENTIFIABLE FROM THE POINT OF TERMINATION OF THE EXIT ENCLOSURE 1.2 ENTIRE AREA OF THE LEVEL OF EXIT DISCHARGE IS SEPARATED FROM AREAS BELOW BY CONSTRUCTION CONFORMING TO THE FIRE-RESISTANCE RATING FOR THE EXIT ENCLOSURE 1.3 EGRESS PATH FROM THE EXIT ENCLOSURE ON THE LEVEL OF EXIT DISCHARGE IS PROTECTED THROUGHOUT BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM.	
1028.5	THE EXIT DISCHARGE SHALL PROVIDE A DIRECT AND UNOBSTRUCTED ACCESS TO A PUBLIC WAY.	

CHAPTER 7: PLUMBING FIXTURES

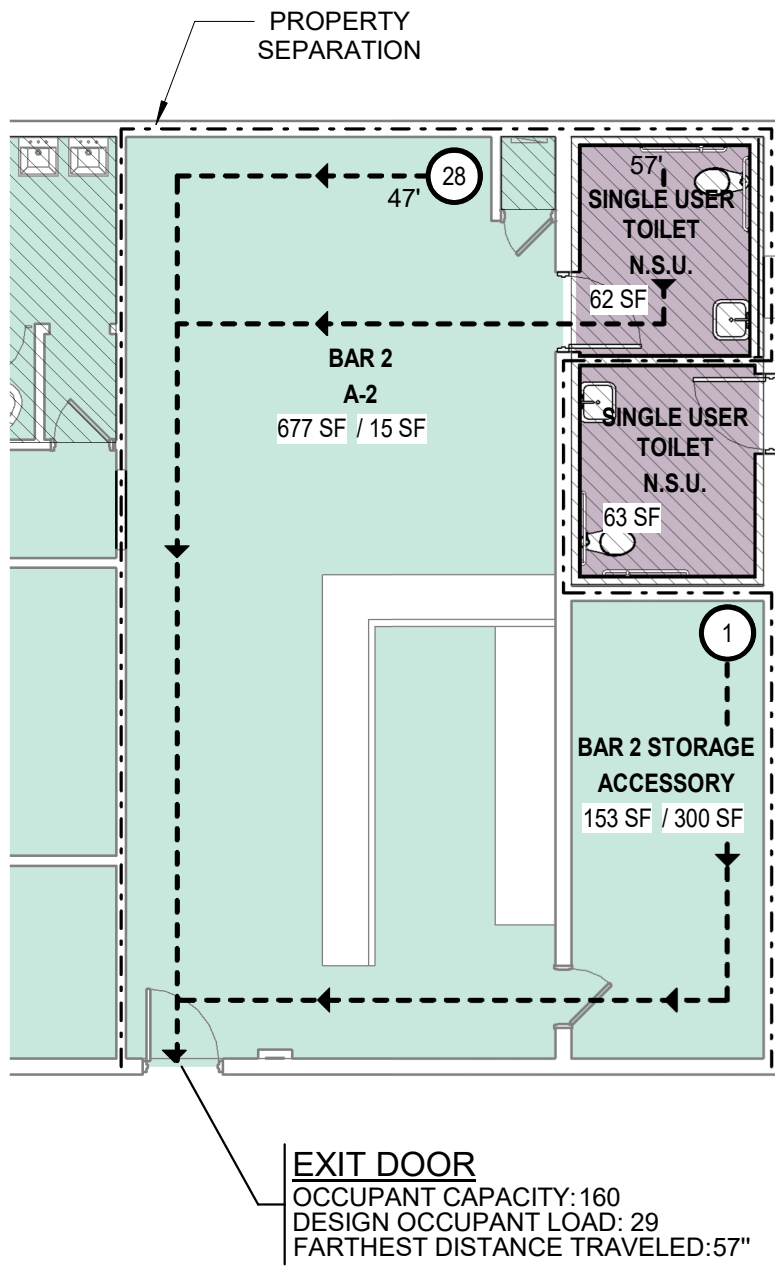
7.21.1 OCCUPANT LOAD

A-2 - BAR
TOTAL OCCUPANCY LOAD = [30 X 2/3] = 20 OCCUPANTS
MALE OCCUPANTS = 20 X 50% = 10 OCCUPANTS
FEMALE OCCUPANTS = 20 X 50% = 10 OCCUPANTS

