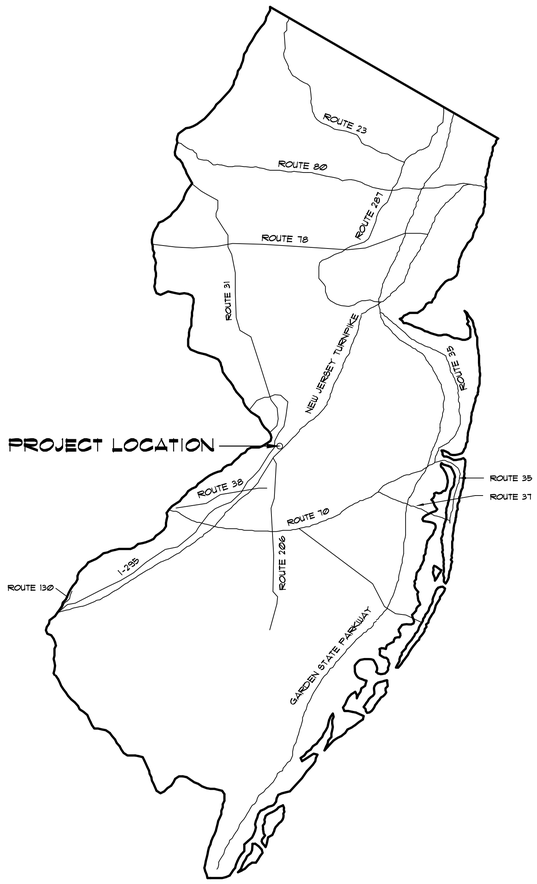



# ROOF REPLACEMENT FOR OUTER HOUSING UNITS GARDEN STATE YOUTH CORRECTIONAL FACILITY CHESTERFIELD, BURLINGTON COUNTY, NJ

PROJECT No. C1102-00

## STATE OF NEW JERSEY

HONORABLE MIKIE SHERRILL, GOVERNOR

HONORABLE DR. DALE CALDWELL, LIEUTENANT GOVERNOR

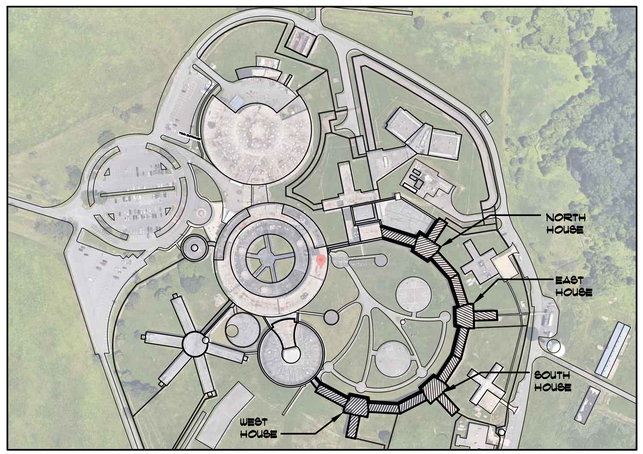
DEPARTMENT OF THE TREASURY
AARON BINDER, STATE TREASURER

DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION
THOMAS EDENBAUM, DIRECTOR

DEPARTMENT OF CORRECTIONS
VICTORIA L. KUHN, ESQ., COMMISSIONER

## SITE LOCATION PLAN

NOT TO SCALE




## SITE KEY PLAN

NOT TO SCALE

## BUILDING CRITERIA

**NORTH HOUSE**

| | |
|---|---|
| USE GROUP: | I-3 INSTITUTIONAL LOCKING CONDITION 3 |
| CONSTRUCTION CLASSIFICATION: | TYPE IIB NONCOMBUSTIBLE - UNPROTECTED |
| AREA LARGEST FLOOR: | 11,410 SQUARE FEET |
| BUILDING HEIGHT: | 2 - STORIES, 21'-0"± |

**EAST HOUSE**

| | |
|---|---|
| USE GROUP: | I-3 INSTITUTIONAL LOCKING CONDITION 3 |
| CONSTRUCTION CLASSIFICATION: | TYPE IIB NONCOMBUSTIBLE - UNPROTECTED |
| AREA LARGEST FLOOR: | 11,135 SQUARE FEET |
| BUILDING HEIGHT: | 2 - STORIES, 21'-0"± |

**SOUTH HOUSE**

| | |
|---|---|
| USE GROUP: | I-3 INSTITUTIONAL LOCKING CONDITION 3 |
| CONSTRUCTION CLASSIFICATION: | TYPE IIB NONCOMBUSTIBLE - UNPROTECTED |
| AREA LARGEST FLOOR: | 11,135 SQUARE FEET |
| BUILDING HEIGHT: | 2 - STORIES, 21'-0"± |

**WEST HOUSE**

| | |
|---|---|
| USE GROUP: | I-3 INSTITUTIONAL LOCKING CONDITION 3 |
| CONSTRUCTION CLASSIFICATION: | TYPE IIB NONCOMBUSTIBLE - UNPROTECTED |
| AREA LARGEST FLOOR: | 11,310 SQUARE FEET |
| BUILDING HEIGHT: | 2 - STORIES, 21'-0"± |

THE BUILDING IS NOT PROTECTED THROUGHOUT WITH AN AUTOMATIC SUPRESSION (SPRINKLER) SYSTEM. PARTIAL COVERAGE EXISTS.

THIS PROJECT IS DESIGNED IN ACCORDANCE WITH NJAC TITLE 5 CHAPTER 23 SUBCHAPTER 6 "UNIFORM CONSTRUCTION CODE REHABILITATION SUBCODE "CATEGORY OF WORK PURSUANT TO NJAC 5:23-6.3: (RENOVATION)

CODES AND STANDARDS, NJ.A.C 5:23-6 REHABILITATION SUBCODE
INTERNATIONAL BUILDING CODE, 2021, NEW JERSEY EDITION
ASHRAE 90.1, 2019

## STRUCTURAL DESIGN LOADS

| | |
|---|---|
| GROUND SNOW LOAD: | 34 PSF |
| IMPORTANCE FACTOR: | 1.1 |
| FLAT ROOF SNOW LOAD: | 17.33 PSF |
| SNOW EXPOSURE: | 0.90 |
| THERMAL FACTOR: | 1.0 |
| ROOF LIVE LOAD: | 20 PSF |
| RISK CATEGORY: | III |
| WIND SPEED: | 125 MPH |
| WIND EXPOSURE: | C |
| INTERNAL PRESSURE COEFFICIENT: | 0.18 |
| WIND PRESSURE: | 32.1 PSF |

ROOF WIND UPLIFT LOADS:
FIELD (ZONE 1) = -56.9 PSF
PERIMETER (ZONE 2) = -75.1 PSF
CORNERS (ZONE 3) = -102.4 PSF

**ROOF LOADING NOTE:**
THE LOAD OF MATERIALS, INCLUDING TOOLS AND EQUIPMENT, PLACED ON THE ROOF SHALL BE DISTRIBUTED SO THAT A LIMITATION OF 20 PSF IS NOT EXCEEDED

TABULATION OF EXISTING AND PROPOSED DEAD LOADS

EXISTING DEAD LOADS ABOVE DECK:
4-PLY BUILT-UP ROOF AND GRAVEL = 6 PSF
3/4" FIBERBOARD = 1 PSF
RIGID INSULATION (2") = 0.67 PSF
TOTAL = 7.67 PSF

PROPOSED DEAD LOADS ABOVE DECK:
BUILT-UP ROOFING WITH CAP SHEET = 2 PSF
1/2" ROOF COVER BOARD = 1 PSF
POLYISOCYANURATE INSULATION (UP TO 12") = 4.02 PSF
TOTAL = 7.02 PSF

## INDEX OF DRAWINGS


| | |
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| SU1 | SITE UTILIZATION PLAN |
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| A2 | ROOF PLAN - NORTH HOUSE |
| A3 | TAPERED INSULATION ROOF PLAN - NORTH HOUSE |
| A4 | ROOF PLAN - EAST HOUSE |
| A5 | TAPERED INSULATION ROOF PLAN - EAST HOUSE |
| A6 | ROOF PLAN - SOUTH HOUSE |
| A7 | TAPERED INSULATION ROOF PLAN - SOUTH HOUSE |
| A8 | ROOF PLAN - WEST HOUSE |
| A9 | TAPERED INSULATION ROOF PLAN - WEST HOUSE |
| A10 | DETAILS |
| A11 | DETAILS |



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PROFESSIONAL ENGINEER NJ LIC. No. GE 36160


DAVID A. CLARK
ARCHITECT 17149

ROOF REPLACEMENT FOR OUTER HOUSING UNITS
GARDEN STATE YOUTH CORRECTIONAL FACILITY
55 HOGBACK RD, CROSSWICKS, NJ 08515
CHESTERFIELD, BURLINGTON COUNTY, NEW JERSEY
PROJECT No. C1102-00

TITLE SHEET


RONALD A. SEBRING ASSOCIATES, LLC
ARCHITECTURE AND DESIGN
1000 WASHINGTON STREET, SUITE 201
TOMS RIVER, NJ 08753
(732) 701-9444 FAX 701-9819 E-MAIL ARCHITECTS@RASALLC.COM


| SUBMISSION | BY | DATE |
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T1

## LEGEND

NORTH HOUSE (BUILDING Ø8).
REFER TO DRAWINGS A2 AND A3

EAST HOUSE (BUILDING Ø7).
REFER TO DRAWINGS A4 AND A5

SOUTH HOUSE (BUILDING Ø6).
REFER TO DRAWINGS A6 AND A7

WEST HOUSE (BUILDING Ø5).
REFER TO DRAWINGS A8 AND A9

STAGING AREA: ENCLOSE WITH TEMPORARY FENCING AND LOCKED GATE(S). REFER TO NOTES No. 4 AND 6 THIS SHEET.

