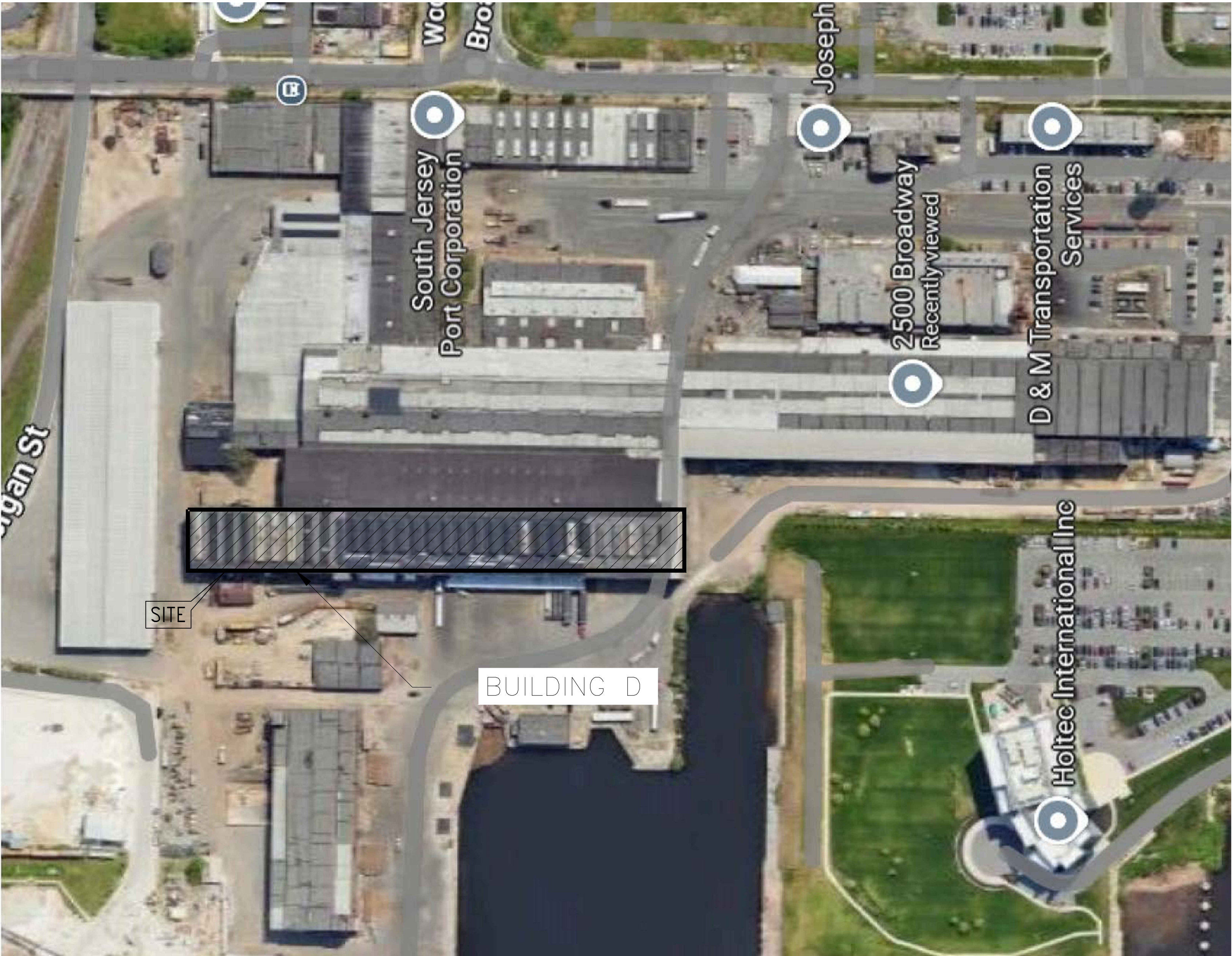


M:\DATA\PROJECTS\SOUTH JERSEY PORT CORPORATION\SJPC-7208 BUILDING D ROOF REPLACEMENT\DWGS\WORKING SET\GENERAL - COVER\SJPC-BLDG-D-G-000

BUILDING D ROOF REPLACEMENT &  
INTERIOR STAIR  
BROADWAY TERMINAL  
CAMDEN COUNTY

2500 BROADWAY  
CAMDEN, NEW JERSEY 08103  
CONSTRUCTION PLANS



LOCATION MAP  
SCALE: N.T.S.

SHEET INDEX

SJPC-BLD-D-G-000	COVER SHEET
SJPC-BLD-D-G-001	GENERAL NOTES
SJPC-BLD-D-A-001	BUILDING D - DEMOLISH ROOF PLAN
SJPC-BLD-D-A-002	BUILDING D - DEMOLISH EXISTING ROOF PHOTOS
SJPC-BLD-D-A-003	NEW ROOF LAYOUT
SJPC-BLD-D-A-004	ROOF DETAILS
SJPC-BLD-D-S-001	NEW ROOF LAYOUT
SJPC-BLD-D-S-002	EXISTING ROOF TRUSS + DETAILS
SJPC-BLD-D-S-003	ROOFING SECTIONS & DETAILS
SJPC-BLD-D-S-004	INTERIOR STAIRS LAYOUT PLAN
SJPC-BLD-D-S-005	INTERIOR STAIRS DETAILS

LIST OF UTILITIES

WATER & SEWER	CAMDEN WATER, LLC. 1257 S. SECOND ST. CAMDEN, NJ 08104
WATER	NEW JERSEY AMERICAN WATER CO. 213 CARRIAGE LANE DELRAN, NJ 08075
GAS	PSE&G GAS DISTRIBUTION DIVISION 300 CONNECTICUT DRIVE BURLINGTON, NJ 08086
ELECTRIC	PSE&G ELECTRIC DISTRIBUTION DIVISION 300 NEW ALBANY ROAD MOORESTOWN, NJ 08057



RICHARD M. JERVIS JR., P.E. DATE:  
NEW JERSEY PROFESSIONAL ENGINEER  
LIC. NO. 43283

**DRAWING NOTES:**  
1. IF THIS DRAWING DOES NOT CONTAIN THE ORIGINAL SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN.  
2. THIS DRAWING HAS BEEN PREPARED AS A 'D' SIZE DOCUMENT. DO NOT SCALE THIS DRAWING IF IT IS PLOTTED AS ANY OTHER SIZE.

**ON-BOARD ENGINEERING**  
*Flexible Service*  
WWW.ONBOARDUSA.COM  
PENN'S PLAZA  
2 PENN'S WAY - SUITE  
400 NEW CASTLE,  
DELAWARE 19720  
(302) 613-5030

50 MILLSTONE ROAD  
BUILDING 300-SUITE 110  
EAST WINDSOR, NEW  
JERSEY 08520  
(609) 945-8000

NO.	DATE:	REVISION DESCRIPTION
A	04/11/25	ISSUED FOR REVIEW
B	05/05/25	ISSUED FOR FINAL REVIEW
C	06/13/25	ISSUED FOR BID
D	07/18/25	ISSUED FOR ADDENDUM
E	07/23/25	ISSUED FOR ADDENDUM

**PROJECT:**  
D BUILDING ROOF REPLACEMENT  
& INTERIOR STAIR  
BROADWAY MARINE TERMINAL  
2500 BROADWAY  
CAMDEN, NJ  
CAMDEN COUNTY

MAP:	0408_455_1	LOT:	455-1
SCALE:	AS SHOWN	TASK:	
PLOT DATE:	3/03/2025	PROJECT NO:	SJPC-7208
DRAWN BY:	RHH	REVIEWED BY:	APB

**DRAWING TITLE:**  
COVER SHEET

**DRAWING NO.:**  
SJPC-BLDG-D-G-000

**SHEET NO.:**  
1 OF 11

M:\DATA\PROJECTS\SOUTH JERSEY PORT CORPORATION\JPC-7208 BUILDING D ROOF REPLACEMENT\DWGS WORKING SET\GENERAL - COVER\SJPC-BLDG-D-G-001

GENERAL NOTES – ROOF D RECONSTRUCTION

1. CODE
- 1.1. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF THE LATEST EDITION OF NEW JERSEY BUILDING CODE, AND LOCAL AMENDMENTS.
2. DESIGN CRITERIA AND INFORMATION
- 2.1. THE MINIMUM DESIGN LOADINGS FOR ALL NEW WORK IS AS FOLLOWS:
- 2.1.1. DL = 10 PSF
- SNOW LOAD = 30 PSF
- WIND UPLIFT = 35 PSF

DEMOLITION AND REMOVAL NOTES:

1. CONTRACTOR SHALL LOCATE AND VERIFY ALL UTILITIES, PIPING, CONDUIT AND HINDRANCES PRIOR TO D&R.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE PROMPTLY AND IN A LEGAL MANNER.
3. SOUTH JERSEY PORT CORPORATION SHALL DICTATE METHOD OF DISPOSAL OF MATERIAL TO BE REMOVED.
4. CONTRACTOR SHALL REPAIR ANY DAMAGE TO EXISTING CONSTRUCTION THAT SHALL REMAIN.
5. CONTRACTOR SHALL NOT INTERRUPT ANY EXISTING UTILITY SERVICE UNLESS APPROVED BY THE SOUTH JERSEY PORT CORPORATION.
6. DEMOLITION IS TO OCCUR IN PHASES DETERMINED BY THE CONTRACTOR AND SOUTH JERSEY PORT AND SHALL MINIMIZE DOWN TIME FOR OPERATIONS.
- 6.1. CONTRACTOR TO DETERMINE METHOD OF SEALING OPENINGS CREATED BY D&R. METHOD SHALL BE APPROVED BY SOUTH JERSEY PORT.

SEQUENCE OF CONSTRUCTION:

CONTRACTOR TO SUBMIT A WORK PLAN FOR REVIEW USING THIS SUGGESTED SEQUENCE AS A GUIDE.

1. REMOVE THE BOARD COVERING THE ROOF PLANK ENDS AT EACH END OF EACH DOGHOUSE – SEE PHOTO ON A–002.
2. INSTALL NEW ROOF PLANK SUPPORTS – SEE DETAILS ON S–003.
3. INSTALL NEW ROOF PLANKING IN THE DOGHOUSE OPENINGS. PROVIDE ACCESS AS NEEDED.
4. ITEMS 4A THROUGH 4F ARE PERFORMED ONE BAY AT A TIME STARTING WITH COLUMN LINES 0 TO 2. TARP THE AREA AT THE END OF EACH WORK DAY TO MINIMIZE RAIN WATER INFILTRATION.
- 4.1. REMOVE THE DOGHOUSE AT ONE END OF ROOF. PROTECT THE AREA BELOW FROM FALLING DEBRIS.
- 4.2. REMOVE THE BITUMINOUS ROOFING AND UNDERLAYMENT.
- 4.3. REMOVE ALL ROOF PLANKING IN THE AREA AND REPLACE WITH NEW MATERIAL.
- 4.4. FILL IN GAPS ALONG THE OLD DOGHOUSE OPENINGS.
- 4.5. INSTALL DENSDECK OVER THE ROOF PLANKS.
- 4.6. INSTALL EPDM ROOF COVERING. SEAL TO EXISTING ROOFING ALONG THE LINE "F" RIDGE.
5. TO 33.REPEAT STEPS 4.1. TO 4.6. FOR EACH BAY. EACH SECTION IS ~2100+SF.
34. REMOVE LADDER AND PLATFORM ALONG EAST EDGE OF ROOF, GUTTERS AND DOWNSPOUTS. ONLY REMOVE LADDER/PLATFORM ATTACHED TO ROOF. STAIRS AND LADDERS ATTACHED TO WALL TO REMAIN.
35. REPLACE GUTTERS AND DOWNSPOUTS. COMPLETE ROOFING ALONG GUTTER EDGE.
36. REPLACE JUST THE SOUTHERN ROOF LADDER AND PLATFORM IN KIND ALONG EAST SIDE OF ROOF.

SJPC



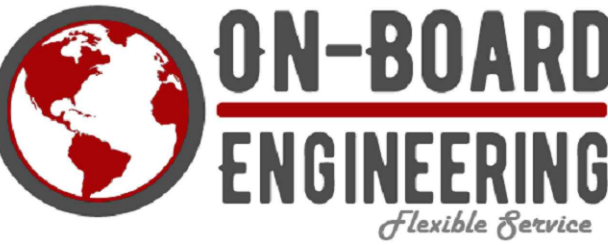
SEAL:



RICHARD M. JERVIS JR., P.E. DATE:  
NEW JERSEY PROFESSIONAL ENGINEER  
LIC. NO. 43283

DRAWING NOTES:

1. IF THIS DRAWING DOES NOT CONTAIN THE ORIGINAL SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN.
2. THIS DRAWING HAS BEEN PREPARED AS A 'D' SIZE DOCUMENT. DO NOT SCALE THIS DRAWING IF IT IS PLOTTED AS ANY OTHER SIZE.



WWW.ONBOARDUSA.COM  
PENN'S PLAZA  
2 PENN'S WAY - SUITE  
400 NEW CASTLE,  
DELAWARE 19720  
(302) 613-5030

50 MILLSTONE ROAD  
BUILDING 300-SUITE 110  
EAST WINDSOR, NEW  
JERSEY 08520  
(609) 945-8000

NO.	DATE:	REVISION DESCRIPTION
A	04/11/25	ISSUED FOR REVIEW
B	05/05/25	ISSUED FOR FINAL REVIEW
C	06/13/25	ISSUED FOR BID
D	07/18/25	ISSUED FOR ADDENDUM
E	07/23/25	ISSUED FOR ADDENDUM

PROJECT:

D BUILDING ROOF REPLACEMENT  
& INTERIOR STAIR  
BROADWAY MARINE TERMINAL  
2500 BROADWAY  
CAMDEN, NJ  
CAMDEN COUNTY

MAP:	0408_455_1	LOT:	455-1
SCALE:	AS SHOWN	TASK:	
PLOT DATE:	3/03/2025	PROJECT NO:	SJPC-7208
DRAWN BY:	RHH	REVIEWED BY:	APB

DRAWING TITLE:

GENERAL NOTES

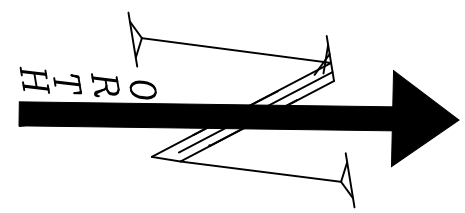
DRAWING NO.:

SJPC-BLDG-D-G-001

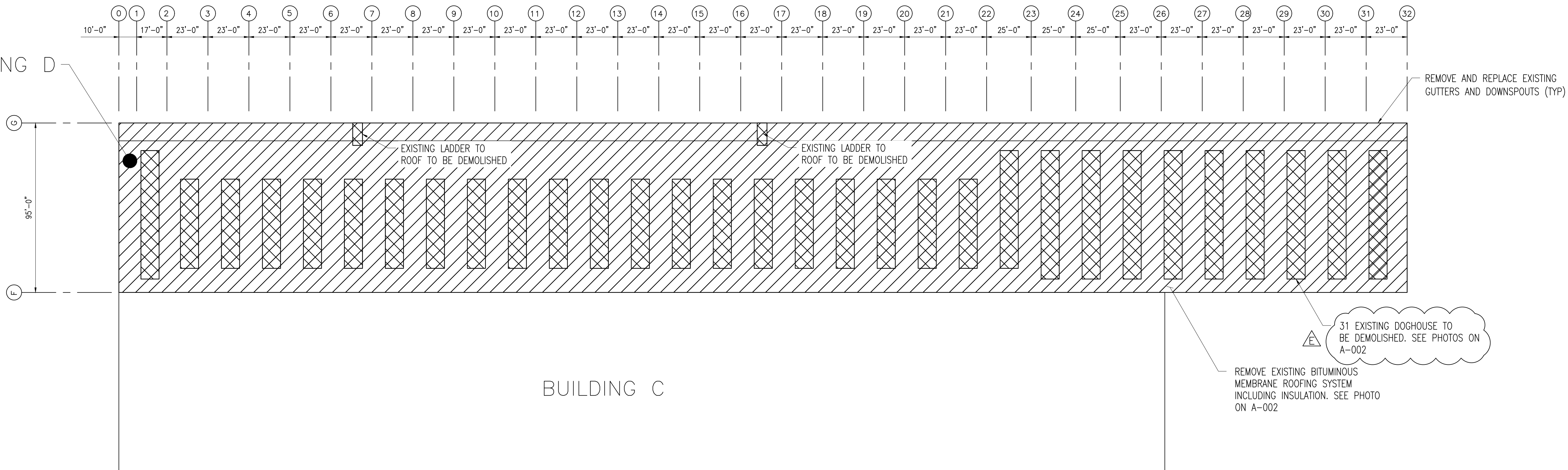
SHEET NO.:

2 OF 11

M:\DATA\PROJECTS\SOUTH JERSEY PORT CORPORATION\JSPC-7208 BUILDING D ROOF REPLACEMENT\DWGS WORKING SET\ARCH\JSPC-BLDG-D-A-001



BUILDING D

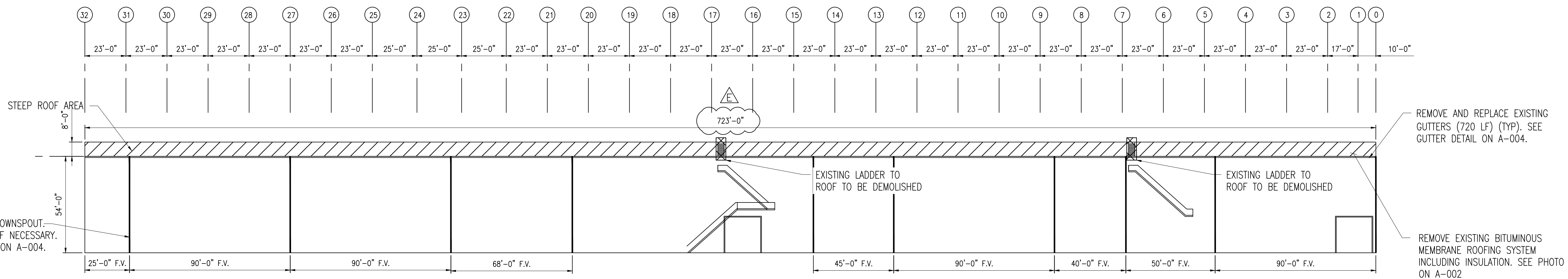


TOTAL ROOF AREA = 68,800 FT<sup>2</sup>  
DOGHOUSE AREA = 18,200 FT<sup>2</sup>

### BUILDING D — DEMOLITION ROOF PLAN

SCALE:  $\frac{1}{32}$ " = 1'-0"

E



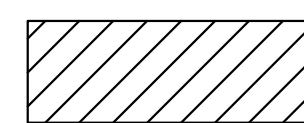
### NOTES:

- CONTRACTOR TO SURVEY ENTIRE ROOFING STRUCTURE PRIOR TO D&R TO DETERMINE ANY ROOF PLANKING DETERIORATION. AREAS TO BE CONSIDERED CAN BE SHOWN ON THE PLAN ABOVE.
- CONTRACTOR TO IDENTIFY ANY AREA WHERE THE UNDERLAYMENT SUPPORTING ROOF DECKING IS DAMAGED OR DRY-ROTTED FIRST FOR REPLACEMENT. CONTRACTOR SHALL REMOVE ALL WOOD PLANKING AND REPLACEMENT DECKING SHALL MATCH THE EXISTING OR AN APPROVED EQUAL.
- CONTRACTOR TO ORDER ASBESTOS TESTING THROUGH THIRD-PARTY FOR EXISTING ROOFING MATERIALS PRIOR TO REMOVAL. SHOULD ASBESTOS BE DISCOVERED, CONTRACTOR SHALL FOLLOW STATE REGULATIONS FOR REMOVAL.
- DECKING SHALL BE 3-INCH NOMINAL (2½") #1 SOUTHERN PINE, OR EQUIVALENT.
- PLANKS TO BE END MATCHED.

### BUILDING D — ELEVATION

SCALE:  $\frac{1}{32}$ " = 1'-0"

### LEGEND:



AREA OF ROOF  
TO BE REPAIRED

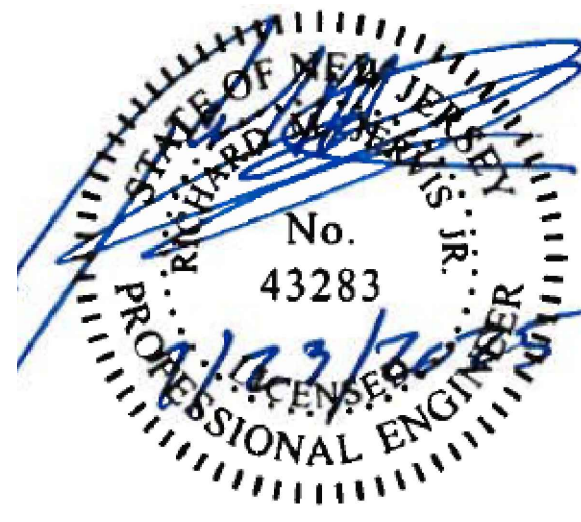


DOGHOUSES, SKYLIGHTS AND  
LADDERS TO BE DEMOLISHED

SJPC



SEAL:

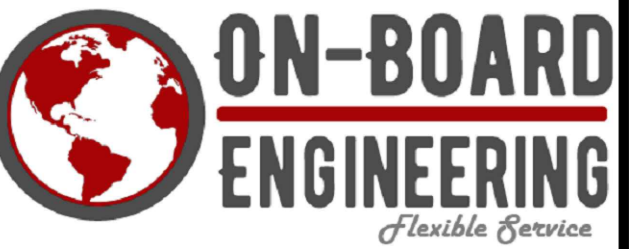


RICHARD M. JERVIS JR., P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
LIC. NO. 43283

DATE:

### DRAWING NOTES:

- IF THIS DRAWING DOES NOT CONTAIN THE ORIGINAL SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN.
- THIS DRAWING HAS BEEN PREPARED AS A 'D' SIZE DOCUMENT. DO NOT SCALE THIS DRAWING IF IT IS PLOTTED AS ANY OTHER SIZE.



WWW.ONBOARDUSA.COM  
PENN'S PLAZA  
2 PENN'S WAY - SUITE  
400 NEW CASTLE,  
DELAWARE 19720  
(302) 613-5030

50 MILLSTONE ROAD  
BUILDING 300-SUITE 110  
EAST WINDSOR, NEW  
JERSEY 08520  
(609) 945-8000

NO.	DATE:	REVISION DESCRIPTION
A	04/11/25	ISSUED FOR REVIEW
B	05/05/25	ISSUED FOR FINAL REVIEW
C	06/13/25	ISSUED FOR BID
D	07/18/25	ISSUED FOR ADDENDUM
E	07/23/25	ISSUED FOR ADDENDUM

### PROJECT:

D BUILDING ROOF REPLACEMENT  
& INTERIOR STAIR  
BROADWAY MARINE TERMINAL  
2500 BROADWAY  
CAMDEN, NJ  
CAMDEN COUNTY

MAP:	0408_455_1	LOT:	455-1
SCALE:	AS SHOWN	TASK:	
PLOT DATE:	3/03/2025	PROJECT NO:	SJPC-7208
DRAWN BY:	RHH	REVIEWED BY:	APB

### DRAWING TITLE:

BUILDING D  
DEMOLITION ROOF PLAN

### DRAWING NO.:

SJPC-BLDG-D-A-001

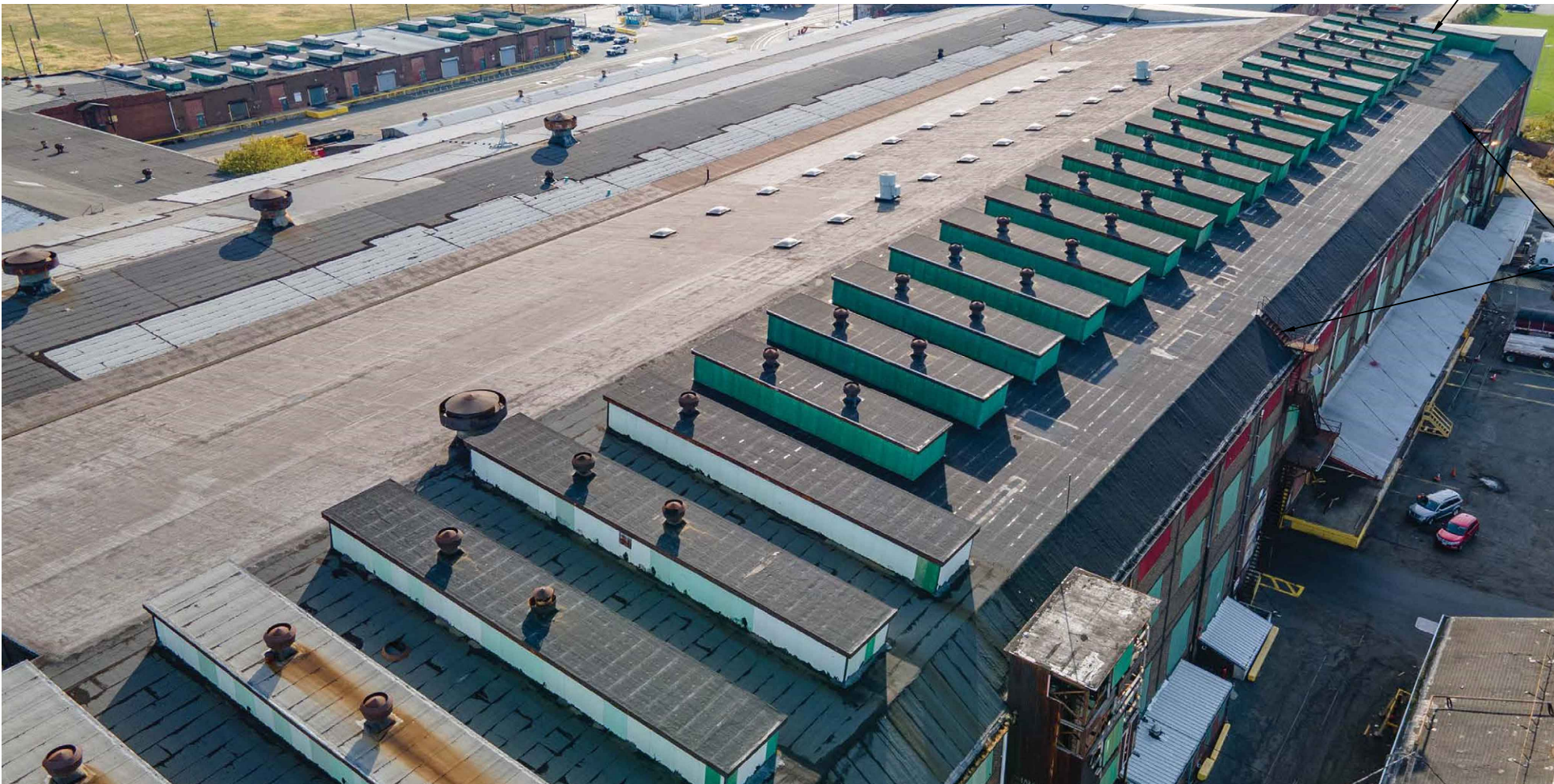
### SHEET NO.:

3 OF 11

M:\DATA\PROJECTS\ISOUTH JERSEY PORT CORPORATION\ISJPC-7208 BUILDING D ROOF REPLACEMENT\DWGS WORKING SET\ARCH\ISJPC-BLDG-D-A-001



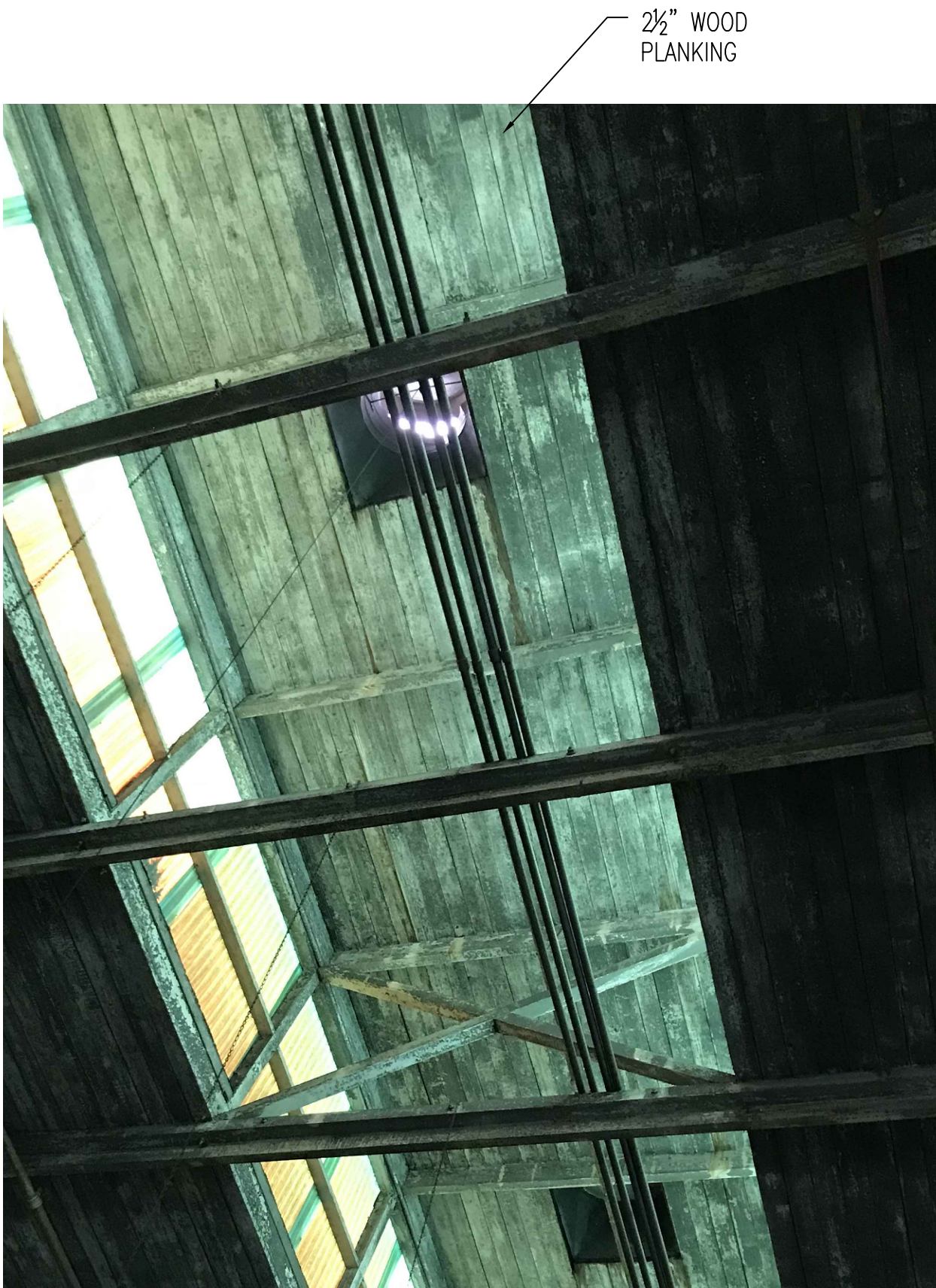
EXISTING ROOFING



EXISTING DOGHOUSES



ENLARGED EXISTING DOGHOUSES



EXISTING DOGHOUSE  
& CROSS BRACING



DOGHOUSES END



RICHARD M. JERVIS JR., P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
LIC. NO. 43283

**DRAWING NOTES:**  
1. IF THIS DRAWING DOES NOT CONTAIN THE ORIGINAL SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN.  
2. THIS DRAWING HAS BEEN PREPARED AS A 'D' SIZE DOCUMENT. DO NOT SCALE THIS DRAWING IF IT IS PLOTTED AS ANY OTHER SIZE.