OCCUPANCY			WATER CLOSETS		LAVATORIES		DRINKING FOUNTAINS	SERVICE SINKS
CLASSIFICATION	TOTAL	MALE	FEMALE	MALE	FEMALE	MALE	FEMALE	
A-2 - BAR	20	10	10	1	1	1	1	1 PER FLOOR
TOTAL PROVIDED				1 unisex*		1 unisex*		1 PER FLOOR
ONE ADDITION UNISEX TOILET - EXTERIOR ACCESS ONLY				1 unisex*		1 unisex*		-

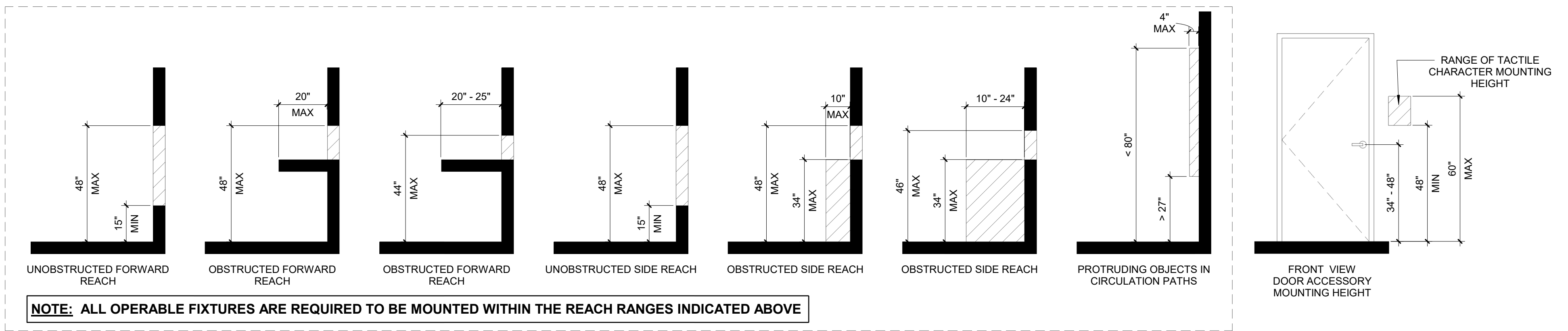
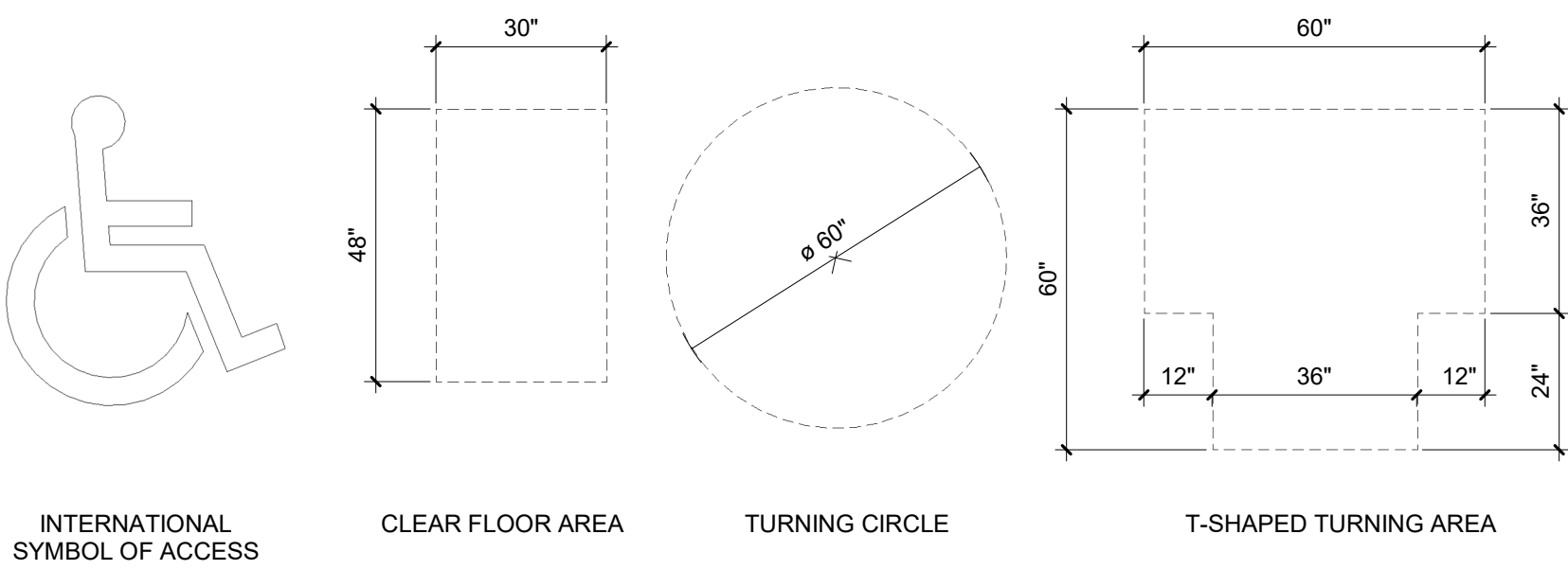
PER NOTE #2 TABLE 7.21.1: DRINKING WATER FACILITIES FOR CUSTOMERS ARE NOT REQUIRED IN RESTAURANTS OR OTHER FOOD SERVICE ESTABLISHMENTS IF DRINKING WATER SERVICE IS AVAILABLE. KITCHEN SINKS AND BAR SINKS MAY BE USED FOR EMPLOYEE DRINKING WATER FACILITIES. FILTERED WATER TO BE PROVIDED BY OWNER IF THE LATTER IS NOT APPLICABLE.