CONTRACTOR ACCESS ROUTE TO STAGING AREA

## SITE UTILIZATION NOTES

1.) ALL EXISTING FIRE HYDRANTS, HOSE CONNECTIONS, WALKWAYS, GATES, ENTRANCES, AND EXITS SHALL BE KEPT CLEAR AND UNOBSTRUCTED THROUGHOUT CONSTRUCTION.

2.) STAGING AND STORAGE AREAS, AND DUMPSTERS SHALL BE ENCLOSED WITH SECURE, TEMPORARY CHAIN-LINK FENCING. REFER TO NOTE No.4 BELOW.

3.) BULK MATERIALS SHALL BE STORED WITHIN THE DESIGNATED CONTRACTOR STORAGE AREA

4.) ALL TEMPORARY CHAIN-LINK FENCING SHALL BE 8'-Ø" HIGH WITH ALL SECTIONS ATTACHED TOGETHER. THE FENCE SHALL BE OF THE TYPE THAT IS FOUNDED ON PADS AND NOT WITH POSTS. DRIVEN INTO THE GROUND. GATES FOR THE FENCES SHALL BE PADLOCKED. ALL SECTIONS OF FENCE SHALL BE CLIPPED TOGETHER. FENCING SHALL BE MAINTAINED BY CONTRACTOR TO REMAIN SECURE. GATES FOR THE FENCING SHALL BE PADLOCKED AND TWO (2) SETS OF KEYS FOR EACH LOCK SHALL BE PROVIDED TO BUILDING MANAGEMENT.

5.) THE CONTRACTOR IS RESPONSIBLE TO PROTECT VEGETATION AND SITE IMPROVEMENTS FROM DAMAGE DURING CONSTRUCTION. ALL WALKWAYS, DRIVEWAYS, LAWNS, OR PLANTINGS DAMAGED BY CONSTRUCTION ACTIVITY SHALL BE RESTORED TO THEIR PRE-CONSTRUCTION CONDITIONS AT PROJECT COMPLETION.

6.) THE CONTRACTOR MAY UTILIZE THE DESIGNATED AREA ON THE SITE UTILIZATION PLAN AS STAGING AND STORAGE AREAS FOR PLACEMENT OF TEMPORARY STORAGE BOX, TEMPORARY TOILET(S), AND A DUMPSTER. THE STORAGE BOX SHALL BE EQUIPPED WITH A KEYED PADLOCK. FULL DUMPSTERS ARE NOT PERMITTED TO REMAIN WITHIN THE FACILITY OVERNIGHT AND SHALL BE REMOVED FROM THE FACILITY AT THE END OF THE WORKDAY.

7.) CONTRACTOR'S PERSONNEL AND WORK VEHICLES SHALL PARK IN DESIGNATED AREAS ONLY. PARKING ON THE SIDEWALK IS PROHIBITED.

8.) THE PROVISION OF TOILET FACILITIES FOR WORKERS IS THE CONTRACTOR'S RESPONSIBILITY. THE CONTRACTOR IS NOT PERMITTED TO UTILIZE THE TOILET ROOMS WITHIN THE BUILDING AND OTHER BUILDINGS THROUGHOUT THE FACILITY. TEMPORARY TOILETS SHALL BE PLACED WITHIN THE CONTRACTOR STORAGE AREA ONLY.

9.) ALL DEBRIS SHALL BE REMOVED FROM THE SITE ON A DAILY BASIS. NO TOOLS OR EQUIPMENT WILL BE PERMITTED TO BE LEFT ON THE ROOF OR GROUNDS. TOOLS SHALL BE STORED WITHIN THE LOCKED STORAGE BOX OR REMOVED FROM THE FACILITY AT THE END OF THE WORKDAY. IN ADDITION TO HAND REMOVAL OF DEBRIS, MAGNETS SHALL BE UTILIZED TO ASSURE THAT ALL NAILS, SCREWS, OR OTHER METAL DEBRIS IS REMOVED.

10.) ALL EQUIPMENT MUST BE LOADED TO THE ROOF AT THE DESIGNATED ROOF LOADING AREA. THE CONTRACTOR IS TO PROVIDE SUFFICIENT ROOFTOP PROTECTION PADS FOR TRANSPORTING OF DEBRIS AND MATERIALS TO AND FROM THE PROJECT LOCATION. THE CONTRACTOR IS TO PROVIDE RAMPS TO TRAVERSE EXPANSION JOINTS WHILE TRANSPORTING DEBRIS AND MATERIALS.

11.) THE CONTRACTOR IS PROHIBITED FROM UTILIZING ANY PORTION OF THE SITE OTHER THAN THOSE APPROVED IN ADVANCE BY BUILDING MANAGEMENT.

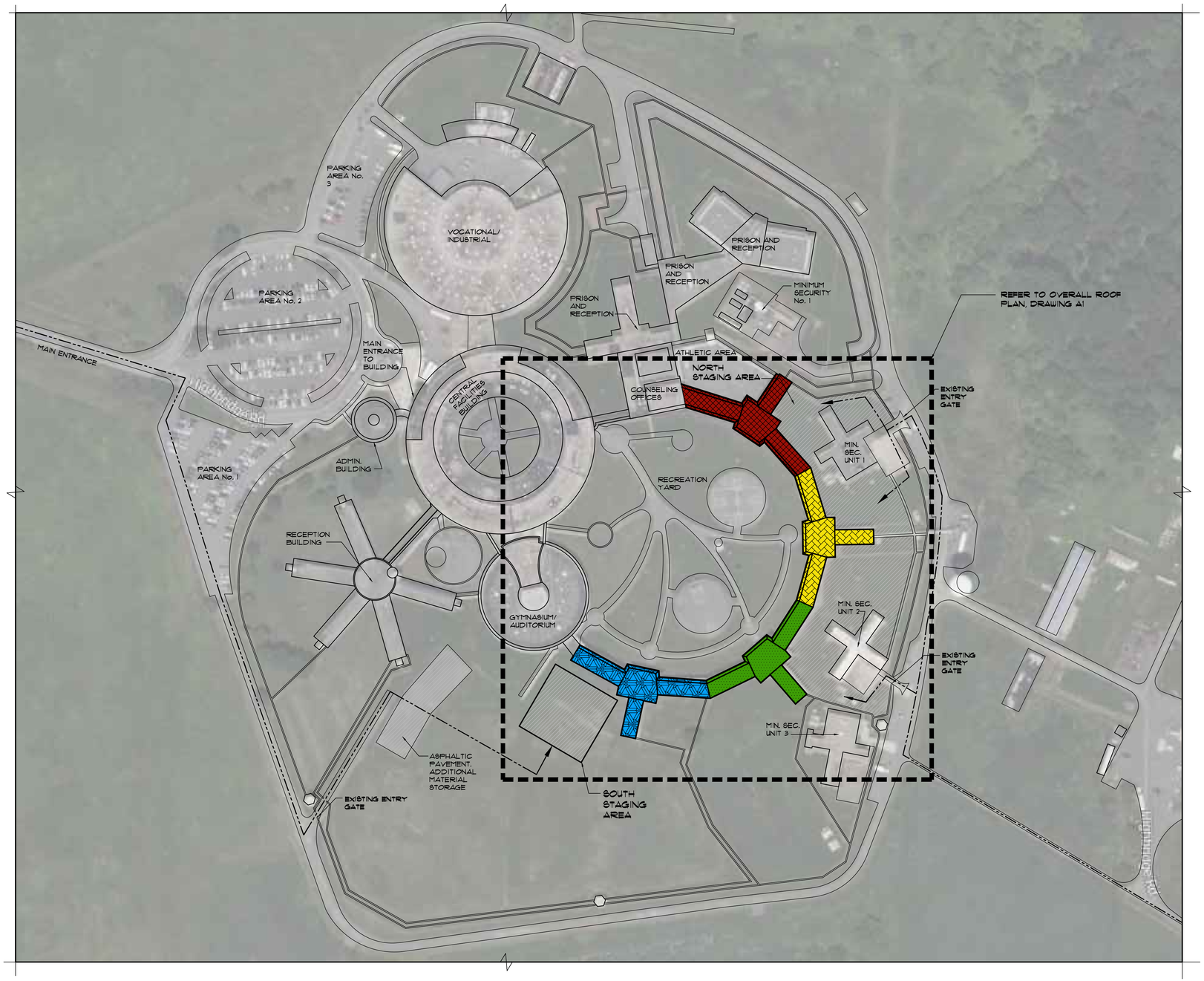
12.) THE CONTRACTOR SHALL PROVIDE AN UNDERGROUND UTILITY DETECTION SURVEY AND UNDERGROUND UTILITY PROTECTION PLAN FOR ALL AREAS WHERE HEAVY EQUIPMENT WILL BE UTILIZED IN UNPAVED AREAS OF THE SITE. THE PLAN SHALL BE SUBMITTED FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF ON-SITE CONSTRUCTION ACTIVITY. THE LOCATIONS OF UNDERGROUND UTILITES IN THE VICINITY OF THE SUBJECT BUILDING ARE UNKNOWN. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT UNDERGROUND UTILITIES AT PROPOSED WORK AREAS.

