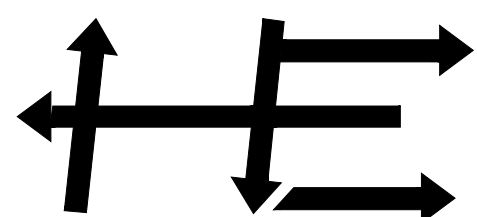


# SOUTH JERSEY PORT CORPORATION BROADWAY MARINE TERMINAL BUILDING 'N-1' ROOF REPLACEMENT CAMDEN, NJ

PREPARED BY



S.T. HUDSON ENGINEERS, INC.  
PROFESSIONAL ENGINEERS & CONSULTANTS



AERIAL LOCATION PLAN



VICINITY MAP

## GENERAL NOTES

- ALL OF THE WORK IS LOCATED AT THE SOUTH JERSEY PORT CORPORATION'S BROADWAY MARINE TERMINAL IN CAMDEN, NJ. THE CONTRACTOR SHALL CHECK AND VERIFY ALL CONDITIONS, QUANTITIES, AND DIMENSIONS AT THE SITE BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER FOR CORRECTION PRIOR TO BEGINNING ANY WORK. THE DISCOVERY OF DISCREPANCIES AFTER THE WORK HAS COMMENCED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- DO NOT SCALE THESE DRAWINGS FOR EXACT DIMENSIONS. VERIFY ALL FIGURES, CONDITIONS, AND DIMENSIONS AT THE SITE PRIOR TO START OF ALL WORK AND FABRICATION. NOTIFY THE ENGINEER OF ANY DISCREPANCIES IMMEDIATELY PRIOR TO THE START OF WORK.
- THE CONTRACTOR SHALL ESTABLISH AND MAINTAIN LINES, GRADES, AND BENCHMARKS FOR THE DURATION OF THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL PUBLIC OR PRIVATE UTILITIES WHICH LIE IN OR ADJACENT TO THE CONSTRUCTION SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING, AT HIS EXPENSE, ALL EXISTING UTILITIES DAMAGED DURING CONSTRUCTION.
- THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE STATE AND LOCAL CODES AND STANDARDS. THE PROJECT SPECIFICATIONS, AND THE DRAWING NOTES, THESE NOTES SHALL TAKE PRECEDENCE OVER PROJECT SPECIFICATIONS. STATE AND LOCAL CODES SHALL TAKE PRECEDENCE OVER THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL REMOVE FROM THE SITE, UNLESS SPECIFICALLY DIRECTED OTHERWISE BY THE OWNER, ANY WASTE MATERIAL AND DEBRIS GENERATED DURING THE COURSE OF THE WORK. DISPOSAL OF ALL GENERATED WASTE MATERIAL AND DEBRIS IS THE CONTRACTOR'S RESPONSIBILITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANUP OF ALL MATERIALS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION.

- THE CONTRACTOR SHALL ABIDE BY ALL ENVIRONMENTAL PROTECTIONS STANDARDS, CODES, LAWS, REGULATION, AND PERMITS.
- SOUTH JERSEY PORT CORPORATION IS TO PROVIDE ALL STATE AND FEDERAL PERMITS AS REQUIRED. THE CONTRACTOR IS TO PROCURE ALL LOCAL PERMITS AS REQUIRED.
- THE CONTRACTOR SHALL EXERCISE THE UTMOST CARE TO AVOID INFLECTING DAMAGE TO THE EXISTING STRUCTURES. IF ANY EXISTING STRUCTURES THAT ARE TO REMAIN ARE DAMAGED BY THE CONTRACTOR THE SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AT THE EXPENSE OF THE CONTRACTOR.

## SCOPE OF WORK

- FIRE SUPPRESSION SPRINKLER RELOCATION
- EXISTING CLERESTORY DEMOLITION AND REFRAMING
- REMOVAL OF EXISTING ROOF SYSTEM
- PARTIAL REPLACEMENT OF EXISTING TIMBER ROOF DECKING
- INSTALLATION OF NEW ROOF SYSTEM
- REPLACEMENT OF GUTTERS WITH DOWNSPOUTS

## EXISTING CLERESTORY DEMOLITION AND REFRAMING

- THE CONTRACTOR SHALL RELOCATE THE EXISTING FIRE SUPPRESSION SPRINKLERS BELOW THE MAIN ROOF ELEVATION.
- DEMOLISH THE EXISTING CLERESTORY AND ANCILLARY MACHINERY TO THE LIMITS SHOWN IN THESE CONTRACT DRAWINGS.
- NEW TIMBER ROOF DECK SHALL BE INSTALLED WITHIN THE CLERESTORY FOOTPRINT, BLOCK EXISTING PURLINS AS NECESSARY TO MATCH THE EXISTING ROOF PLANE.