*ONE SINGLE USER TOILET DEDICATED TO BAR AS PREVIOUSLY APPROVED BY WOODBRIDGE TWP.

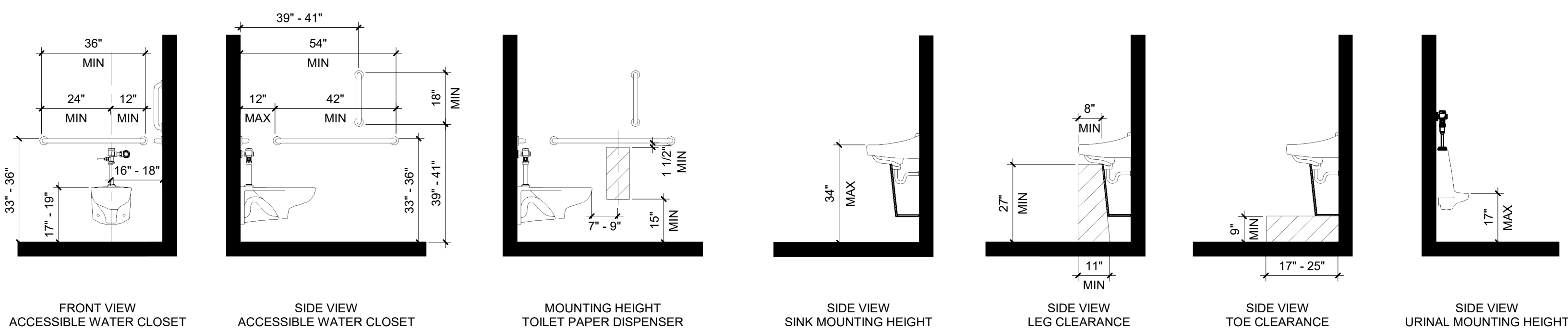


1 PARTIAL FIRST FLOOR EGRESS PLAN
SCALE: 1/8" = 1'-0"

BARRIER FREE LEGEND



NOTE: ALL OPERABLE FIXTURES ARE REQUIRED TO BE MOUNTED WITHIN THE REACH RANGES INDICATED ABOVE



20 N. Doughty Avenue
Somerville, NJ 08876
t 908.722.2300
f 908.722.7201

usaarchitects.com

Paul R. Swartz, AIA
Armand T. Christopher Jr., AIA
Peter C. Campisano, AIA
Andrew P. Adamato, AIA

Susan M. DeHart, AIA
James McAuliffe, AIA
Marlene Borruso, AIA

Signature & License No.