13.) ACCESS TO THE INTERIOR OF THE BUILDING IS RESTRICTED. ACCESS SHALL BE KEPT TO THE MINIMUM TIME FEASIBLE, AND ONLY AS NECESSARY TO ACCOMMODATE THE CONSTRUCTION.

14.) STAGING AREA: CONTRACTOR TO UTILIZE THIS SPACE FOR ON-GROUND MATERIAL STORAGE, UTILITIES, AND MISCELLANEOUS TOOLS/EQUIPMENT. AREA TO BE ENCLOSED IN TEMPORARY CHAIN-LINK FENCING AS REQUIRED IN ITEM FOUR (4) ABOVE.

15.) ALL DUMPSTERS MUST BE COVERED AT END OF EACH WORKDAY. FULL DUMPSTERS TO BE REMOVED AT END OF EACH WORKDAY.

16.) CONTRACTOR TO STORE ALL COMBUSTIBLES OUTSIDE OF SECURE PERIMETER. A LOCATION WILL BE DESIGNATED BY GSYCF / DOC.




# SITE UTILIZATION PLAN

SCALE: 1" = 100'-0"

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ARCHITECT 17149

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SITE UTILIZATION PLAN


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SU1

# LEGEND

EXISTING EXHAUST FAN TO BE RAISED. REFER TO DETAIL 1/A11

DETAIL REFERENCE

INDICATES THICKNESS OF NEW ROOF INSULATION ABOVE EXISTING LEVEL CONCRETE DECK TO TOP OF ROOF COVER BOARD IN INCHES

E.J. REMOVE EXISTING ROOFING TO FACILITATE INSTALLATION OF NEW EPDM BELLOWS EXPANSION JOINT AND INSTALL NEW SELF-ADHERING BASE/FLY SHEET AND CAP SHEET, REFER TO DETAIL 1/A10

P.V. EXISTING PIPE VENT. REMOVE EXISTING FLASHINGS AND INSTALL NEW. INSTALL NEW PIPE VENT EXTENSION AS REQUIRED, REFER TO DETAIL 4/A10

R.D. EXISTING ROOF DRAIN WITH 24"x24" SUMP TO BE REMOVED, AND NEW RETROFIT ROOF DRAIN AND SUMP TO BE INSTALLED. DRAIN SIZE VARIES. REFER TO DETAIL 5/A10

# ROOF NOTES

1.) BUILDING SHALL REMAIN DRY THROUGHOUT ROOF REPLACEMENT. ONLY REMOVE AS MUCH ROOFING AS CAN BE REPLACED WITHIN A SINGLE WORKDAY.

2.) EXISTING ROOFING SYSTEM: GRAVEL OVER FLOOD COAT OVER BUILT-UP ROOFING OVER FIBERBOARD INSULATION OVER CONCRETE DECK.

3.) REMOVE EXISTING ROOFING SYSTEM AND INSULATION TO STRUCTURAL DECK.

4.) REPLACE ALL EXISTING FLASHINGS AS DETAILED

5.) ANY AND ALL FENCING, CONDUITS, PIPING, CABLE, ETC. IN CONFLICT WITH WORK TO BE PERFORMED SHALL BE LOOSENED AND RESECURED OR REMOVED AND RESET AS REQUIRED TO FACILITATE THE CONSTRUCTION.

6.) CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ALL ITEMS DAMAGED BY CONSTRUCTION ACTIVITIES TO THE SATISFACTION AND ACCEPTANCE OF THE ARCHITECT AND DPMTC.

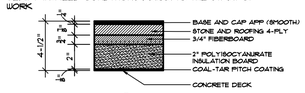
7.) DETAIL REFERENCES ARE TYPICAL FOR ALL LIKE ITEMS.

8.) THE TERM "REPLACE", WHEN USED IN THESE DOCUMENTS, MEANS "REMOVE EXISTING AND INSTALL NEW MATERIAL MATCHING THE EXISTING IN SIZE, PROFILE, AND MATERIAL."

9.) ALL DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE CONSIDERED APPROXIMATE BASED ON MEASUREMENTS TAKEN IN THE FIELD.

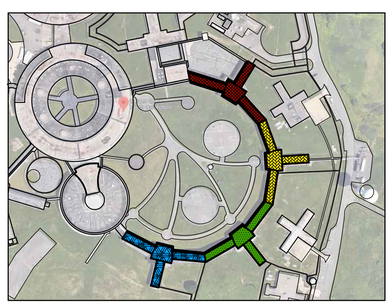
10.) CONTRACTOR TO REMOVE AND DISPOSE OF ALL EXISTING VEGETATION FROM THE HOUSING UNIT ROOFS.

NOTE: CORE SAMPLES BELOW ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS TO VERIFY IN-FIELD CONDITIONS PRIOR TO THE START OF WORK.



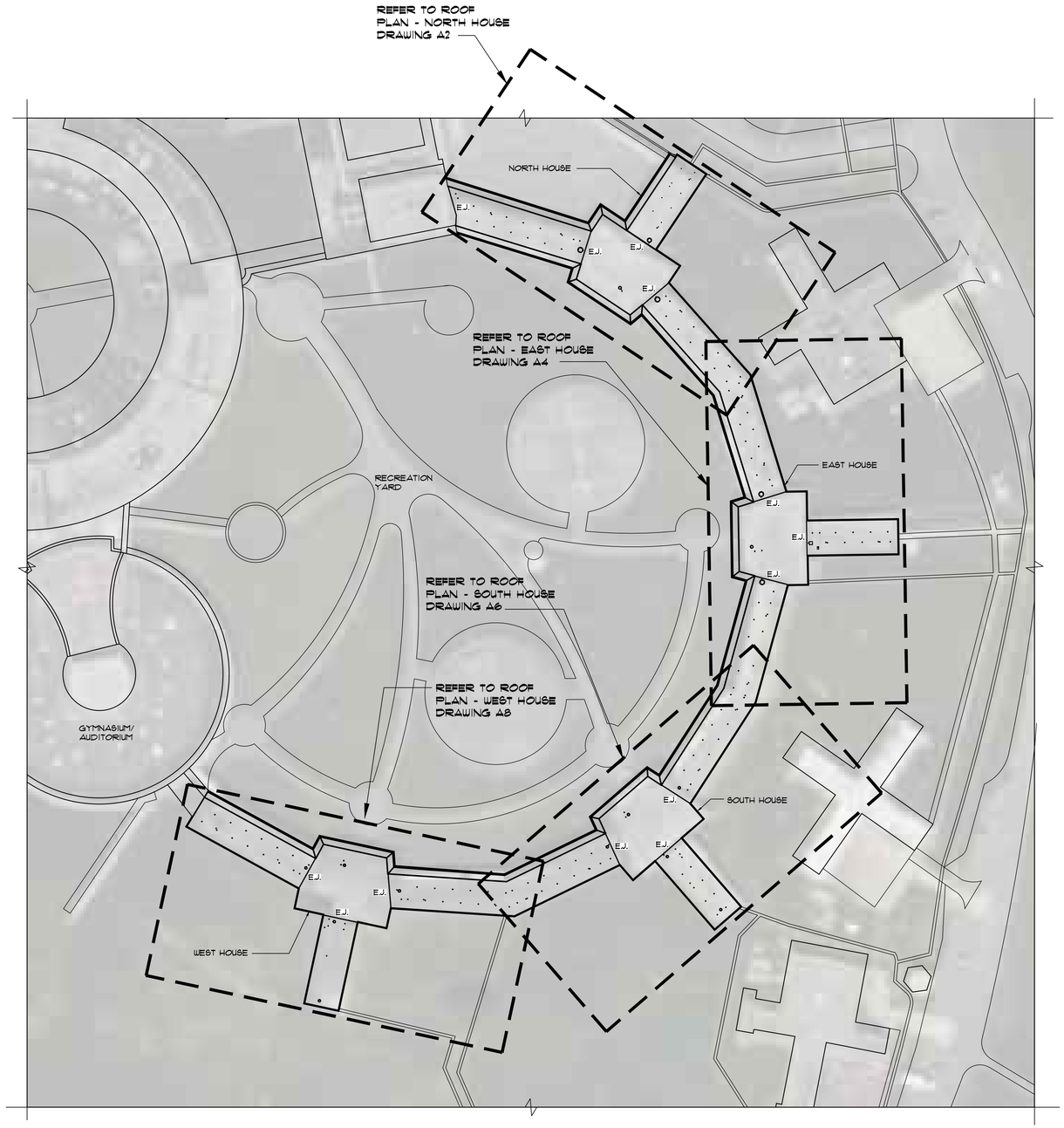

## CORE SAMPLE C1

SCALE: 1" = 1'-0"