WWW.ONBOARDUSA.COM  
PENN'S PLAZA  
2 PENN'S WAY - SUITE  
400 NEW CASTLE,  
DELAWARE 19720  
(302) 613-5030

50 MILLSTONE ROAD  
BUILDING 300-SUITE 110  
EAST WINDSOR, NEW  
JERSEY 08520  
(609) 945-8000

NO.	DATE:	REVISION DESCRIPTION
A	04/11/25	ISSUED FOR REVIEW
B	05/05/25	ISSUED FOR FINAL REVIEW
C	06/13/25	ISSUED FOR BID
D	07/18/25	ISSUED FOR ADDENDUM
E	07/23/25	ISSUED FOR ADDENDUM

**PROJECT:**  
D BUILDING ROOF REPLACEMENT  
& INTERIOR STAIR  
BROADWAY MARINE TERMINAL  
2500 BROADWAY  
CAMDEN, NJ  
CAMDEN COUNTY

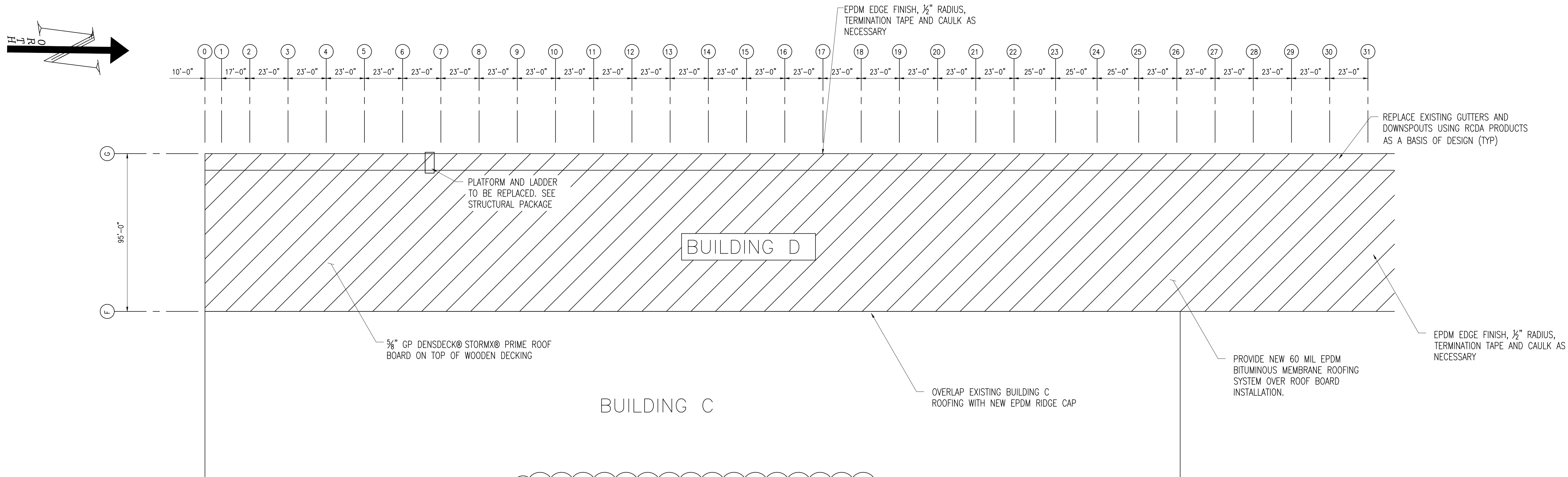
MAP:	0408_455_1	LOT:	455-1
SCALE:	AS SHOWN	TASK:	
PLOT DATE:	3/03/2025	PROJECT NO:	SJPC-7208
DRAWN BY:	RHH	REVIEWED BY:	APB

**DRAWING TITLE:**  
BUILDING D – DEMOLITION  
EXISTING ROOF PHOTOS

**DRAWING NO.:**  
SJPC—BLDG—D—A—002

**SHEET NO.:**  
4 OF 11

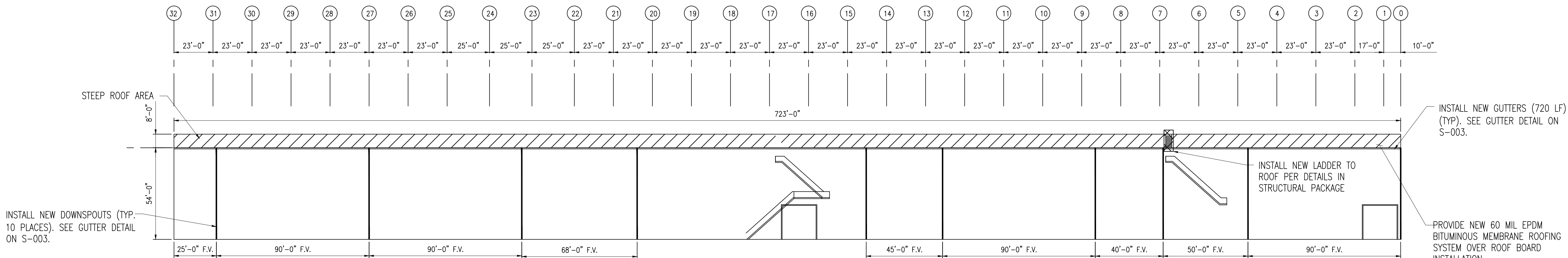
M:\DATA\PROJECTS\SOUTH JERSEY PORT CORPORATION\JSPC-7208 BUILDING D ROOF REPLACEMENT\DWGS WORKING SET\ARCH\JSPC-BLDG-D-A-001



### BUILDING D — NEW ROOF PLAN

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

TOTAL ROOF AREA = 68,600 FT²



### BUILDING D — ELEVATION

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

#### NOTES:

- CONTRACTOR TO SURVEY ENTIRE ROOFING STRUCTURE PRIOR TO NEW ROOF INSTALLATION TO CONFIRM THAT ALL REPAIRS HAVE BEEN COMPLETED.
- CONTRACTOR TO DETERMINE PHASING OF ROOF INSTALLATION TO BE APPROVED BY SOUTH JERSEY PORT.
- AFTER WOOD PLANKING/DECKING HAS BEEN REMOVED, CONTRACTOR TO VERIFY THAT REPLACEMENT DECKING SHALL MATCH THE EXISTING.
- ROOFING SHALL BE 60 MIL EPDM MEMBRANE, WHITE IN COLOR. ROOF BOARD SHALL BE DENSDECK 5/8" THICK GYPSUM BOARD.
- ALL JOINTS SHALL BE SEALED WITHIN THE ROOFING MEMBRANE ACCORDING TO MANUFACTURER'S INSTALLATION SPECIFICATIONS.
- ROOFING MATERIAL SHALL BE FULLY ADHERED TO ROOF DECKING SYSTEM. ROOFING MATERIAL AT EDGE OF BUILDING SHALL BE FASTENED USING PLATES AND SCREWS.
- NEW DOWNSPOUT TO USE EXISTING PVC GROUND OUTLET FOR DRAINAGE

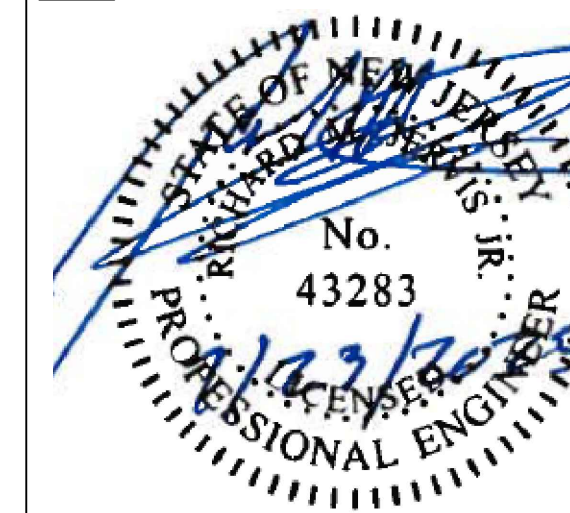
#### LEGEND:

AREA OF ROOF TO BE REPLACED (68,600 SF)

SJPC



SEAL:



RICHARD M. JERVIS JR., P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
LIC. NO. 43283

#### DRAWING NOTES:

- IF THIS DRAWING DOES NOT CONTAIN THE ORIGINAL SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN.
- THIS DRAWING HAS BEEN PREPARED AS A 'D' SIZE DOCUMENT. DO NOT SCALE THIS DRAWING IF IT IS PLOTTED AS ANY OTHER SIZE.



WWW.ONBOARDUSA.COM  
PENN'S PLAZA  
2 PENN'S WAY - SUITE  
400 NEW CASTLE,  
DELAWARE 19720  
(302) 613-5030

50 MILLSTONE ROAD  
BUILDING 300-SUITE 110  
EAST WINDSOR, NEW  
JERSEY 08520  
(609) 945-8000

NO.	DATE:	REVISION DESCRIPTION
A	04/11/25	ISSUED FOR REVIEW
B	05/05/25	ISSUED FOR FINAL REVIEW
C	06/13/25	ISSUED FOR BID
D	07/18/25	ISSUED FOR ADDENDUM
E	07/23/25	ISSUED FOR ADDENDUM

#### PROJECT:

D BUILDING ROOF REPLACEMENT  
& INTERIOR STAIR  
BROADWAY MARINE TERMINAL  
2500 BROADWAY  
CAMDEN, NJ  
CAMDEN COUNTY

MAP:	0408_455_1	LOT:	455-1
SCALE:	AS SHOWN	TASK:	
PLOT DATE:	3/03/2025	PROJECT NO.:	SJPC-7208
DRAWN BY:	RHH	REVIEWED BY:	APB

#### DRAWING TITLE:

BUILDING D  
NEW ROOF PLAN

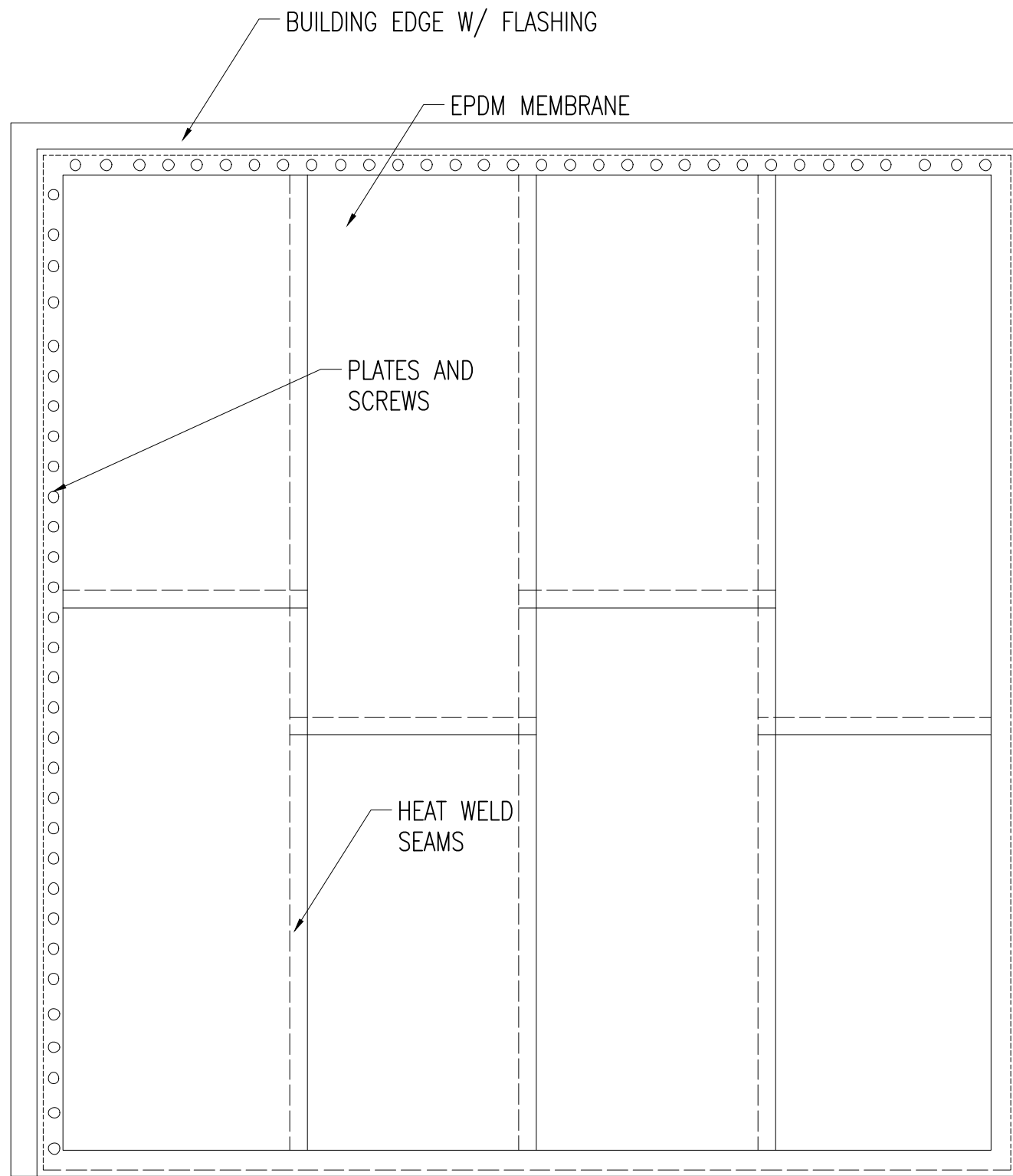
#### DRAWING NO.:

SJPC-BLDG-D-A-003

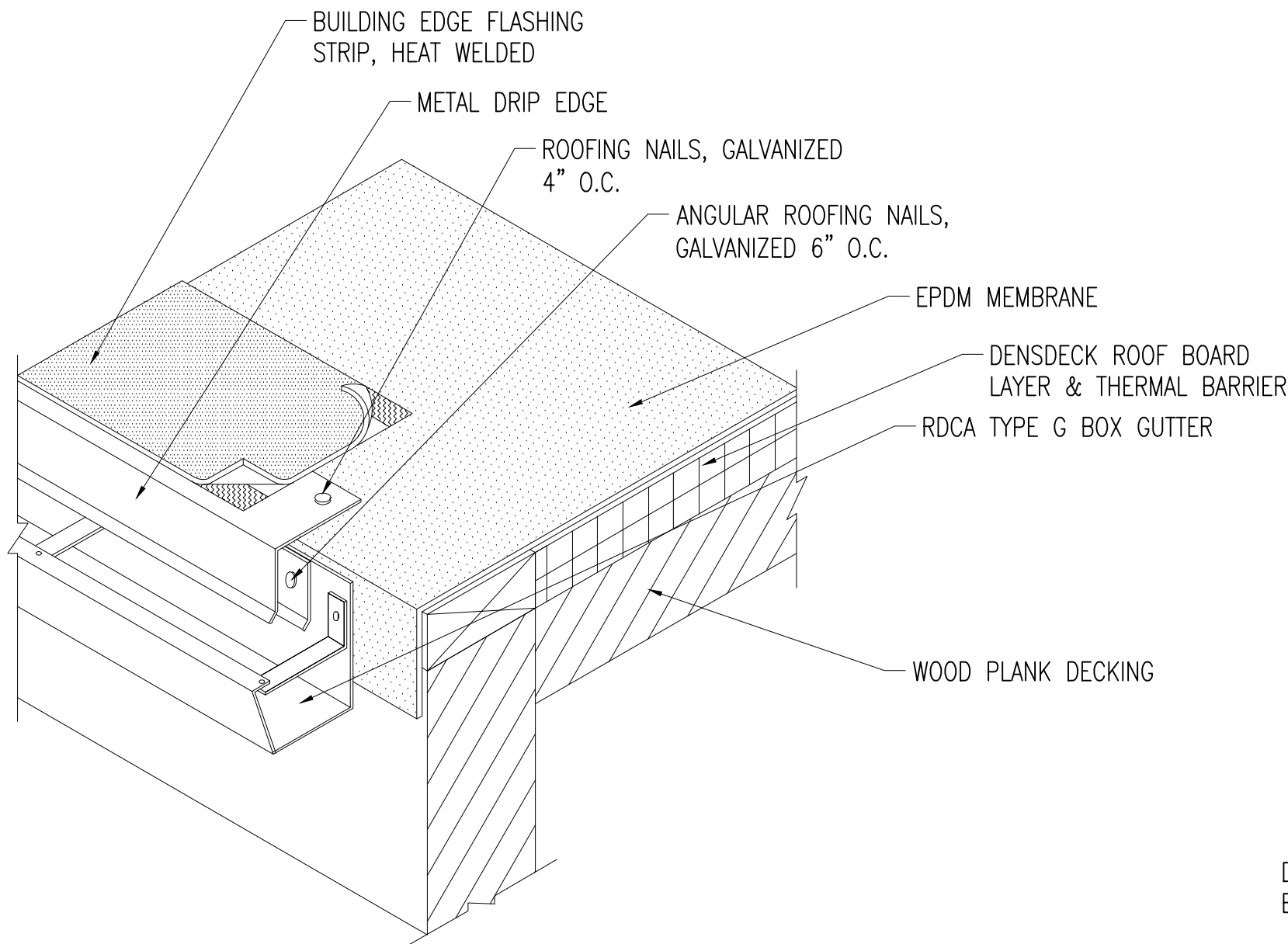
#### SHEET NO.:

5 OF 11

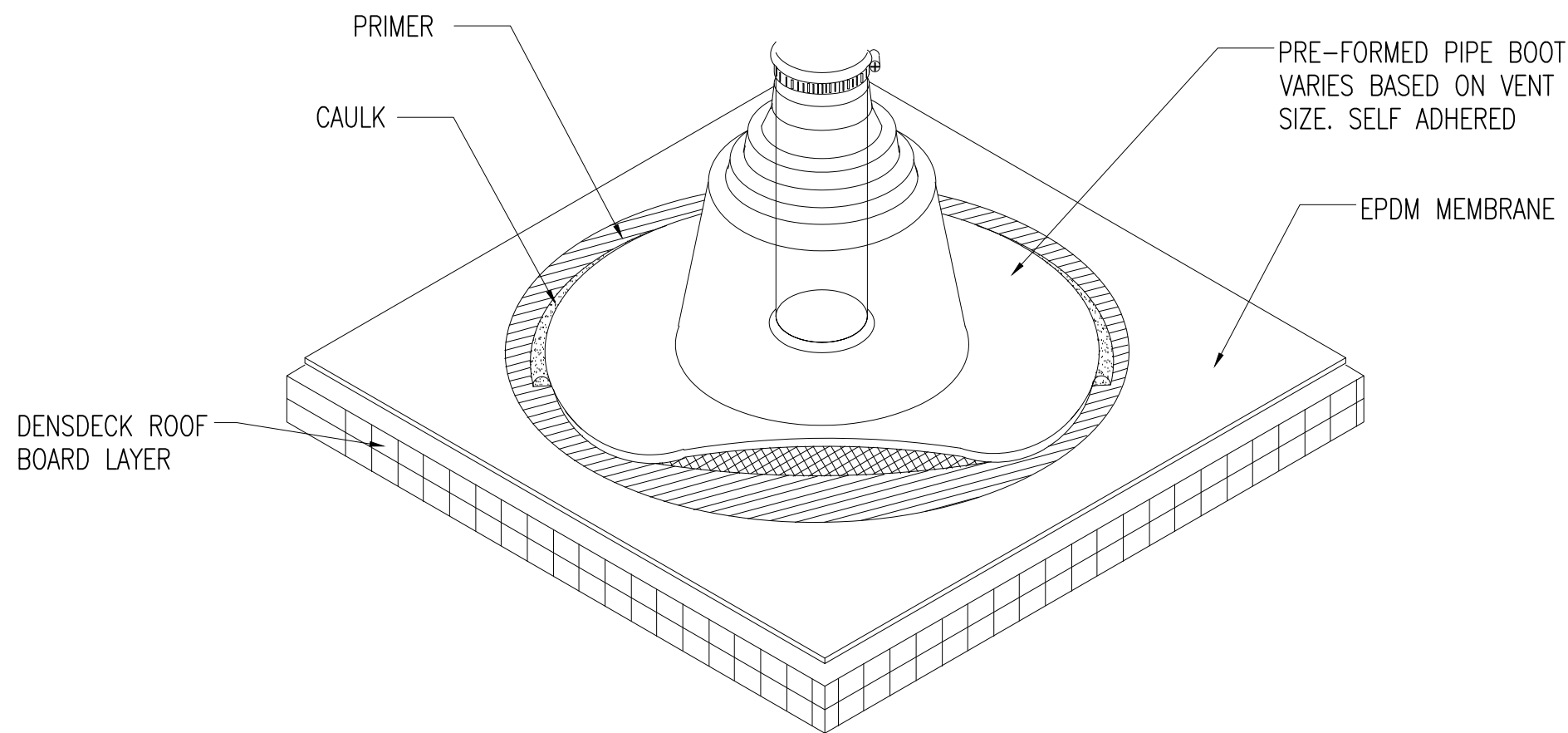
M:\DATA\PROJECTS\SOUTH JERSEY PORT CORPORATION\SJPC-7208 BUILDING D ROOF REPLACEMENT\DWGS WORKING SET\ARCH\SJPC-BLDG-D-A-001



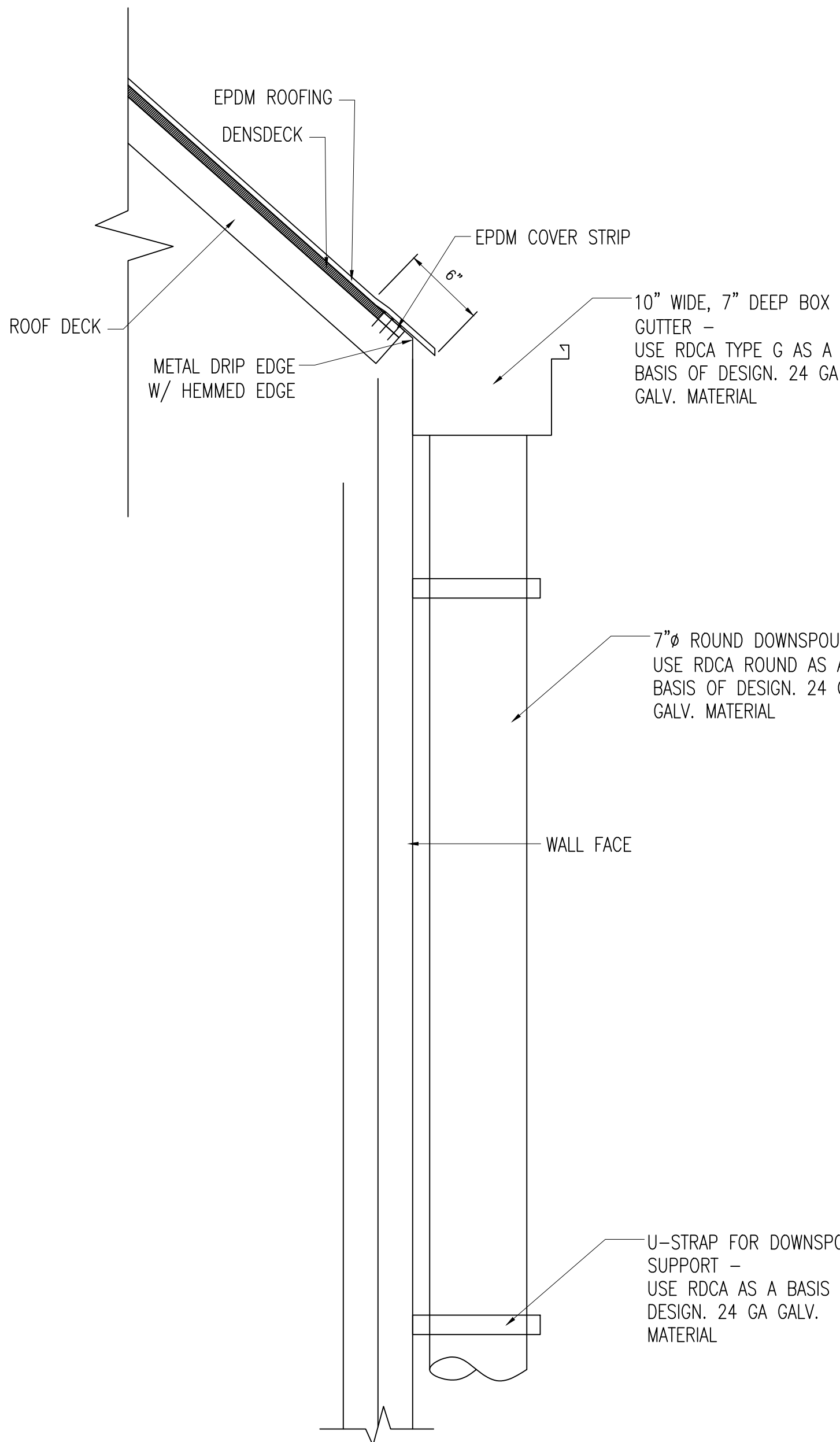
TYPICAL ROOF MEMBRANE  
SCALE: N.T.S.



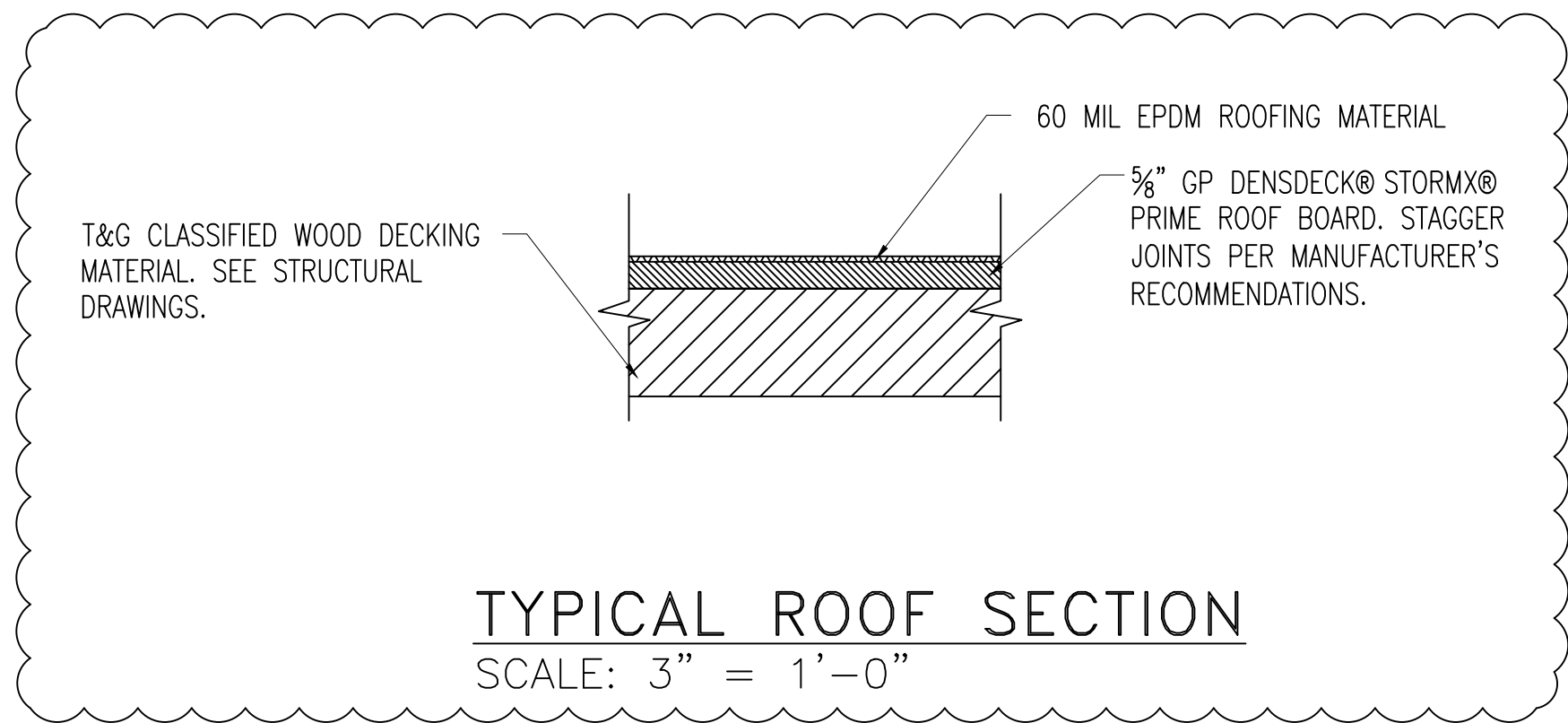
ROOF SECTION @ GUTTER EDGE  
SCALE: N.T.S.