This Document is the property and copyright of USA Architects for the specified project and shall not be used or reproduced without authorization.

BAR TOILET ALTERATIONS
AT THE
ACACIA CENTER
FOR
WOODBRIDGE TOWNSHIP
95 PORT READING AVE, WOODBRIDGE, NJ 07095

No. Date Issue or Revision

Drawing Title
**BUILDING CODE
INFORMATION +
PARTIAL EGRESS
PLAN**

Scale
As indicated

USA Project No.
2020-083

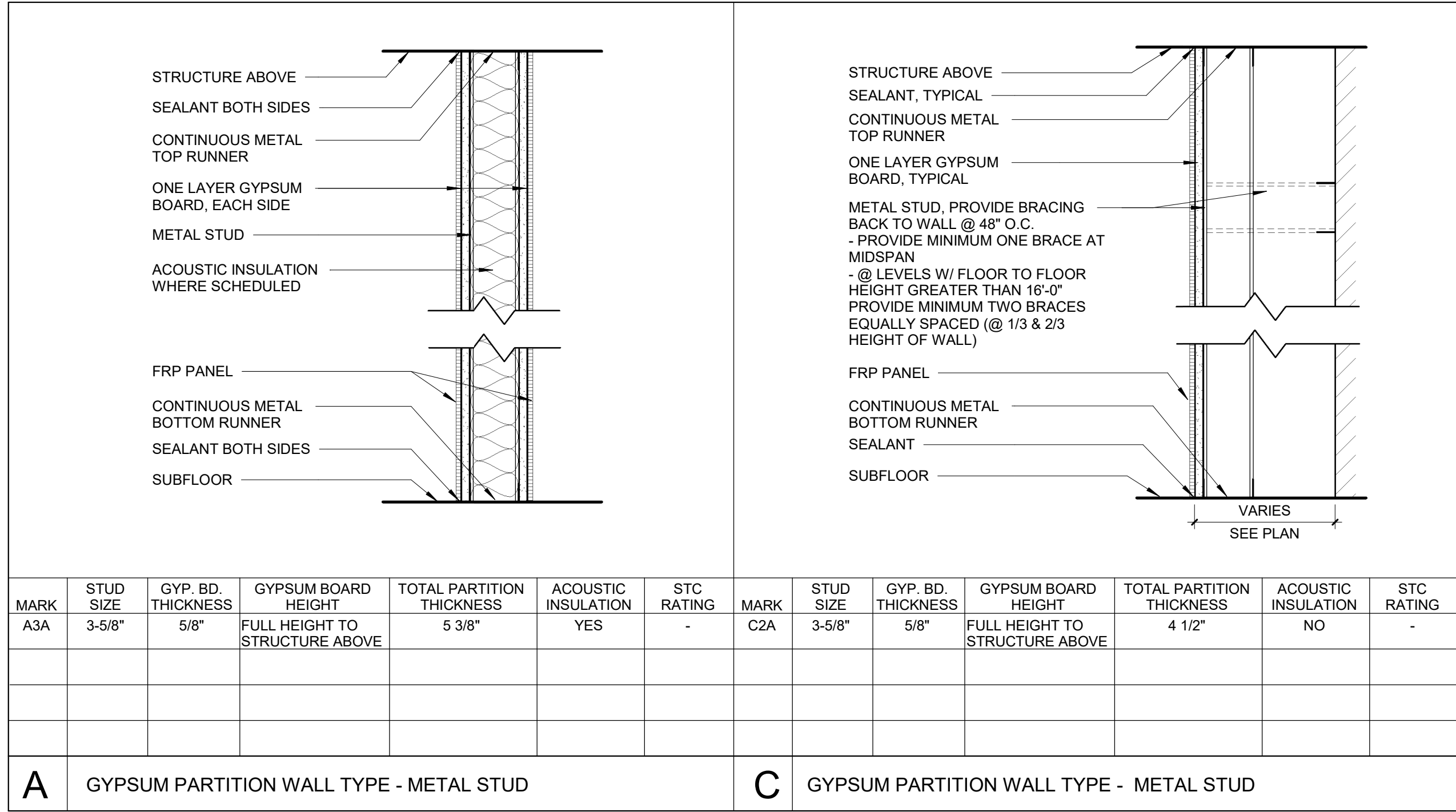
Drawing Date
02.18.22

Drawing No.