## KEY PLAN

NOT TO SCALE




## OVERALL ROOF PLAN

REFER TO SITE UTILIZATION PLAN FOR SITE / ROOF STAGING AND ACCESS INFORMATION

SCALE: 1" = 50'-0"

DAVID A. CLARK
ARCHITECT 17149

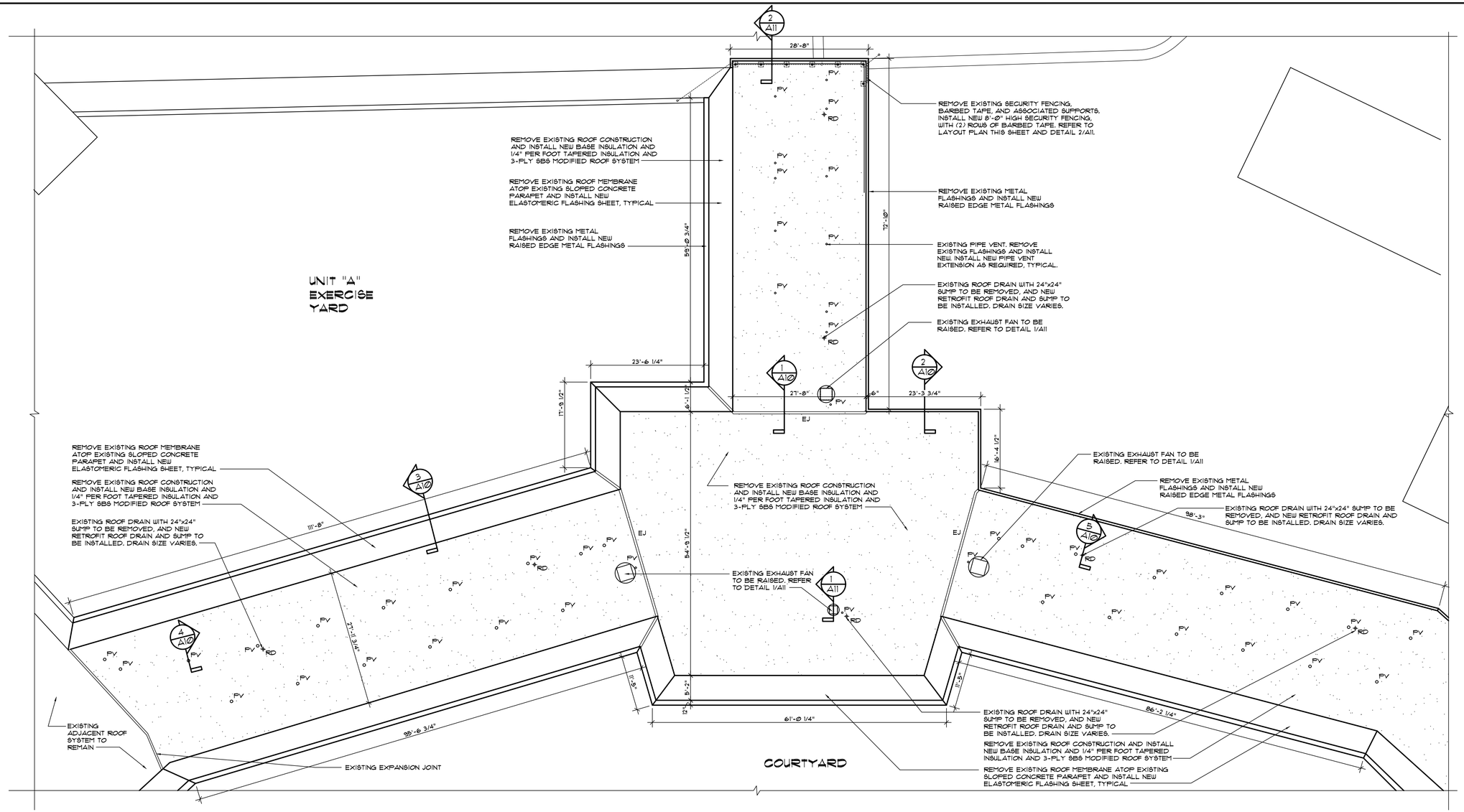
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OVERALL ROOF PLAN


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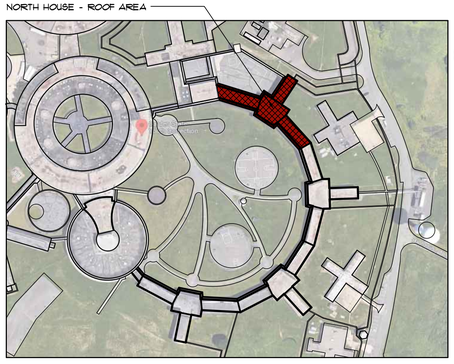
A1




# ROOF PLAN - NORTH HOUSE

SCALE: 3/32" = 1'-0"

NORTH HOUSE - ROOF AREA



## KEY PLAN

NOT TO SCALE

## LEGEND

- EXISTING EXHAUST FAN TO BE RAISED. REFER TO DETAIL 1/A11
- DETAIL REFERENCE
- INDICATES THICKNESS OF NEW ROOF INSULATION ABOVE EXISTING LEVEL CONCRETE DECK TO TOP OF ROOF COVER BOARD IN INCHES
- E.J. — REMOVE EXISTING ROOFING TO FACILITATE INSTALLATION OF NEW EPDM BELLOWS EXPANSION JOINT AND INSTALL NEW SELF-ADHERING BASE/PLY SHEET AND CAP SHEET, REFER TO DETAIL 1/A10
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6.) CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ALL ITEMS DAMAGED BY CONSTRUCTION ACTIVITIES TO THE SATISFACTION AND ACCEPTANCE OF THE ARCHITECT AND DPMC.

7.) DETAIL REFERENCES ARE TYPICAL FOR ALL LIKE ITEMS.

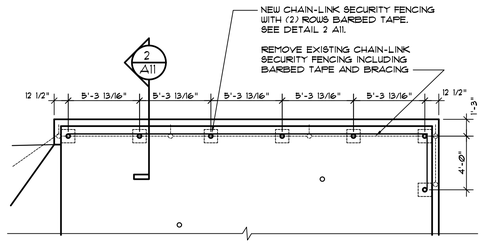
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9.) ALL DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE CONSIDERED APPROXIMATE BASED ON MEASUREMENTS TAKEN IN THE FIELD.

10.) CONTRACTOR TO REMOVE AND DISPOSE OF ALL EXISTING VEGETATION FROM THE HOUSING UNIT ROOFS.

11.) ALL NEW WOOD/LUMBER UTILIZED THROUGHOUT THE PROJECT IS TO BE FIRE RETARDANT TREATED AS SPECIFIED WITHIN SPECIFICATIONS SECTION 06 05 73.

12.) WHERE EXISTING HVAC UNITS, EXHAUST FANS, OR OTHER ROOFTOP EQUIPMENT ARE RAISED TO ACCOMMODATE THE INCREASED ROOF THICKNESS, EXISTING ELECTRICAL CONDUCTORS SHALL BE EVALUATED FOR SUFFICIENT LENGTH AND SLACK. IF EXISTING CONDUCTORS ARE NOT OF ADEQUATE LENGTH TO ALLOW FOR RAISING OF UNIT, THE EQUIPMENT SHALL BE TEMPORARILY DISCONNECTED, A JUNCTION BOX INSTALLED, AND CONDUCTORS SHALL BE EXTENDED AS REQUIRED TO ACCOMMODATE THE NEW EQUIPMENT ELEVATION. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A NJ LICENSED ELECTRICIAN AND SHALL COMPLY WITH THE REQUIREMENTS OF THE 2020 NATIONAL ELECTRICAL CODE (NEC).




## FENCE LAYOUT PLAN

SCALE: 3/16" = 1'-0"

NOTE: CONTRACTOR TO COMPLETE NEW SECURITY FENCING INSTALLATION WORK WITHIN 48 HOURS OF REMOVAL OF EXISTING SECURITY FENCING. CONTRACTOR TO NOTIFY GBTCF / NJDOC A MINIMUM OF ONE (1) WEEK PRIOR TO REMOVAL OF EXISTING FENCING.