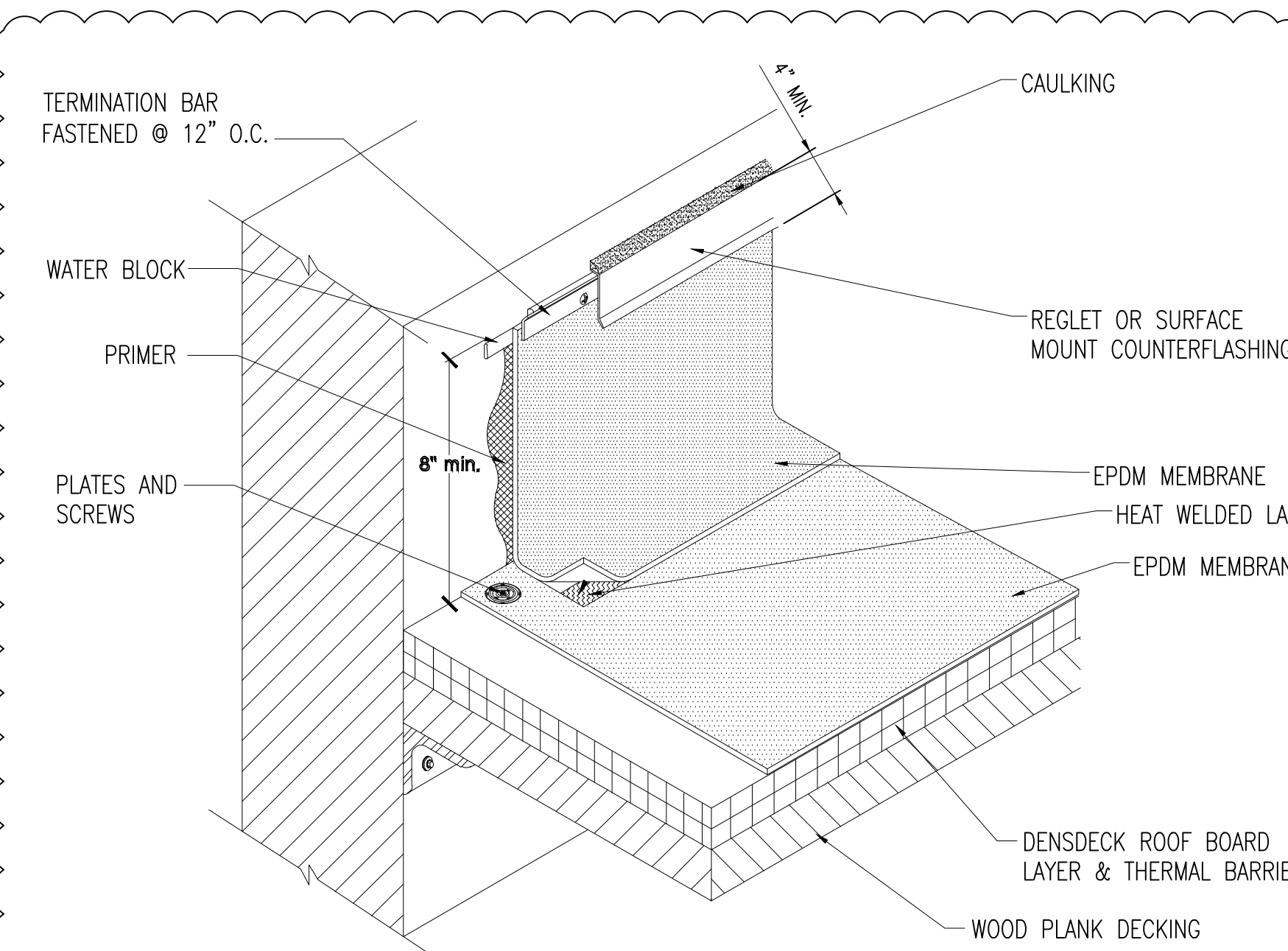
ROOF SECTION @ VENT PIPE  
SCALE: N.T.S.



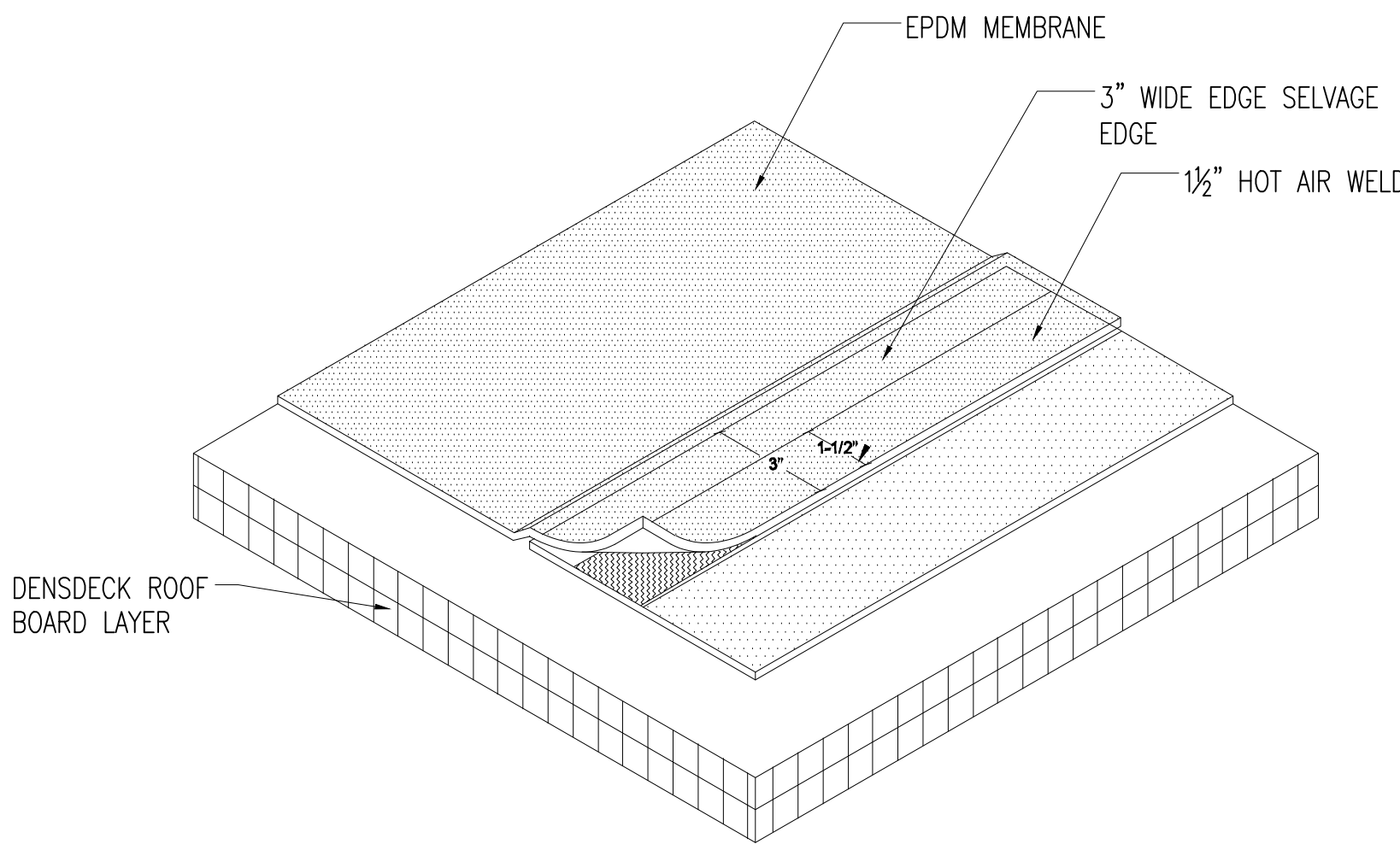
GUTTER DETAIL  
SCALE: 1 1/2" = 1'-0"



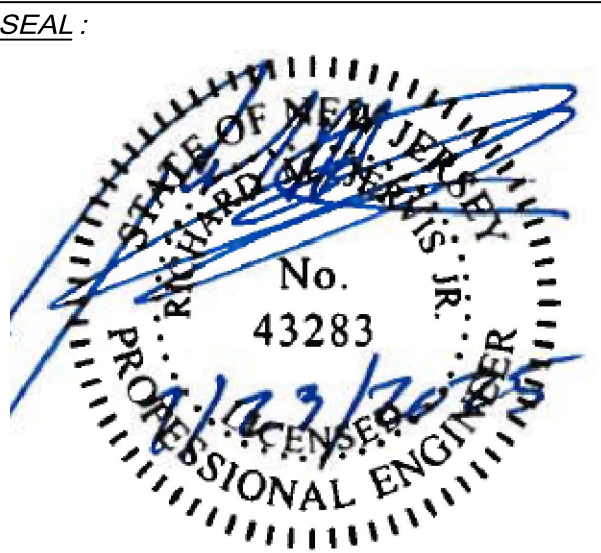
TYPICAL ROOF SECTION  
SCALE: 3" = 1'-0"



ROOF SECTION - TERMINATION @ COL. 0  
SCALE: N.T.S.

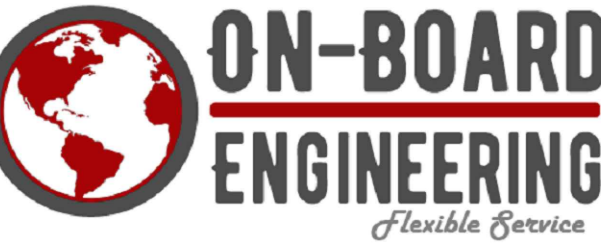


ROOF SECTION - TYP SEAM  
SCALE: N.T.S.



RICHARD M. JERVIS JR., P.E. DATE:  
NEW JERSEY PROFESSIONAL ENGINEER  
LIC. NO. 43283

- DRAWING NOTES:**
1. IF THIS DRAWING DOES NOT CONTAIN THE ORIGINAL SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN.
  2. THIS DRAWING HAS BEEN PREPARED AS A 'D' SIZE DOCUMENT. DO NOT SCALE THIS DRAWING IF IT IS PLOTTED AS ANY OTHER SIZE.



WWW.ONBOARDUSA.COM  
PENN'S PLAZA  
2 PENN'S WAY - SUITE  
400 NEW CASTLE,  
DELAWARE 19720  
(302) 613-5030

50 MILLSTONE ROAD  
BUILDING 300-SUITE 110  
EAST WINDSOR, NEW  
JERSEY 08520  
(609) 945-8000

NO.	DATE:	REVISION DESCRIPTION
A	04/11/25	ISSUED FOR REVIEW
B	05/05/25	ISSUED FOR FINAL REVIEW
C	06/13/25	ISSUED FOR BID
D	07/18/25	ISSUED FOR ADDENDUM
E	07/23/25	ISSUED FOR ADDENDUM

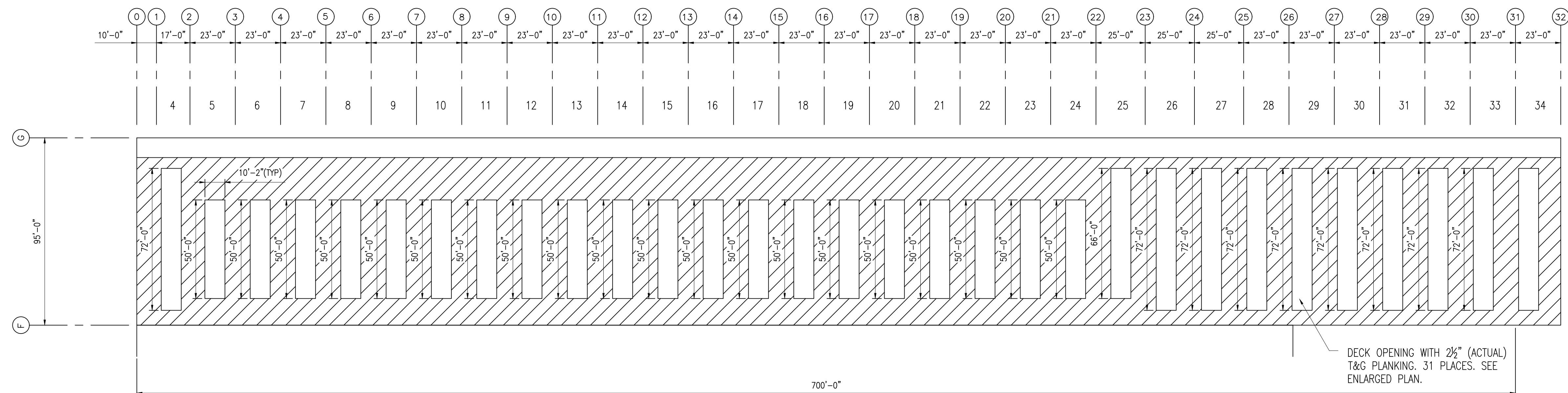
**PROJECT:**  
D BUILDING ROOF REPLACEMENT  
& INTERIOR STAIR  
BROADWAY MARINE TERMINAL  
2500 BROADWAY  
CAMDEN, NJ  
CAMDEN COUNTY

MAP:	0408_455_1	LOT:	455-1
SCALE:	AS SHOWN	TASK:	
PLOT DATE:	3/03/2025	PROJECT NO:	SJPC-7208
DRAWN BY:	RHH	REVIEWED BY:	APB

**DRAWING TITLE:**  
BUILDING D  
ROOF DEATILS

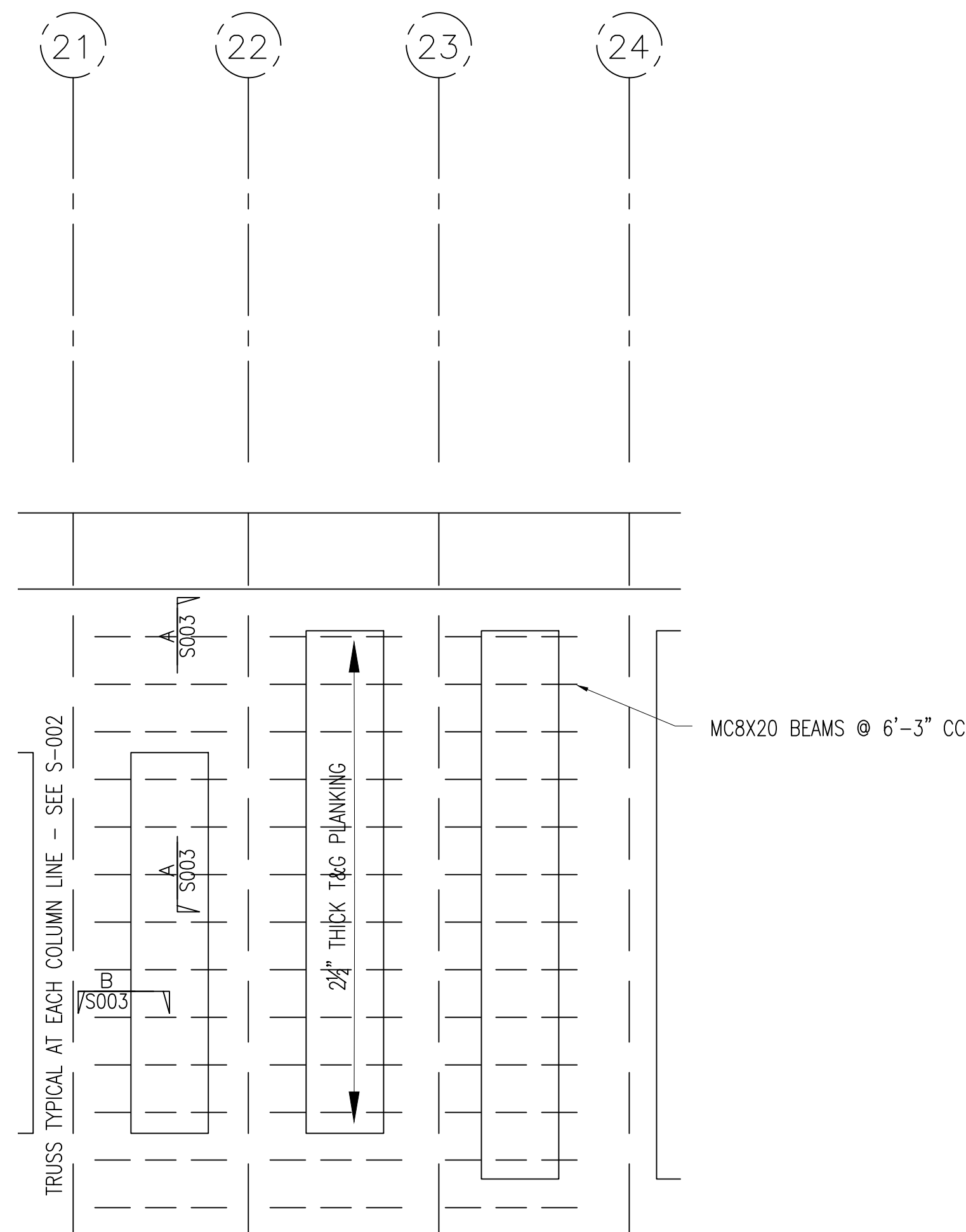
**DRAWING NO.:**  
SJPC-BLDG-D-A-004

**SHEET NO.:**  
6 OF 11



SCALE:  $\frac{1}{32}'' = 1'-0''$

TOTAL ROOF AREA = 68,600 FT<sup>2</sup>  
DOGHOUSE AREA = 18,200 FT<sup>2</sup>



SCALE:  $\frac{1}{16}" = 1'-0"$



SEAL :