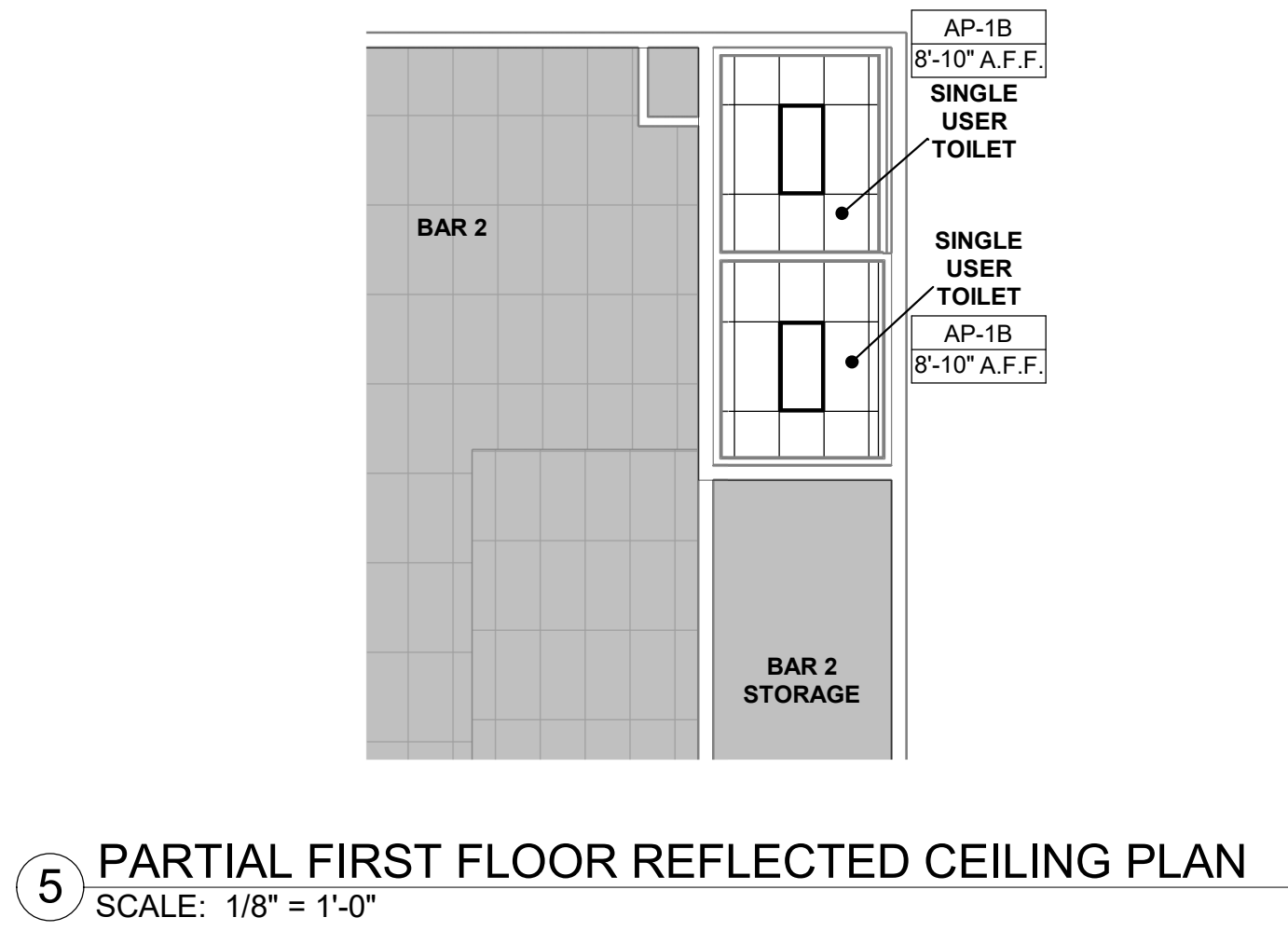