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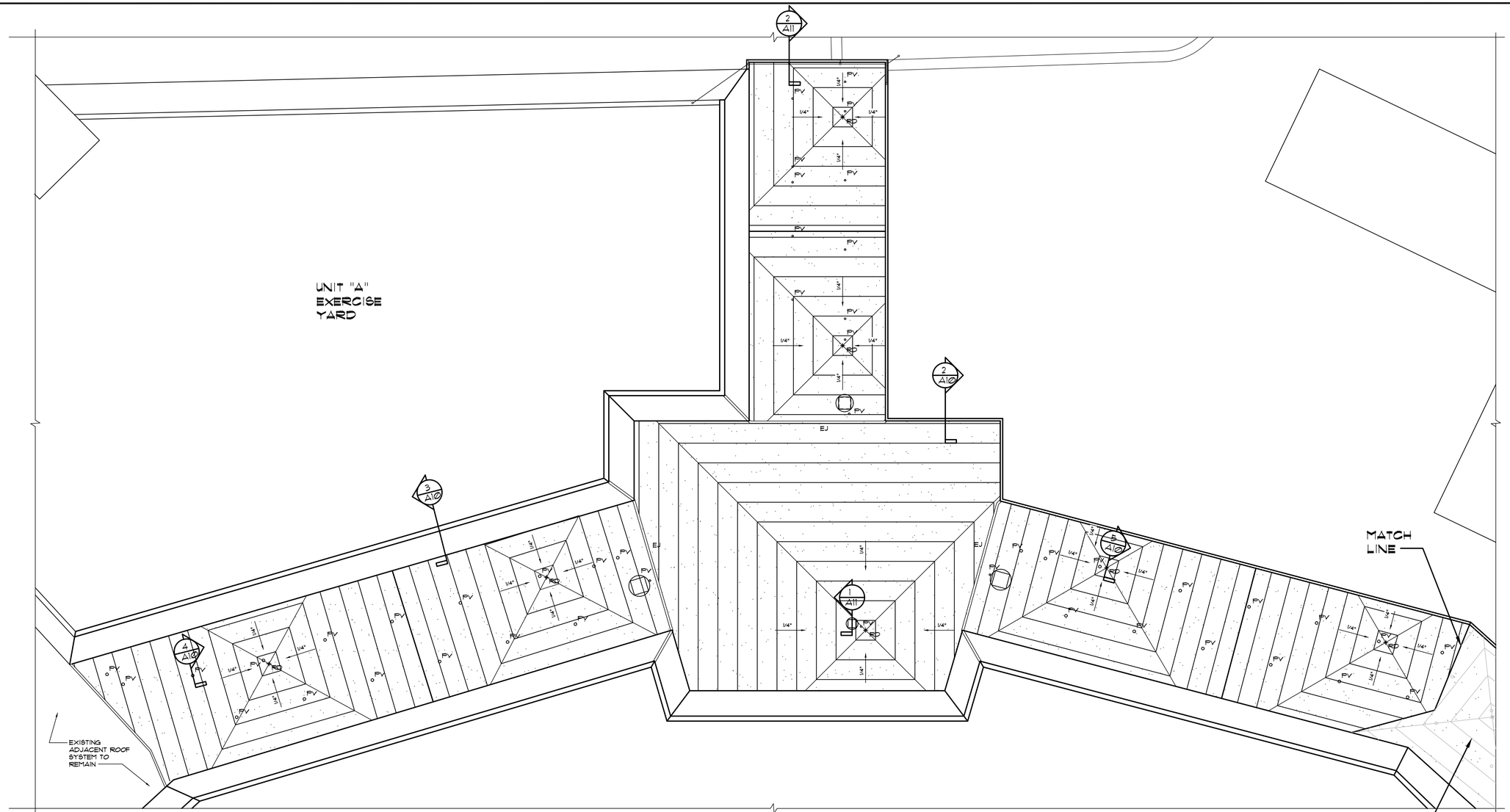
ROOF PLAN – NORTH HOUSE

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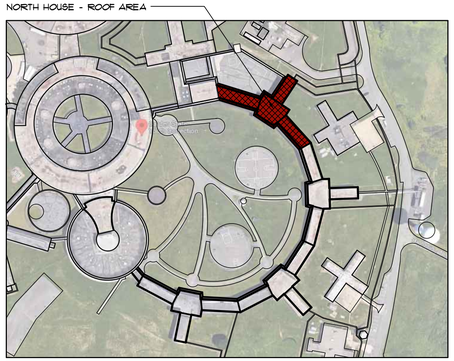



REFER TO TAPERED INSULATION ROOF PLAN - EAST HOUSE, DRAWING A5 FOR CONTINUATION

# TAPERED INSULATION ROOF PLAN - NORTH HOUSE

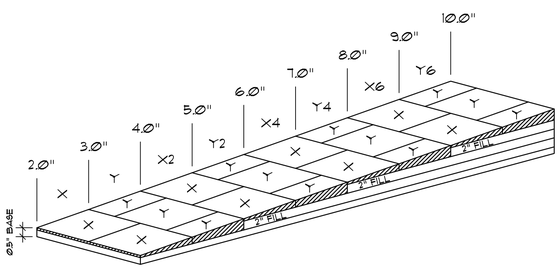
SCALE: 3/32" = 1'-0"

NORTH HOUSE - ROOF AREA



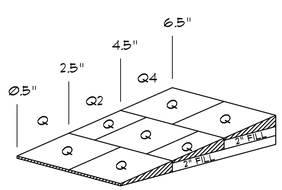
## KEY PLAN

NOT TO SCALE




## SECTION 1/4" SLOPE

NOT TO SCALE




## SECTION 1/2" SLOPE

NOT TO SCALE

| TAPERED SYSTEM DETAILS | |
|---|---|
| TAPER SLOPE (IN./FT.) 1/4"/FT. | CRICKET SLOPE (IN./FT.) 1/2" /FT. |
| TAPER MIN. THICKNESS Ø.5" | CRICKET MIN. THICKNESS 1" |
| TAPER MAX. THICKNESS 12.75" | CRICKET MAX. THICKNESS 15.50" |
| AVERAGE LTTR VALUE 31.41 | MATERIAL TAPERED ACFOAM-II 20 PSI |

NOTE: CONTRACTOR IS TO VERIFY IN-FIELD DIMENSIONS AND COORDINATE THE TAPERED ROOF PLAN ON THIS SHEET WITH THE ROOFING MANUFACTURER TO SUBMIT SHOP DRAWINGS FOR REVIEW BY THE A/E.

DAVID A. CLARK
ARCHITECT 17149

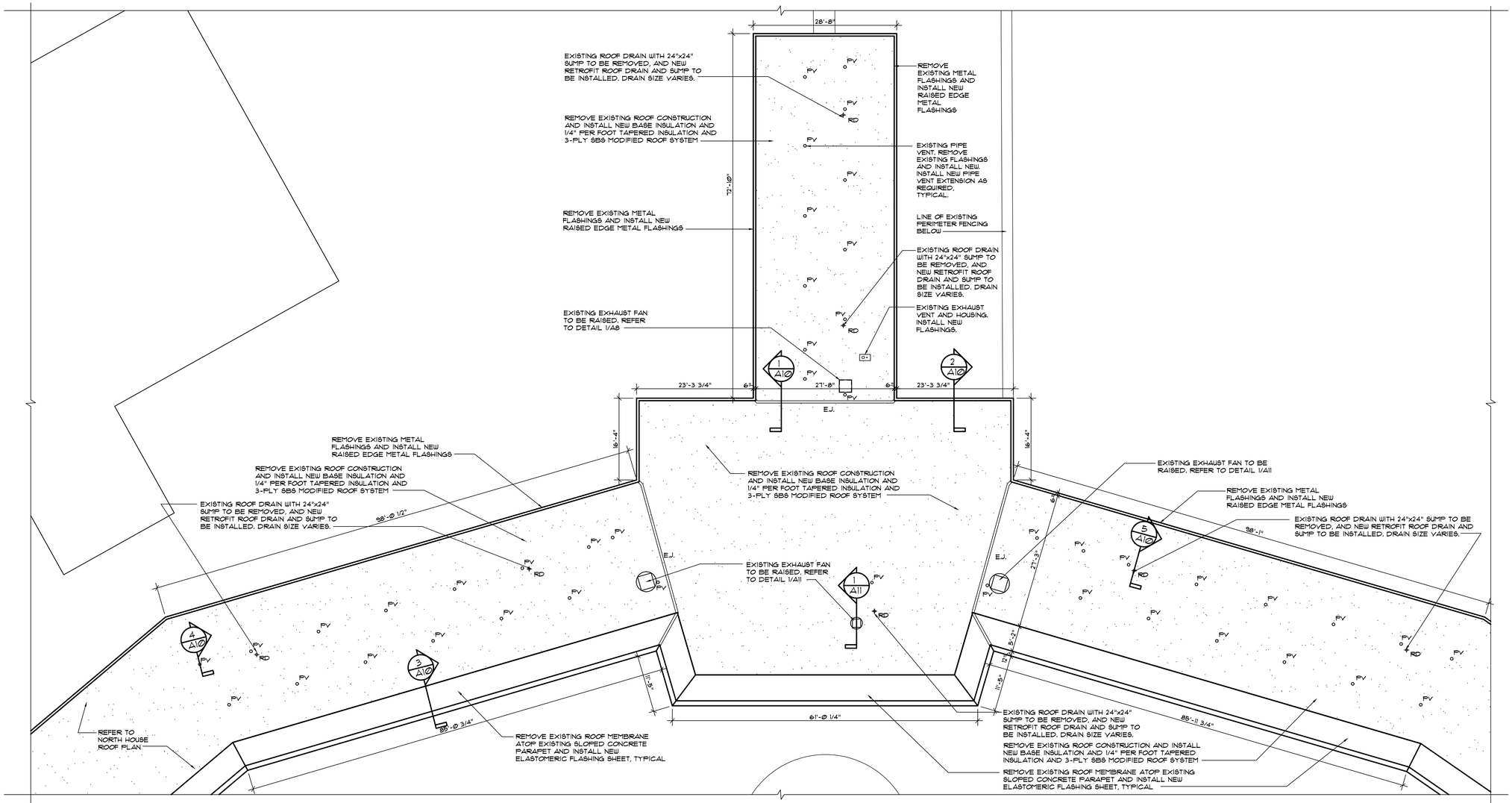
ROOF REPLACEMENT FOR OUTER HOUSING UNITS
GARDEN STATE YOUTH CORRECTIONAL FACILITY
55 HOGBACK RD, CROSSWICKS, NJ 08515
CHESTERFIELD, BURLINGTON COUNTY, NEW JERSEY
PROJECT No. C1102-00