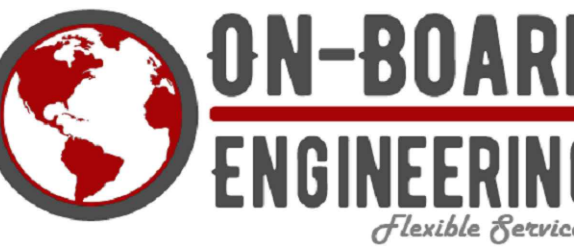


RICHARD M. JERVIS JR., P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
E.C. NO. 43283

ATE

DRAWING NOTES:

1. IF THIS DRAWING DOES NOT CONTAIN THE ORIGINAL SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN.
2. THIS DRAWING HAS BEEN PREPARED AS A 'D' SIZE DOCUMENT. DO NOT SCALE THIS DRAWING IF IT IS PLOTTED AS ANY OTHER SIZE.



**WWW.ONBOARDUSA.COM**  
**PENN'S PLAZA**  
**2 PENN'S WAY - SUITE**  
**400 NEW CASTLE,**  
**DELAWARE 19720**  
**(302) 613-5030**

50 MILLSTONE ROAD  
BUILDING 300-SUITE 110  
EAST WINDSOR, NEW  
JERSEY 08520  
(609) 945-8000

<b>NO.</b>	<b>DATE:</b>	<b>REVISION DESCRIPTION</b>
A	04/11/25	ISSUED FOR REVIEW
B	05/08/25	ISSUED FOR FINAL REVIEW
C	06/13/25	ISSUED FOR BID
D	07/18/25	ISSUED FOR ADDENDUM
E	07/23/25	ISSUED FOR ADDENDUM

PROJECT:

D BUILDING ROOF REPLACEMENT  
& INTERIOR STAIR  
BROADWAY MARINE TERMINAL  
2500 BROADWAY  
CAMDEN, NJ  
CAMDEN COUNTY

<u>MAP:</u>	0408_455_1	<u>LOT:</u>	455-1
<u>SCALE:</u>	AS SHOWN	<u>TASK:</u>	
<u>PLOT DATE:</u>	3/03/2025	<u>PROJECT NO:</u>	SJPC-7208
<u>DRAWN BY:</u>	RHH	<u>REVIEWED BY:</u>	APB

DRAWING TITLE:

## NEW ROOF LAYOUT

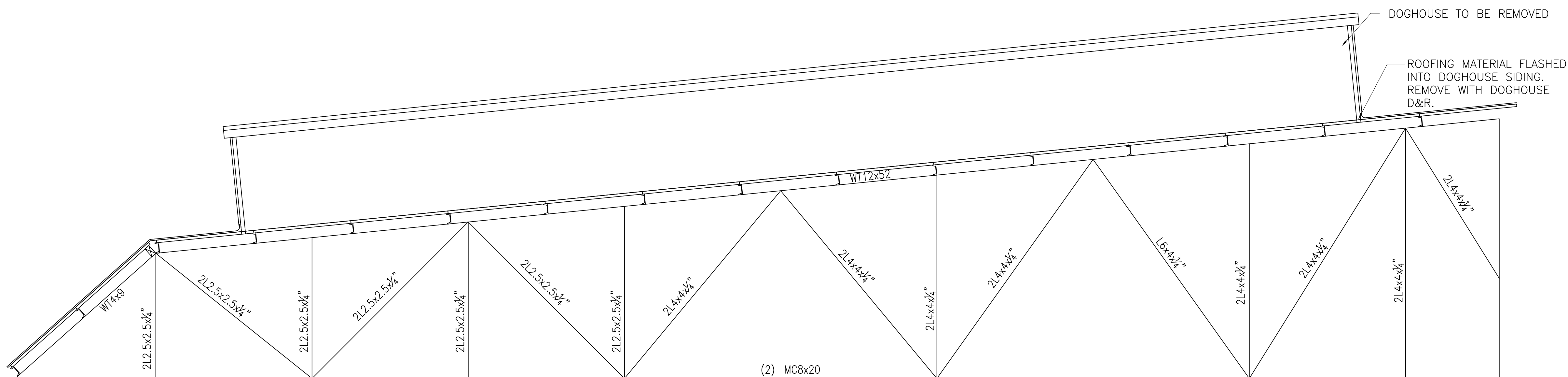
DRAWING NO.:

SJPC-BLDG-D-S-001

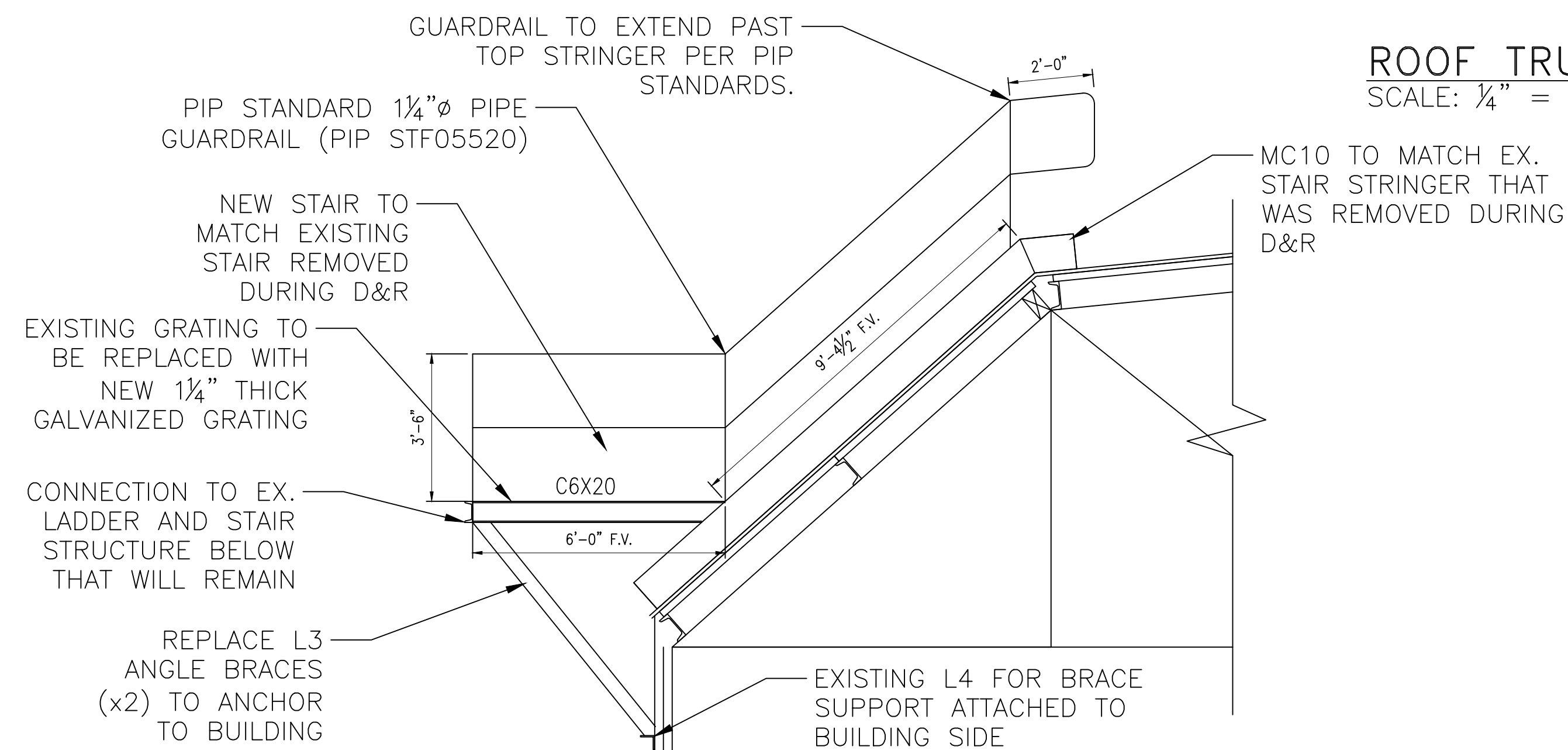
SHEET NO.:

7 OF 11

SCALE:  $\frac{1}{4}" = 1'-0"$



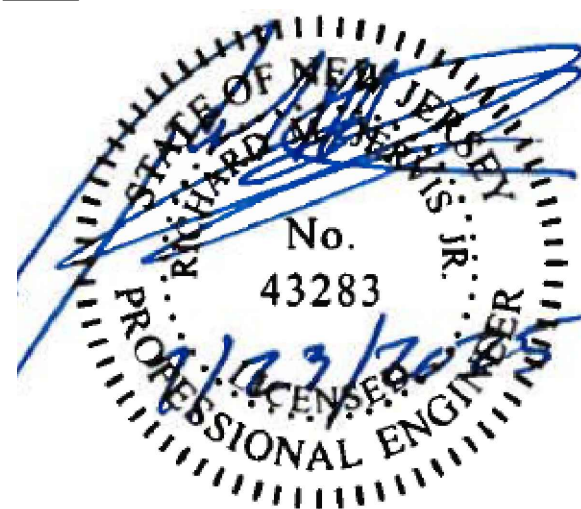
SCALE:  $\frac{1}{4}" = 1'-0"$



SCALE:  $\frac{3}{8}" = 1'-0"$



SEAL :



RICHARD M. JERVIS JR., P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
LIC. NO. 43283

**DRAWING NOTES:**

1. IF THIS DRAWING DOES NOT CONTAIN THE ORIGINAL SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN.
2. THIS DRAWING HAS BEEN PREPARED AS A "D" SIZE DOCUMENT. DO NOT SCALE THIS DRAWING IF IT IS PLOTTED AS ANY OTHER SIZE.



WWW.ONBOARDUSA.COM  
PENN'S PLAZA  
2 PENN'S WAY - SUITE  
400 NEW CASTLE,  
DELAWARE 19720  
(302) 613-5030

50 MILLSTONE ROAD  
BUILDING 300-SUITE 110  
EAST WINDSOR, NEW  
JERSEY 08520  
(609) 945-8000

<b>NO.</b>	<b>DATE:</b>	<b>REVISION DESCRIPTION</b>
A	04/11/25	ISSUED FOR REVIEW
B	05/08/25	ISSUED FOR FINAL REVIEW
C	06/13/25	ISSUED FOR BID
D	07/18/25	ISSUED FOR ADDENDUM
E	07/23/25	ISSUED FOR ADDENDUM

PROJECT:

D BUILDING ROOF REPLACEMENT  
& INTERIOR STAIR  
BROADWAY MARINE TERMINAL  
2500 BROADWAY  
CAMDEN, NJ  
CAMDEN COUNTY

<u>MAP:</u>	0408_455_1	<u>LOT:</u>	455-1
<u>SCALE:</u>	AS SHOWN	<u>TASK:</u>	
<u>PLOT DATE:</u>	3/03/2025	<u>PROJECT NO.:</u>	SJPC-7208
<u>DRAWN BY:</u>	RHH	<u>REVIEWED BY:</u>	APB

DRAWING TITLE:

## ROOFING SECTIONS & DETAILS

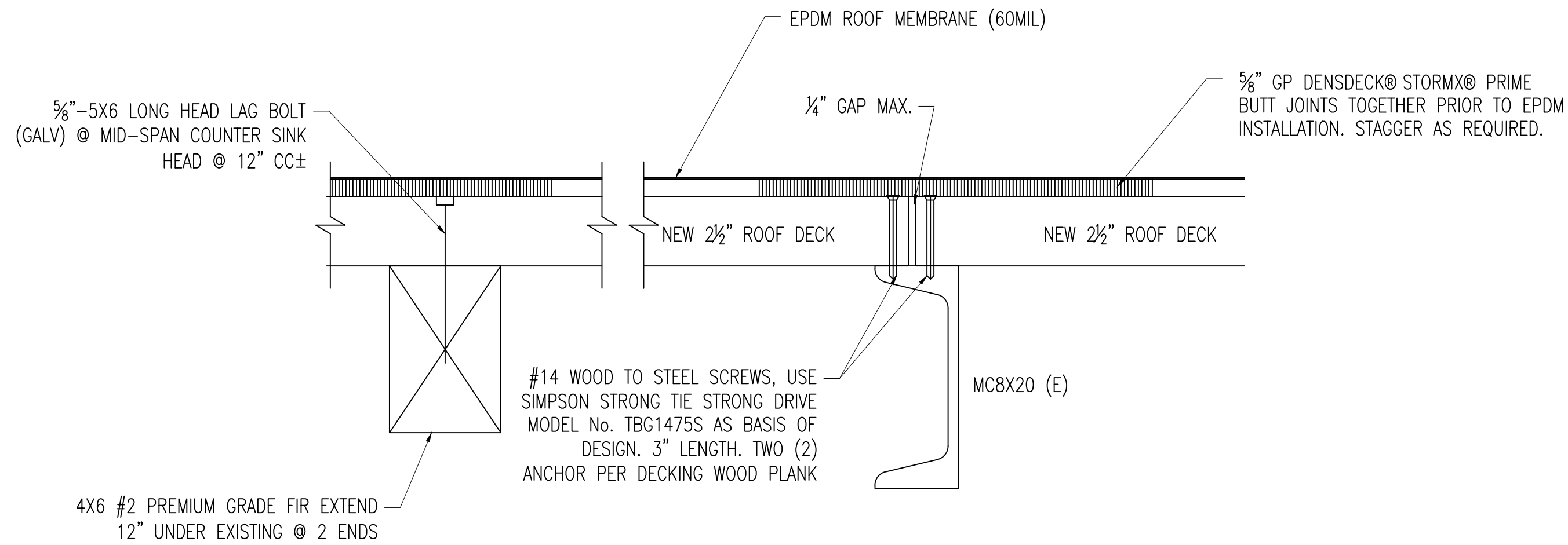
*DRAWING NO.:*

SJPC-BLDG-D-S-002

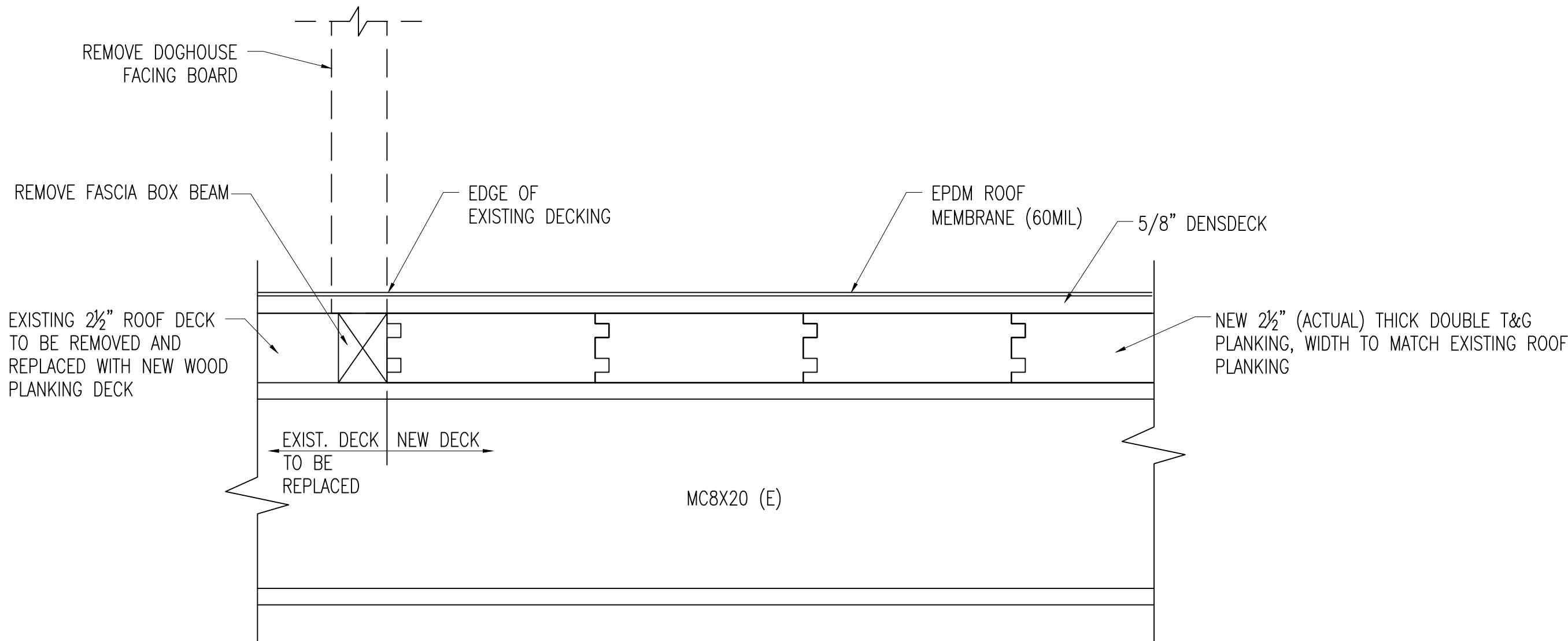
SHEET NO.:

8 OF 11

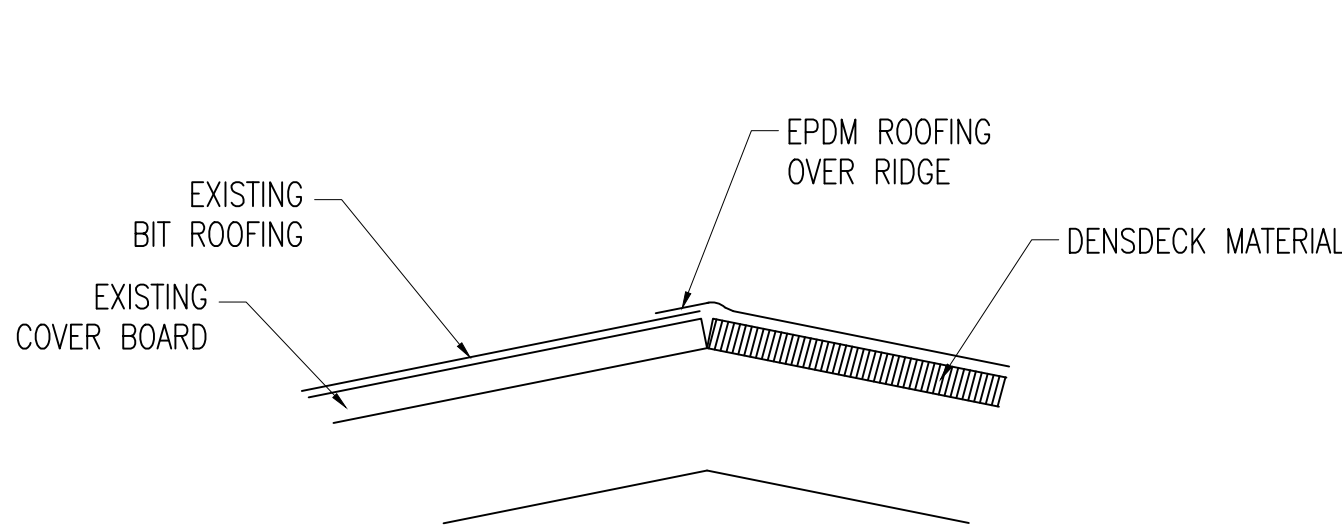
M:\DATA\PROJECTS\SOUTH JERSEY PORT CORPORATION\SJPC-7208 BUILDING D ROOF REPLACEMENT\DWGS WORKING SET\STRUCTURAL\SJPC-BLDG-D-S-001



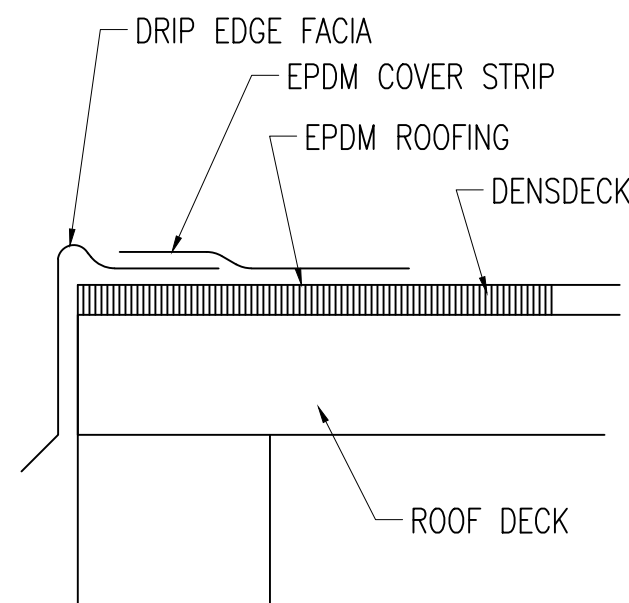
SECTION A-A  
SCALE: 3" = 1'-0"



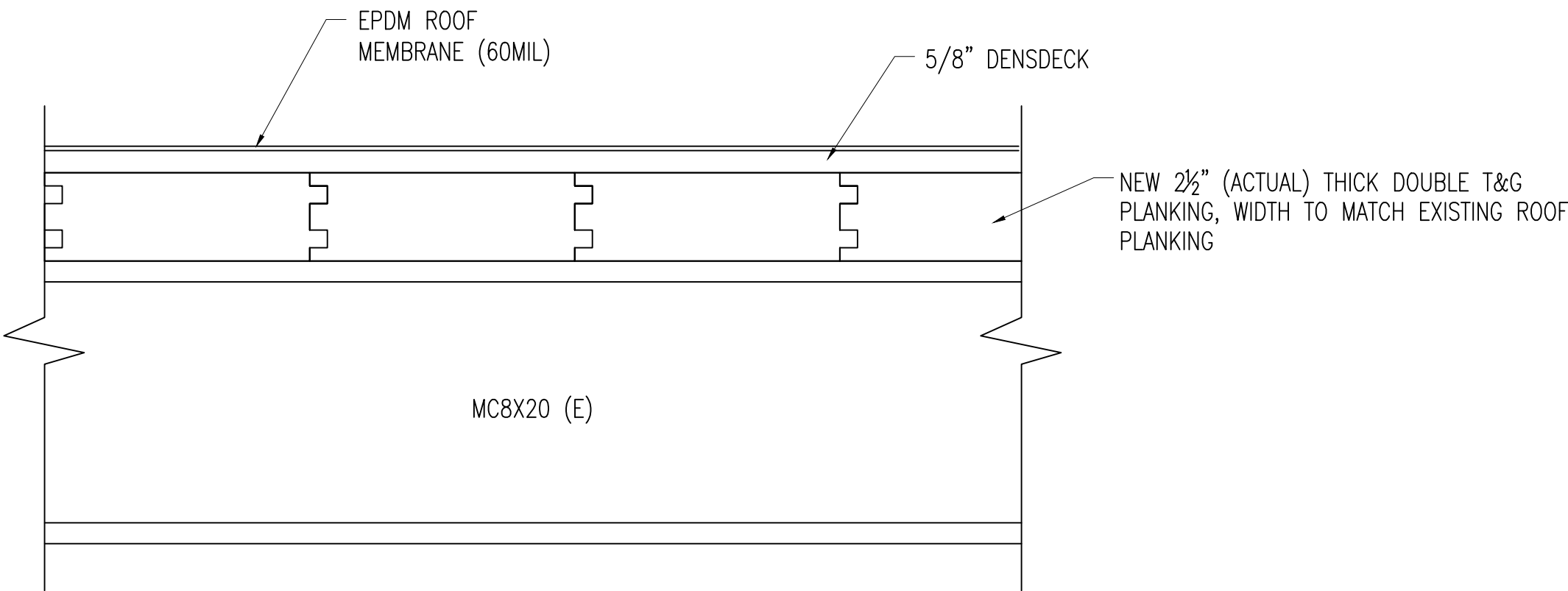
SECTION B-B  
SCALE: 3" = 1'-0"



RIDGE DETAIL  
SCALE: 3" = 1'-0"



EDGE DETAIL  
SCALE: 3" = 1'-0"



DOUBLE TONGUE AND GROOVE DETAIL  
SCALE: 3" = 1'-0"

NOTES:

1. TONGUE-AND-GROOVE WOOD DECKING TO BE PROVIDED AND INSTALLED IN ACCORDANCE WITH AMERICAN FOREST & PAPER ASSOCIATION PUBLICATION WCD2.
2. DECKING SHALL BE 3-INCH NOMINAL (2½") #1 SOUTHERN PINE, OR EQUIVALENT.
3. PLANKS TO BE END MATCHED.
4. MINIMUM BENDING STRESS = 1200 PSI.
5. MINIMUM MODULUS OF ELASTICITY = 1,200,000 PSI.
6. PRE-TREAT NEW PLANKS WITH A CLASS A FIRE RETARDANT, SUCH AS FLAME STOP II.
7. INSTALL TONGUE-AND-GROOVE DECKING WITH THE TONGUE UP SLOPE.
8. ASSUME ALL OF THE EXISTING ROOF DECKING WILL BE REPLACED FOR PRICING PURPOSES.
9. ALL STEEL SHALL BE HOT DIPPED GALVANIZED, INCLUDING STAIRS AND HANDRAILS/GUARDRAILS.
10. EXISTING STAIR TOWERS FOR GROUND ACCESS FROM THE ROOF HAVE NOT BEEN INSPECTED. IT IS ASSUMED THAT THE TOWERS ARE IN SUFFICIENT CONDITIONS FOR EGRESS PURPOSES. MODIFICATION OF THESE STAIR TOWERS, OTHER THAN WHAT IS SHOWN ON THESE DRAWINGS, ARE NOT WITHIN THE SCOPE OF THIS PROJECT.



SEAL:



RICHARD M. JERVIS JR., P.E. DATE:  
NEW JERSEY PROFESSIONAL ENGINEER  
LIC. NO. 43283

DRAWING NOTES:

1. IF THIS DRAWING DOES NOT CONTAIN THE ORIGINAL SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN.
2. THIS DRAWING HAS BEEN PREPARED AS A 'D' SIZE DOCUMENT. DO NOT SCALE THIS DRAWING IF IT IS PLOTTED AS ANY OTHER SIZE.



WWW.ONBOARDUSA.COM  
PENN'S PLAZA  
2 PENN'S WAY - SUITE  
400 NEW CASTLE,  
DELAWARE 19720  
(302) 613-5030

50 MILLSTONE ROAD  
BUILDING 300-SUITE 110  
EAST WINDSOR, NEW  
JERSEY 08520  
(609) 945-8000

NO.	DATE:	REVISION DESCRIPTION
A	04/11/25	ISSUED FOR REVIEW
B	05/05/25	ISSUED FOR FINAL REVIEW
C	06/13/25	ISSUED FOR BID
D	07/18/25	ISSUED FOR ADDENDUM
E	07/23/25	ISSUED FOR ADDENDUM

PROJECT:

D BUILDING ROOF REPLACEMENT  
& INTERIOR STAIR  
BROADWAY MARINE TERMINAL  
2500 BROADWAY  
CAMDEN, NJ  
CAMDEN COUNTY

MAP:	0408_455_1	LOT:	455-1
SCALE:	AS SHOWN	TASK:	
PLOT DATE:	3/03/2025	PROJECT NO:	SJPC-7208
DRAWN BY:	RHH	REVIEWED BY:	APB

DRAWING TITLE:

ROOFING  
SECTIONS & DETAILS

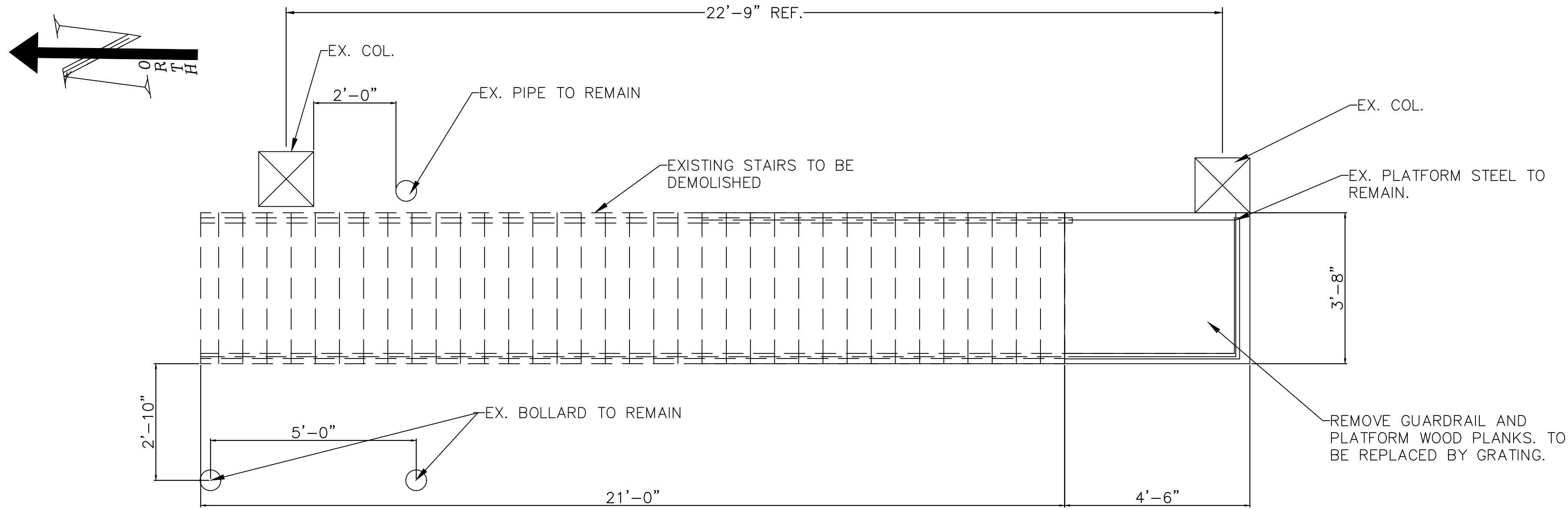
DRAWING NO.:

SJPC-BLDG-D-S-003

SHEET NO.:

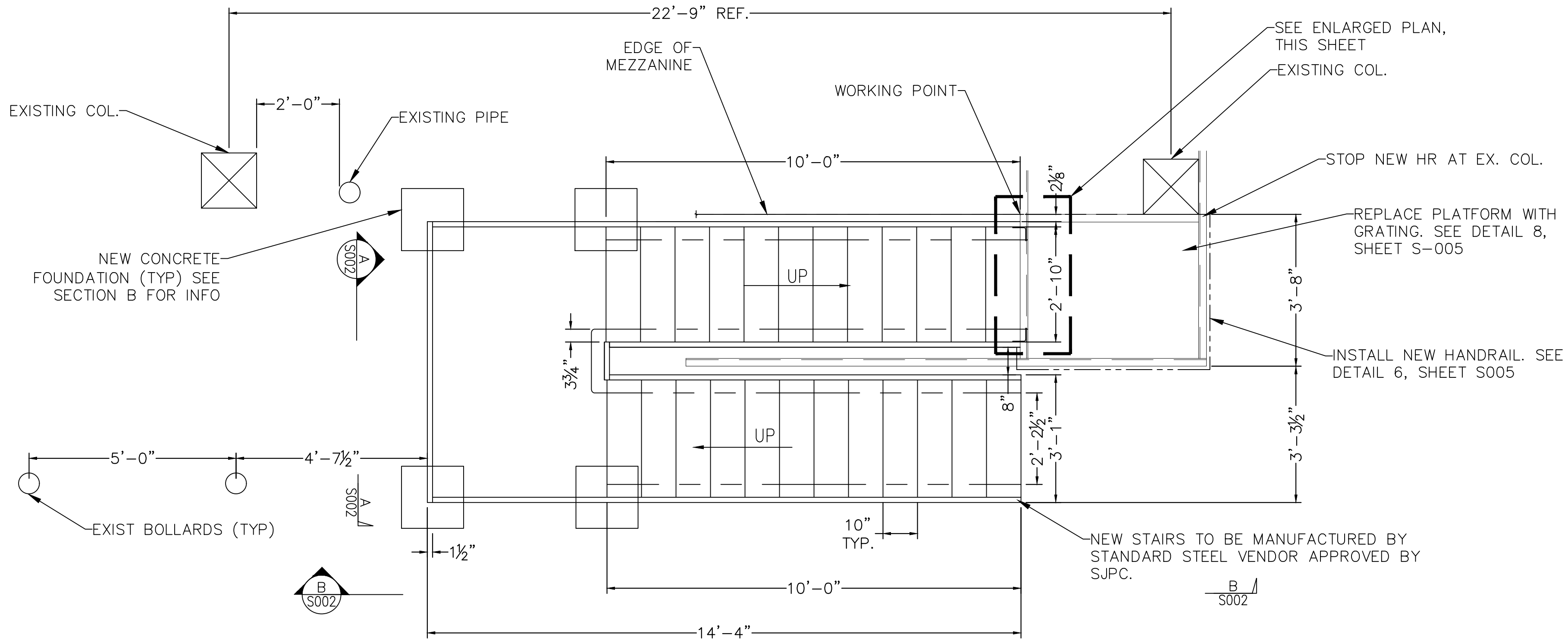
9 OF 11

M:\DEDATA\PROJECTS\SOUTH JERSEY PORT CORPORATION\USJPC-6604 24-E1 D BUILDING STAIRS TO LOFT BUILDING\DWGS - WORKING SET\STRUCTURAL\BUILDING STAIRS



EXISTING STAIRS DEMO PLAN

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



NEW STAIRS LAYOUT

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

MATERIALS

- STRUCTURAL STEEL UNLESS NOTED OTHERWISE ON THE PLANS SHALL CONFORM TO THE FOLLOWING:
  - ASTM A992, GRADE 50 FOR ALL STEEL EXCEPT AS OTHERWISE NOTED. (ASTM A572 GRADE 50 STEEL IS AN ACCEPTABLE SUBSTITUTION).
  - ASTM A36, FY=36 KSI FOR ANGLES, CHANNELS AND PLATES
  - ASTM F1554 GRADE 36, FY=36 KSI (U.N.O.) FOR ANCHOR BOLTS, GALVANIZED.
  - BOLT SIZES SHALL BE NOTED ON DRAWINGS, ASTM A325N GALVANIZED.

CONNECTIONS

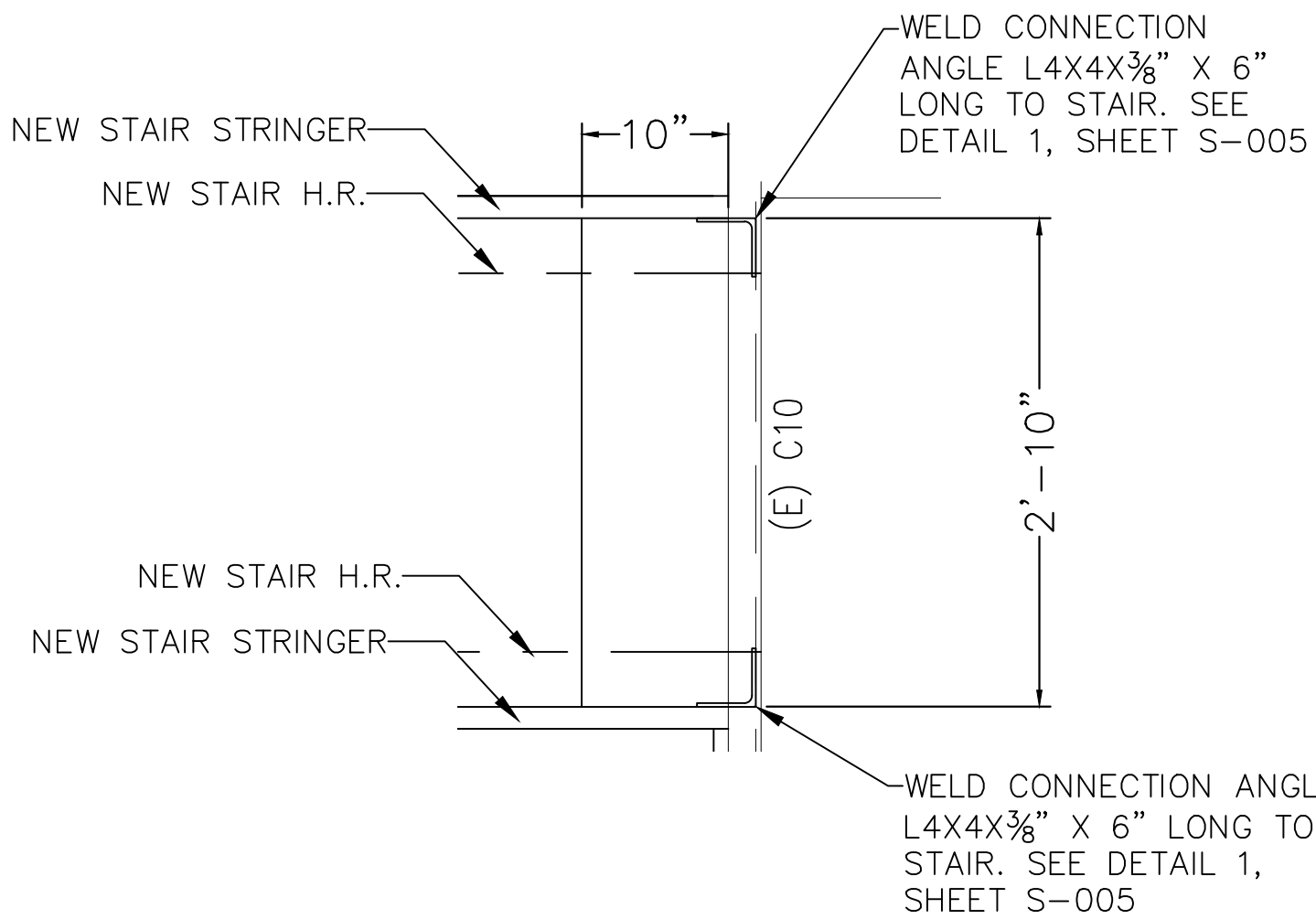
- WELDED CONNECTIONS SHALL BE E70XX AND BOLTS SHALL COMPLY WITH ASTM A325N STANDARDS (U.N.O.). ALL STRUCTURAL WELDS SHALL BE MADE BY CERTIFIED WELDERS. WELDING SHALL CONFORM TO AWS D1.1 "STRUCTURAL WELDING CODE-STEEL", LATEST EDITION.
- ALL STEEL CONNECTION SHALL CONFORM TO AISC "STEEL CONSTRUCTION" - 14TH EDITION. UNLESS GREATER REACTIONS ARE INDICATED, MINIMUM SHEAR CONNECTIONS SHALL BE DESIGNED TO DEVELOP THE FULL CAPACITY OF THE TOTAL NUMBER OF BOLTS. SEE DWG. STR-20-143 FOR MOMENT CONNECTION DETAILS. NO SHEAR TABS ARE TO BE USED ON MOMENT CONNECTIONS.
- FIELD BOLTED CONNECTIONS SHALL BE TESTED AND INSPECTED ACCORDING TO RCSC'S "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", LATEST EDITION. IN ADDITION TO VISUAL INSPECTION, WELDED CONNECTIONS WILL BE INSPECTED AND TESTED ACCORDING TO AWS D1.1 PROCEDURES.

STEEL GRATING NOTES

- GRATING SHALL BE BOLTED TO THE SUPPORTING STEEL, U.N.O. ALL CONNECTIONS SHALL BE MADE PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- U.N.O. GRATING SHALL BE 1 1/4" X 3/8", TYPE W-19-4, NON-SERRATED GRATING, GALVANIZED PER ASTM 123..

METAL STAIR, GUARDRAIL AND HANDRAIL NOTES

- CONTRACTOR SHALL PROVIDE METAL STAIRS INCLUDING THE POSTS AND CONNECTIONS CAPABLE OF WITHSTANDING THE EFFECTS OF GRAVITY LOADS AND THE FOLLOWING LOADS AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED:
  - UNIFORM LOAD: 100 PSF
  - CONCENTRATED LOAD: 300 LB APPLIED ON AN AREA OF 4 SQ. IN.
  - UNIFORM AND CONCENTRATED LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY.
  - STAIR FRAMING: CAPABLE OF WITHSTANDING STRESSES RESULTING FROM RAILING LOADS IN ADDITION TO LOADS SPECIFIED ABOVE.
  - LIMIT DEFLECTION OF TREADS, PLATFORMS AND FRAMING MEMBERS TO L/360 OR 1/4", WHICHEVER IS LESS.
- PROVIDE RAILINGS CAPABLE OF WITHSTANDING THE EFFECTS OF GRAVITY LOADS AND THE FOLLOWING LOAD AND STRESSES WITHIN LIMITS AND UNDER CONDITIONS INDICATED:
  - HANDRAILS:
    - UNIFORM LOAD OF 50 LB/FT APPLIED IN ANY DIRECTION.
    - CONCENTRATED LOAD OF 200 LBS APPLIED IN ANY DIRECTION.
    - UNIFORM AND CONCENTRATED LOADS NEED NOT BE ASSUME TO ACT CONCURRENTLY.
  - TOP RAILS OF GUARD RAILS:
    - UNIFORM LOAD OF 50 LB/FT APPLIED IN ANY DIRECTION.
    - CONCENTRATED LOAD OF 200 LB APPLIED IN ANY DIRECTION.
    - UNIFORM AND CONCENTRATED LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY.
  - INFILL OF GUARDS:
    - CONCENTRATED LOAD OF 50 LB APPLIED HORIZONTALLY ON AN AREA OF 1 SQ. FT.
    - UNIFORM LOAD OF 25 PSF APPLIED HORIZONTALLY.
    - INFILL LOAD AND OTHER LOADS NEED NOT BE ASSUMED TO ACT CONCURRENTLY.
- SEISMIC PERFORMANCE: PROVIDE METAL STAIRS CAPABLE OF WITHSTANDING THE EFFECTS OF EARTHQUAKE MOTIONS DETERMINED ACCORDING TO ASCE 7, "MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES.
- ALL STAIRS, GUARDRAILS AND HANDRAILS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE PROJECT IS LOCATED, EMPLOYED BY THE CONTRACTOR. SUBMIT SHOP DRAWINGS TO ENGINEER OF RECORD FOR REVIEW.



ENLARGED PLAN

SCALE: 1" = 1'-0"

SJPC



SEAL:



RICHARD M. JERVIS, JR., P.E.  
NEW JERSEY PROFESSIONAL ENGINEER  
LIC. NO. 43283

DRAWING NOTES:

- IF THIS DRAWING DOES NOT CONTAIN THE ORIGINAL SEAL OF THE PROFESSIONAL ENGINEER, IT IS NOT A VALID DOCUMENT AND NO LIABILITY IS ASSUMED FOR THE INFORMATION SHOWN.
- THIS DRAWING HAS BEEN PREPARED AS A 'D' SIZE DOCUMENT. DO NOT SCALE THIS DRAWING IF IT IS PLOTTED AS ANY OTHER SIZE.



WWW.ONBOARDUSA.COM  
PENN'S PLAZA  
2 PENN'S WAY - SUITE 400 NEW  
CASTLE, DELAWARE 19720  
(302) 613-5030

50 MILLSTONE ROAD  
BUILDING 300-SUITE 110  
EAST WINDSOR, NEW JERSEY 08520  
(609) 945-8000

NO.	DATE:	REVISION DESCRIPTION
0	08/14/2024	IFC
1	08/13/2025	IFC - COMBINE W/ ROOF

PROJECT:

SJPC BUILDING STAIRSS  
2500 Broadway  
Camden, NJ 08104

MAP:	N.A.	LOT:	N.A.
SCALE:	AS SHOWN	TASK:	
PLOT DATE:	07-18-2024	PROJECT NO:	SJPC-6604
DRAWN BY:	CKY	REVIEWED BY:	APB

DRAWING TITLE:

INTERIOR STAIRS  
LAYOUT PLAN

DRAWING NO.:

SJPC-BLDG-D-S-004

SHEET NO.:

10 OF 11