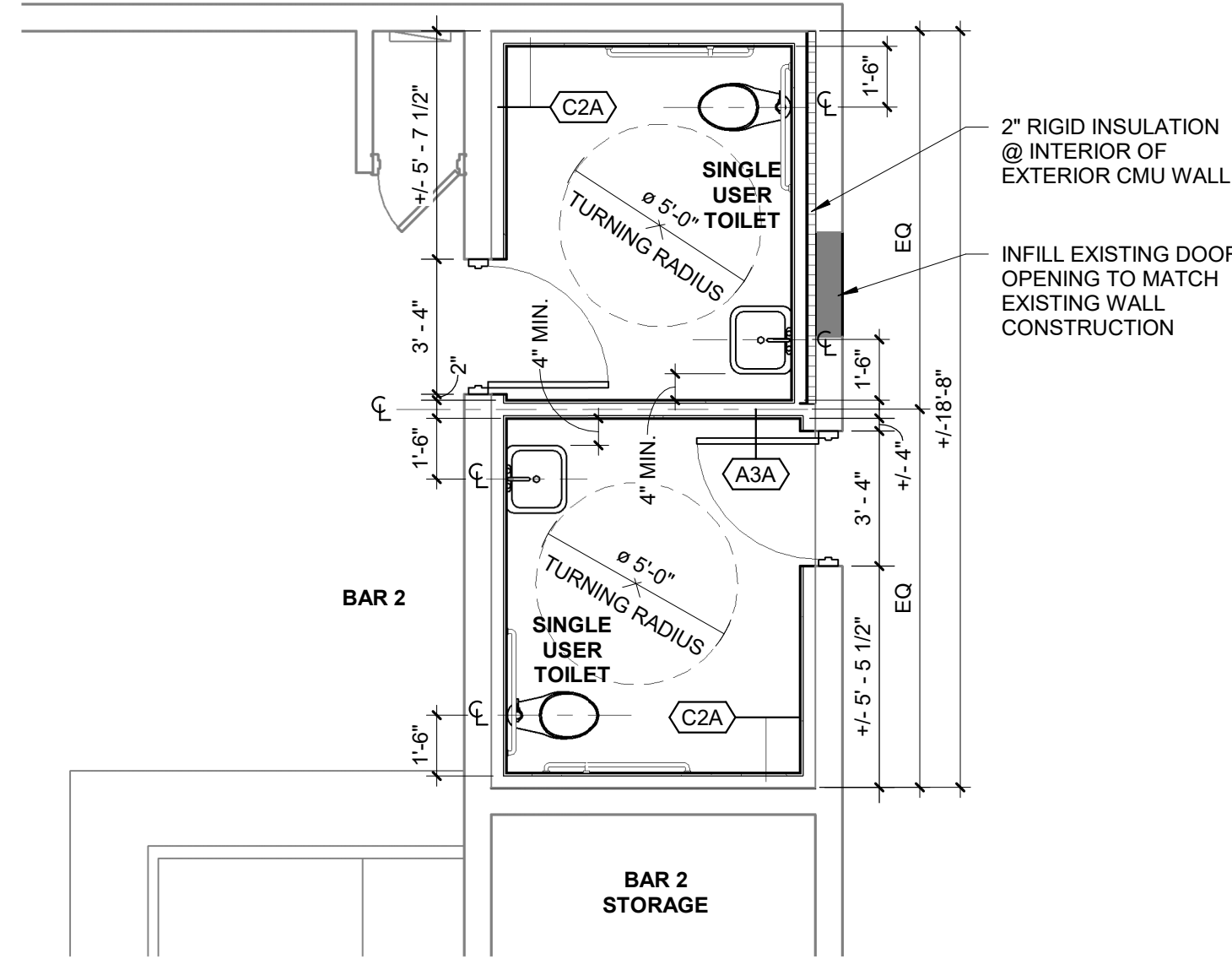