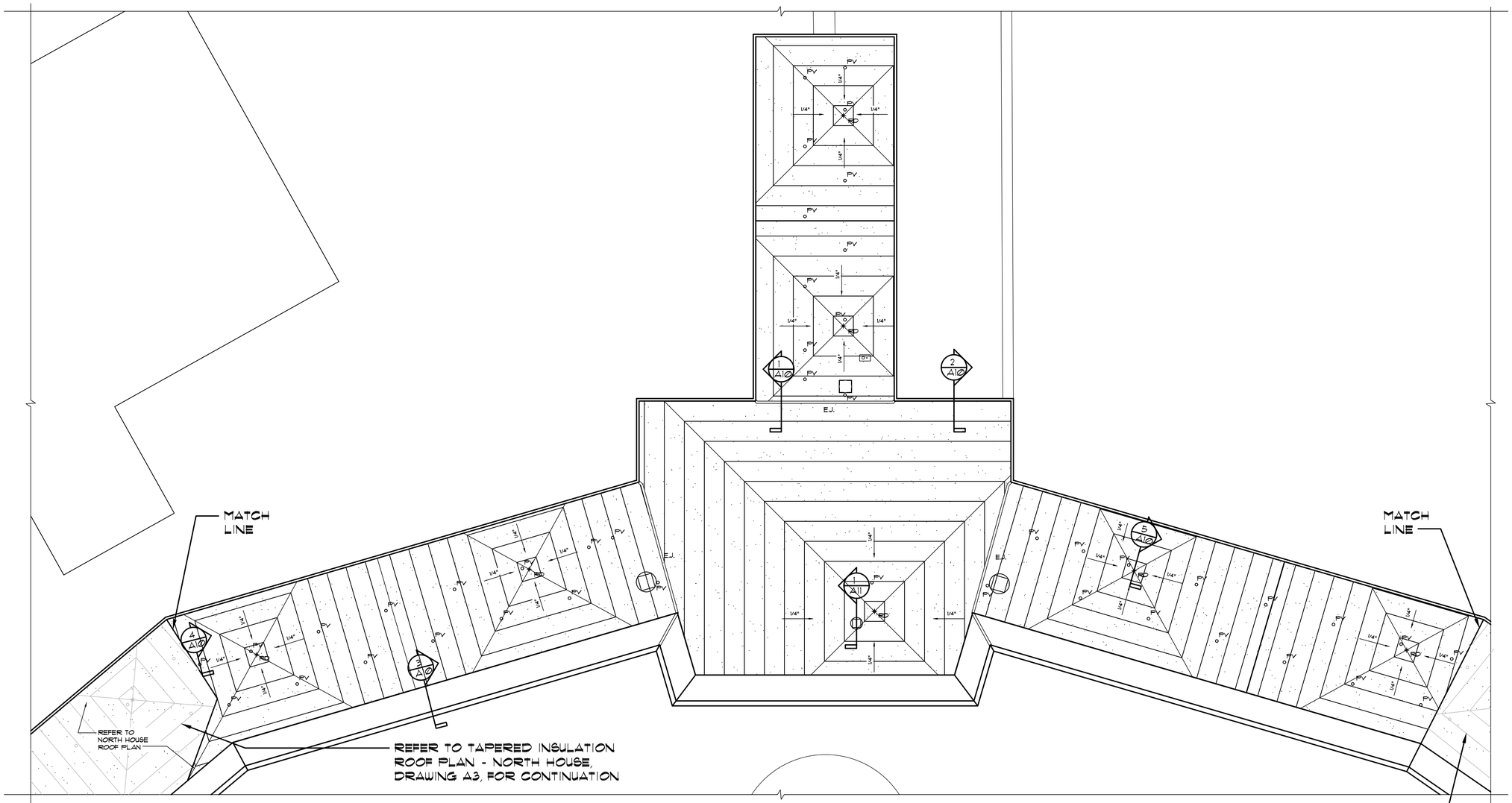
TAPERED INSULATION ROOF PLAN - NORTH HOUSE


RONALD A. SEBRING ASSOCIATES, LLC
ARCHITECTURE AND DESIGN
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TOMS RIVER, NJ 08753
(732) 701-9444 FAX 701-9919 E-MAIL ARCHITECTS@RASALLC.COM


| SUBMISSION | BY | DATE |
|---|---|---|
| DESIGN DEVELOPMENT | LD | 5/28/26 |
| FINAL DESIGN | ARC | 7/22/26 |
| FINAL DESIGN 2 | ARC | 8/19/26 |
| PERMIT/BID | PF | 8/31/26 |
| | | |
| | | |
| | | |

A3


28'-8"
EXISTING ROOF DRAIN WITH 24"x24" SUMP TO BE REMOVED, AND NEW RETROFIT ROOF DRAIN AND SUMP TO BE INSTALLED. DRAIN SIZE VARIES.
REMOVE EXISTING METAL FLASHINGS AND INSTALL NEW RAISED EDGE METAL FLASHINGS
REMOVE EXISTING ROOF CONSTRUCTION AND INSTALL NEW BASE INSULATION AND 1/4" PER FOOT TAPERED INSULATION AND 3-PLY SBS MODIFIED ROOF SYSTEM
EXISTING PIPE VENT. REMOVE EXISTING FLASHINGS AND INSTALL NEW. INSTALL NEW PIPE VENT EXTENSION AS REQUIRED, TYPICAL.
72'-10"
REMOVE EXISTING METAL FLASHINGS AND INSTALL NEW RAISED EDGE METAL FLASHINGS
LINE OF EXISTING PERIMETER FENCING BELOW
EXISTING ROOF DRAIN WITH 24"x24" SUMP TO BE REMOVED, AND NEW RETROFIT ROOF DRAIN AND SUMP TO BE INSTALLED. DRAIN SIZE VARIES.
EXISTING EXHAUST VENT AND HOUSING. INSTALL NEW FLASHINGS.
EXISTING EXHAUST FAN TO BE RAISED, REFER TO DETAIL 1/A8
1 A10
2 A10
23'-3 3/4"
6"
27'-8"
6"
23'-3 3/4"
E.J.
16'-4"
16'-4"
REMOVE EXISTING METAL FLASHINGS AND INSTALL NEW RAISED EDGE METAL FLASHINGS
REMOVE EXISTING ROOF CONSTRUCTION AND INSTALL NEW BASE INSULATION AND 1/4" PER FOOT TAPERED INSULATION AND 3-PLY SBS MODIFIED ROOF SYSTEM
EXISTING ROOF DRAIN WITH 24"x24" SUMP TO BE REMOVED, AND NEW RETROFIT ROOF DRAIN AND SUMP TO BE INSTALLED. DRAIN SIZE VARIES.
98'-0 1/2"
REMOVE EXISTING ROOF CONSTRUCTION AND INSTALL NEW BASE INSULATION AND 1/4" PER FOOT TAPERED INSULATION AND 3-PLY SBS MODIFIED ROOF SYSTEM
EXISTING EXHAUST FAN TO BE RAISED, REFER TO DETAIL 1/A11
EXISTING EXHAUST FAN TO BE RAISED, REFER TO DETAIL 1/A11
REMOVE EXISTING METAL FLASHINGS AND INSTALL NEW RAISED EDGE METAL FLASHINGS
EXISTING ROOF DRAIN WITH 24"x24" SUMP TO BE REMOVED, AND NEW RETROFIT ROOF DRAIN AND SUMP TO BE INSTALLED. DRAIN SIZE VARIES.
98'-1"
E.J.
E.J.
27'-3"
6"
4 A10
3 A10
5 A10
RD
RD
RD