## ROOF SYSTEM REPLACEMENT

- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF THE EXISTING ROOF SYSTEM CONSISTING OF:
  - EPDM MEMBRANE
  - MODIFIED BITUMEN MEMBRANE
  - MECHANICALLY FASTENED COVERBOARD
- THE CONTRACTOR SHALL PROVIDE A SUBMITTAL FOR THE NEW ROOF SYSTEM INCLUDING ALL MATERIALS AND MANUFACTURERS RECOMMENDATIONS FOR APPROVAL:
  - THE SUBMITTAL SHALL INCLUDE DETAILS OF TIMBER DECK, FASTENERS, ADHESIVES, MEMBRANES, COVERBOARD, PRIMERS, SEALANTS, FLASHING, GUTTERS, DOWNSPOUT, ROOF PENETRATIONS, DRIP EDGE, AND ALL OTHER MATERIALS
  - BASIC DESIGN WIND SPEED PER ASCE 7-22 TABLE 26.5-1B; V=115 MPH
  - COMPLIANT WITH THE 2021 INTERNATIONAL BUILDING CODE NEW JERSEY EDITION
- THE CONTRACTOR SHALL PROVIDE A WRITTEN 20-YEAR NO DOLLAR LIMIT (NDL) WARRANTY FOR LABOR AND MATERIALS.
- THE ROOF SYSTEM SHALL INCLUDE (OR APPROVED EQUAL):
  - FLEECE BACKED EPDM (ETHYLENE PROPYLENE DIENE MONOMER) MEMBRANE
  - MINIMUM THICKNESS = 145 mil
  - FACTORY APPLIED SEAM TAPE
  - MECHANICALLY FASTENED COVER BOARD
- THE CONTRACTOR SHALL INSTALL THE NEW ROOF SYSTEM IN ACCORDANCE WITH THE APPROVED SUBMITTAL.
- REPLACE ANY ROTTEN OR SIGNIFICANTLY DETERIORATED TIMBER WITH DENSE STRUCTURAL SELECT RATED SOUTHERN PINE 2 x 6 TONGUE AND GROOVE DECKING WITH A MAXIMUM FIBER STRESS IN BENDING OF 2,700 PSI OR GREATER.

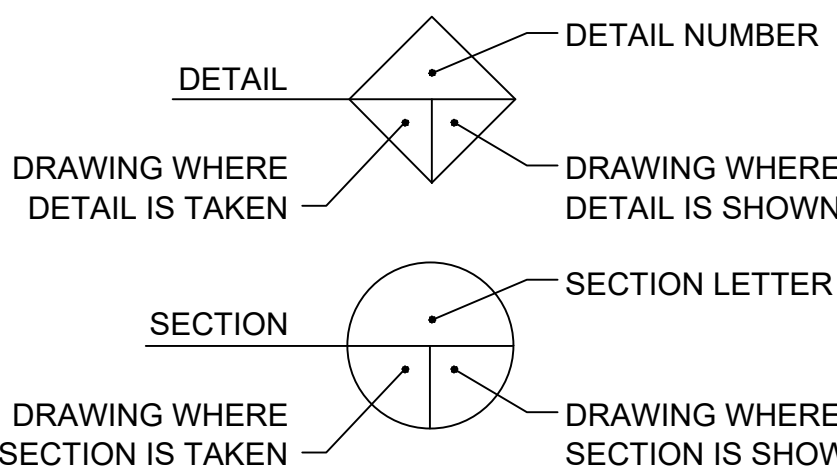
## LIST OF DRAWINGS

DRAWING NUMBER	DRAWING TITLE
T-1	TITLE SHEET
S-1	BUILDING PLAN AND SECTIONS
S-2	BUILDING PHOTOS AND DETAILS

## GUTTERS WITH DOWNSPOUTS

- WHERE DIRECTED ON THE CONTACT DRAWINGS, REMOVE THE EXISTING GUTTERS WITH DOWNSPOUTS PRIOR TO ROOF DEMOLITION AND REINSTALL AFTER THE INSTALLATION OF THE NEW ROOF SYSTEM.
- WHERE DIRECTED ON THE CONTACT DRAWINGS, INSTALL NEW GUTTERS AND DOWNSPOUTS IN ACCORDANCE WITH THE FOLLOWING:
  - FURNISH AND INSTALL NEW 10" x 10" x 9" - 24 GAUGE KYNAR COATED FLANGED STEEL BOX GUTTER WITH GALVANIZED CLAD BRACKETS EVERY 3- FEET, AND INSIDE HANGERS EVERY 2- FEET.
  - CHOICE OF COLOR IS TO BE SELECTED BY SJPC FROM A STANDARD COLOR CHART.
  - STRIP IN THE NEWLY INSTALLED GUTTER WITH MODIFIED BITUMEN.
  - FURNISH AND INSTALL NEW 8" x 8" DOWNSPOUTS.
  - ALL DOWNSPOUTS DRAINAGE WILL TERMINATE AT GRADE OR LOWER ROOF SURFACES.
  - REMOVE AND DISPOSE ALL DEBRIS CREATED BY CONTRACTOR.
  - PROVIDE SPECIFIED WARRANTY TERMS FOR MATERIAL AND LABOR.

## CROSS REFERENCE LEGEND



ISSUED FOR BIDDING ONLY  
7/21/2025

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**SOUTH JERSEY PORT CORPORATION**  
BROADWAY MARINE TERMINAL CAMDEN,  
NEW JERSEY 08013

drawn SNP date July 21, 2025 contract  
checked KW FILE SP-1578 25-050-18  
drftg. approval TK

BUILDING 'N-1' ROOF REPLACEMENT

TITLE SHEET

T-1 A



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BUILDING 'N-1' ROOF REPLACEMENT	dwg. no.	rev.
BUILDING PHOTOS AND DETAILS	S-2	A