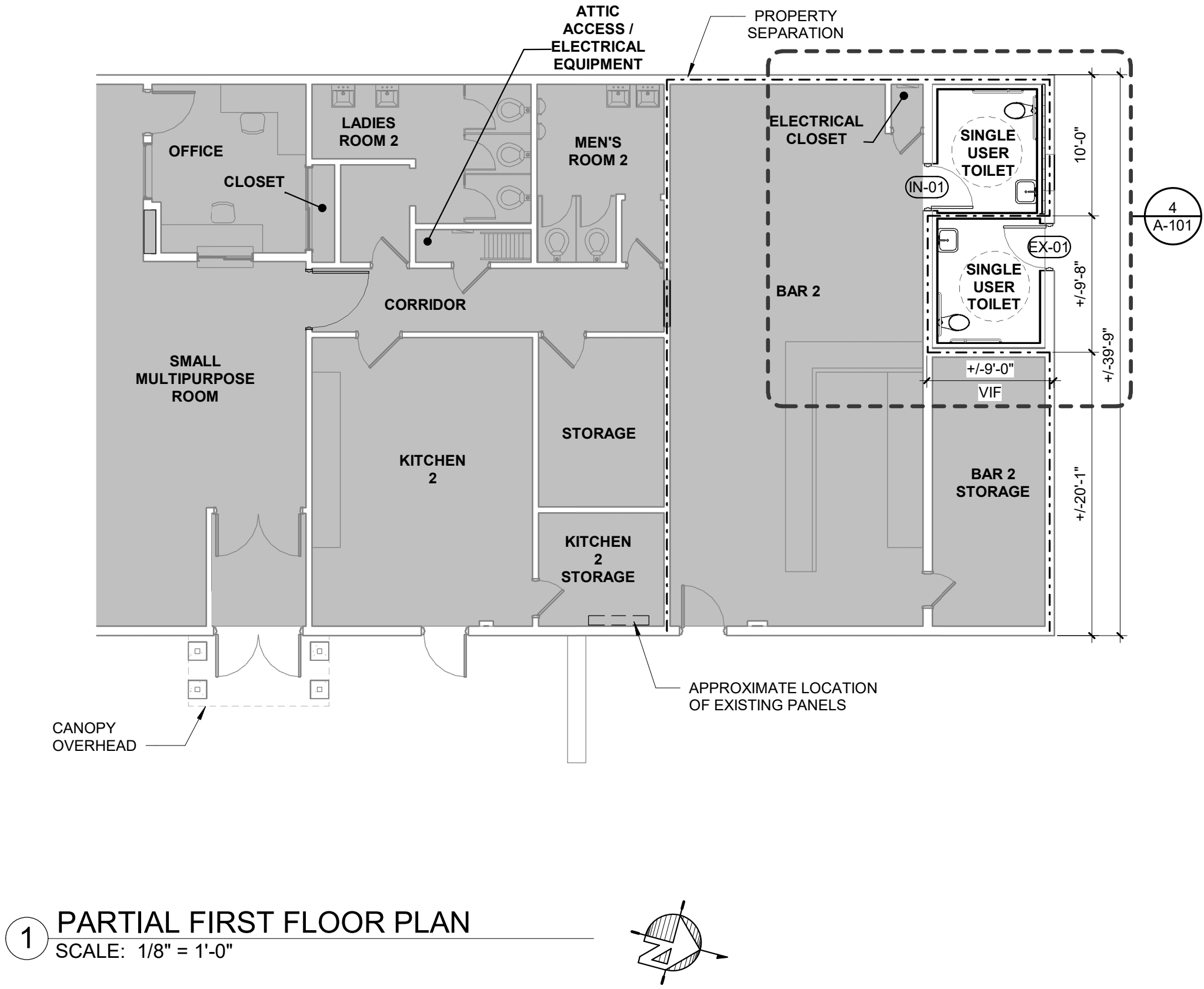
Drawn By
SMD