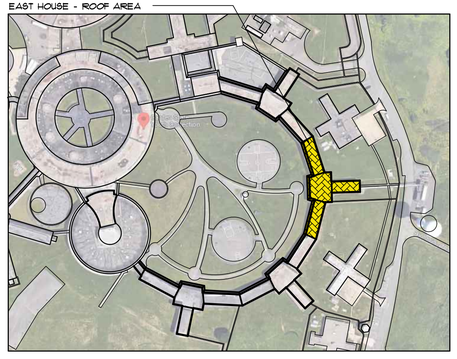

# TAPERED INSULATION ROOF PLAN - EAST HOUSE

SCALE: 3/32" = 1'-0"

| TAPERED SYSTEM DETAILS | |
|---|---|
| TAPER SLOPE (IN./FT.) 1/4"/FT. | CRICKET SLOPE (IN./FT.) 1/2" /FT. |
| TAPER MIN. THICKNESS Ø.5" | CRICKET MIN. THICKNESS 1" |
| TAPER MAX. THICKNESS 12.75" | CRICKET MAX. THICKNESS 15.50" |
| AVERAGE LTTR VALUE 31.41 | MATERIAL TAPERED ACFOAM-II 20 PSI |

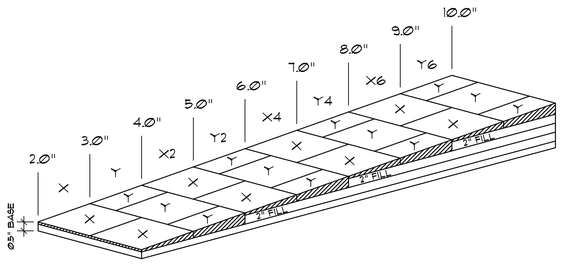
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EAST HOUSE - ROOF AREA



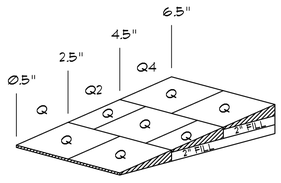
## KEY PLAN

NOT TO SCALE




## SECTION 1/4" SLOPE

NOT TO SCALE




## SECTION 1/2" SLOPE

NOT TO SCALE

DAVID A. CLARK
ARCHITECT 17149

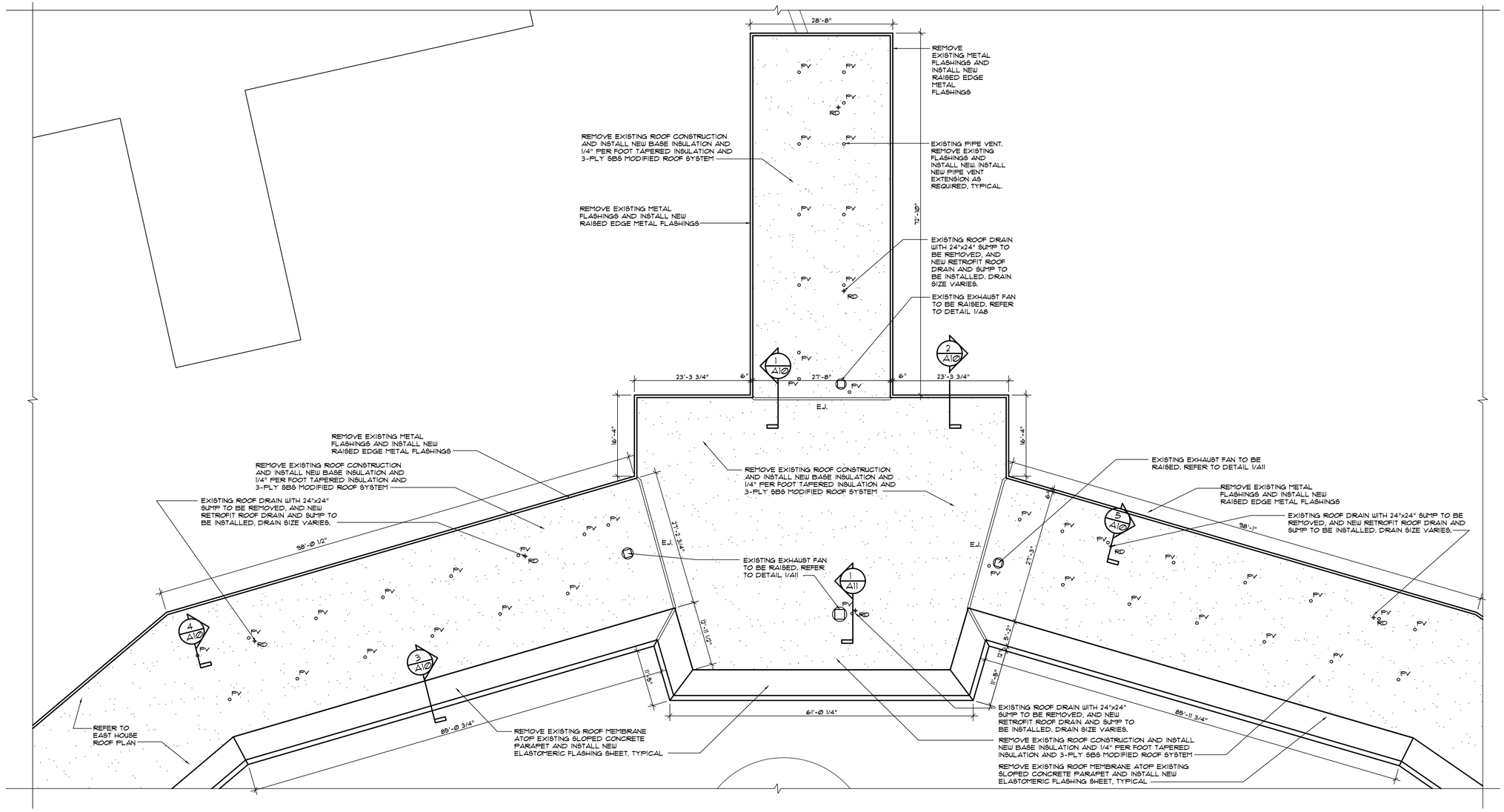
ROOF REPLACEMENT FOR OUTER HOUSING UNITS
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55 HOGBACK RD, CROSSWICKS, NJ 08515
CHESTERFIELD, BURLINGTON COUNTY, NEW JERSEY
PROJECT No. C1102-00

TAPERED INSULATION ROOF PLAN - EAST HOUSE

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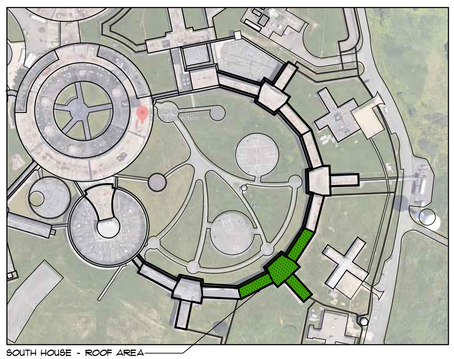
| SUBMISSION | BY | DATE |
|---|---|---|
| DESIGN DEVELOPMENT | LD | 5/28/26 |
| FINAL DESIGN | ARC | 7/22/26 |
| FINAL DESIGN 2 | ARC | 8/19/26 |
| PERMIT/BID | FF | 8/31/26 |
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A5




# ROOF PLAN - SOUTH HOUSE

SCALE: 3/32" = 1'-0"




## KEY PLAN

NOT TO SCALE

## LEGEND

- EXISTING EXHAUST FAN TO BE RAISED. REFER TO DETAIL 1/A11
- DETAIL REFERENCE
- INDICATES THICKNESS OF NEW ROOF INSULATION ABOVE EXISTING LEVEL CONCRETE DECK TO TOP OF ROOF COVER BOARD IN INCHES
- E.J. — REMOVE EXISTING ROOFING TO FACILITATE INSTALLATION OF NEW EPDM BELLOWS EXPANSION JOINT AND INSTALL NEW SELF-ADHERING BASE/PLY SHEET AND CAP SHEET, REFER TO DETAIL 1/A10
- P.V. — EXISTING PIPE VENT. REMOVE EXISTING FLASHINGS AND INSTALL NEW. INSTALL NEW PIPE VENT EXTENSION AS REQUIRED. REFER TO DETAIL 4/A10
- RD. — EXISTING ROOF DRAIN WITH 24"x24" SUMP TO BE REMOVED, AND NEW RETROFIT ROOF DRAIN AND SUMP TO BE INSTALLED. DRAIN SIZE VARIES. REFER TO DETAIL 5/A10

## ROOF NOTES

1.) BUILDING SHALL REMAIN DRY THROUGHOUT ROOF REPLACEMENT. ONLY REMOVE AS MUCH ROOFING AS CAN BE REPLACED WITHIN A SINGLE WORKDAY.