Checked By
SMD

A-010



NOTE:
WALL TYPES ARE NUMBERED SEQUENTIALLY. IF WALL TYPES SKIP SEQUENCE, THE OMITTED TYPE IS NOT USED.



GENERAL REQUIREMENTS:	CEILING LEGEND
1. GRAY HATCH INDICATES AREAS NOT IN THE SCOPE OF WORK FOR ELEMENTS ON THE REFLECTED CEILING PLAN. AREAS NOT IN THE SCOPE OF WORK ARE EXISTING TO REMAIN. SEE FLOOR PLANS FOR ADDITIONAL SCOPE.	<div>AP-1B</div> 2' x 4' APC
2. REFER TO ELECTRICAL DRAWINGS FOR TYPES OF FIXTURES. UTILIZE REFLECTED CEILING PLANS FOR LOCATIONS AND COORDINATION OF FIXTURES. ANY DISCREPANCY BETWEEN ELECTRICAL AND ARCHITECTURAL DRAWINGS SHOULD BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.	<div></div> 2' x 4' LIGHT FIXTURE
3. REFER TO ELECTRICAL DRAWINGS FOR EMERGENCY LIGHTS, NIGHT LIGHTS, AND EXIT SIGN LOCATIONS.	<div></div> AREA NOT IN SCOPE
4. ALL CEILING HEIGHTS TO BE ABOVE FINISHED FLOOR FOR EACH ROOM. CONFIRM WITH EXISTING CONDITIONS FOR ALL CEILING HEIGHTS	

GENERAL FLOOR PLAN NOTES

AREA NOT IN SCOPE

1. GRAY HATCH INDICATES AREAS NOT IN THE SCOPE OF WORK FOR ELEMENTS ON THE FLOOR PLAN. AREAS NOT IN THE SCOPE OF WORK ARE EXISTING TO REMAIN. SEE REFLECTED CEILING PLANS FOR ADDITIONAL SCOPE.

2. BASEMENT AND SECOND FLOOR PLAN ARE OMITTED. AREAS ARE NOT INCLUDED IN THIS SCOPE OF WORK.

3. DIMENSIONS ARE TAKEN FROM FINISHED FACE OF WALLS UNLESS OTHERWISE NOTED.

4. FINISHES AND TOILET ACCESSORIES ARE BY OWNER. ALL TOILET ACCESSORIES AND GRAB BARS MUST BE MOUNTED IN COMPLIANCE WITH ICC/ANSI 117.1 - 2009.

USA

Architects

20 N. Doughty Avenue
Somerville, NJ 08876
t 908.722.2300
f 908.722.7201

usaarchitects.com

Paul R. Swartz, AIA
Armand T. Christopher Jr., AIA
Peter C. Campisano, AIA
Andrew P. Adamato, AIA

Susan M. DeHart, AIA
James McAuliffe, AIA
Marlene Borruso, AIA

Signature & License No.

This Document is the property and copyright of USA Architects for the specified project and shall not be used or reproduced without authorization.

BAR TOILET ALTERATIONS

AT THE

ACACIA CENTER

FOR

WOODBRIIDGE TOWNSHIP

95 PORT READING AVE, WOODBRIDGE, NJ 07095

1		
No.	Date	Issue or Revision
Drawing Title		
FIRST FLOOR PLAN, SCHEDULES + DETAILS		
Scale	As indicated	USA Project No. 2020-083
Drawing Date	02.18.22	Drawing No.
Drawn By	SJB	Checked By SMD
A-101		