2.) EXISTING ROOFING SYSTEM: GRAVEL OVER FLOOD COAT OVER BUILT-UP ROOFING OVER FIBERBOARD INSULATION OVER CONCRETE DECK.

3.) REMOVE EXISTING ROOFING SYSTEM AND INSULATION TO STRUCTURAL DECK.

4.) REPLACE ALL EXISTING FLASHINGS AS DETAILED

5.) ANY AND ALL FENCING, CONDUITS, PIPING, CABLE, ETC. IN CONFLICT WITH WORK TO BE PERFORMED SHALL BE LOOSENED AND RESECURED OR REMOVED AND RESET AS REQUIRED TO FACILITATE THE CONSTRUCTION.

6.) CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR OR REPLACE ALL ITEMS DAMAGED BY CONSTRUCTION ACTIVITIES TO THE SATISFACTION AND ACCEPTANCE OF THE ARCHITECT AND DPMC.

7.) DETAIL REFERENCES ARE TYPICAL FOR ALL LIKE ITEMS.

8.) THE TERM "REPLACE", WHEN USED IN THESE DOCUMENTS, MEANS "REMOVE EXISTING AND INSTALL NEW MATERIAL MATCHING THE EXISTING IN SIZE, PROFILE, AND MATERIAL."

9.) ALL DIMENSIONS SHOWN ON THIS DRAWING ARE TO BE CONSIDERED APPROXIMATE BASED ON MEASUREMENTS TAKEN IN THE FIELD.

10.) CONTRACTOR TO REMOVE AND DISPOSE OF ALL EXISTING VEGETATION FROM THE HOUSING UNIT ROOFS.

11.) ALL NEW WOOD/LUMBER UTILIZED THROUGHOUT THE PROJECT IS TO BE FIRE RETARDANT TREATED AS SPECIFIED WITHIN SPECIFICATION'S SECTION 06 05 73.

12.) WHERE EXISTING HVAC UNITS, EXHAUST FANS, OR OTHER ROOFTOP EQUIPMENT ARE RAISED TO ACCOMMODATE THE INCREASED ROOF THICKNESS, EXISTING ELECTRICAL CONDUCTORS SHALL BE EVALUATED FOR SUFFICIENT LENGTH AND SLACK. IF EXISTING CONDUCTORS ARE NOT OF ADEQUATE LENGTH TO ALLOW FOR RAISING OF UNIT, THE EQUIPMENT SHALL BE TEMPORARILY DISCONNECTED, A JUNCTION BOX INSTALLED, AND CONDUCTORS SHALL BE EXTENDED AS REQUIRED TO ACCOMMODATE THE NEW EQUIPMENT ELEVATION. ALL ELECTRICAL WORK SHALL BE PERFORMED BY A NJ LICENSED ELECTRICIAN AND SHALL COMPLY WITH THE REQUIREMENTS OF THE 2020 NATIONAL ELECTRICAL CODE (NEC).

ROOF REPLACEMENT FOR OUTER HOUSING UNITS
GARDEN STATE YOUTH CORRECTIONAL FACILITY
55 HOGBACK RD, CROSSWICKS, NJ 08515
CHESTERFIELD, BURLINGTON COUNTY, NEW JERSEY
PROJECT No. C1102-00

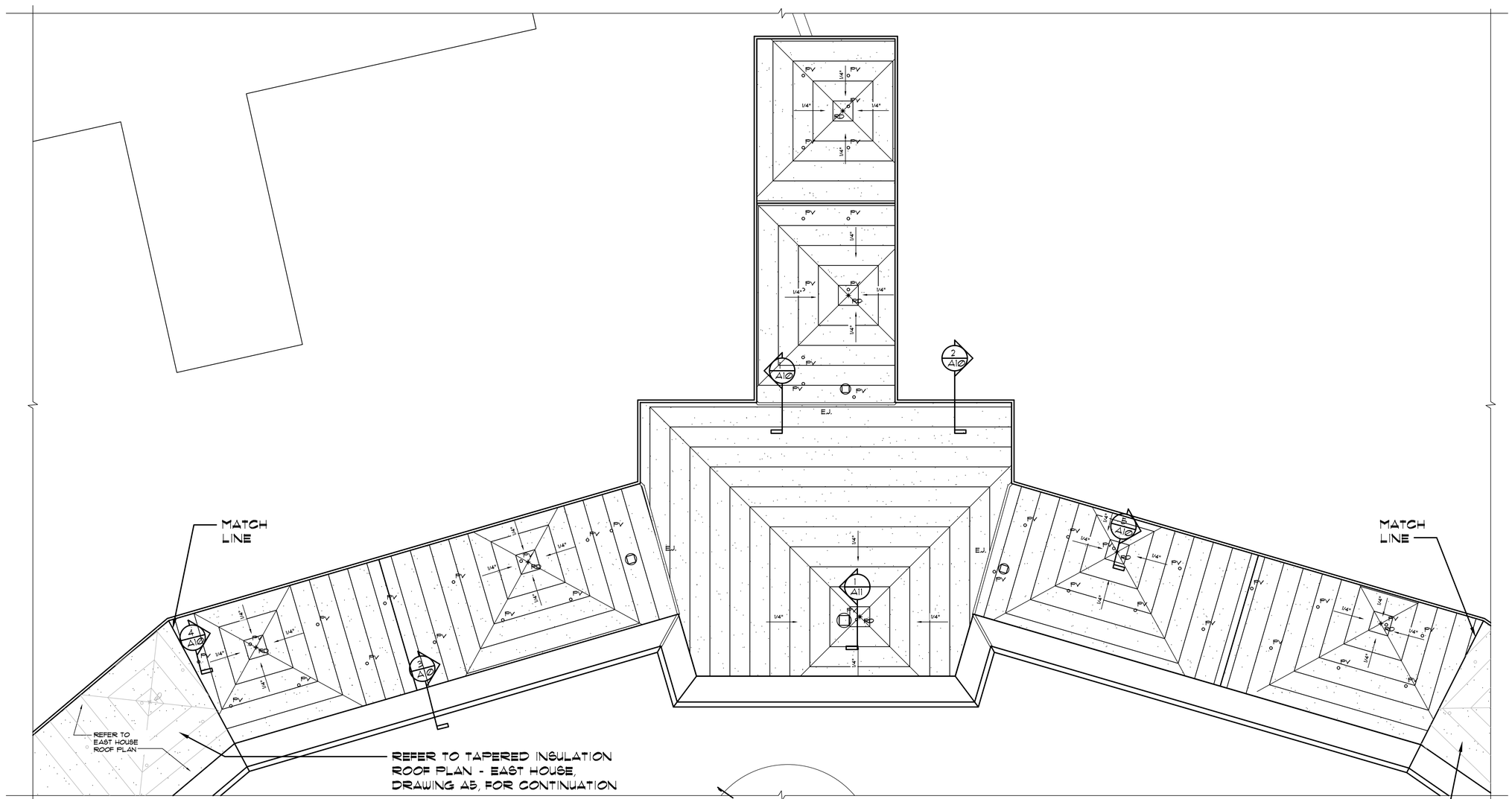
ROOF PLAN - SOUTH HOUSE

DAVID A. CLARK
ARCHITECT 17149

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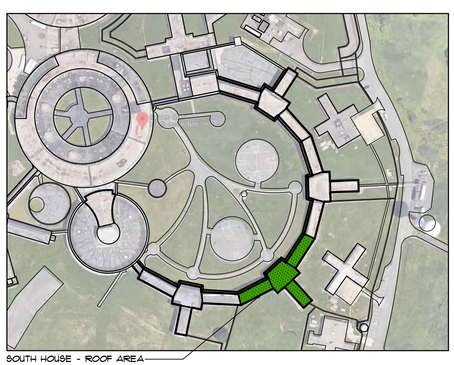
| SUBMISSION | BY | DATE |
|---|---|---|
| DESIGN DEVELOPMENT | LD | 5/28/26 |
| FINAL DESIGN | ARC | 7/22/26 |
| PERMIT/BID | PF | 8/31/26 |
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A6




# TAPERED INSULATION ROOF PLAN - SOUTH HOUSE

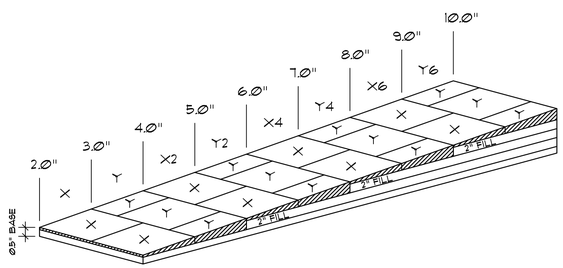
SCALE: 3/32" = 1'-0"



SOUTH HOUSE - ROOF AREA

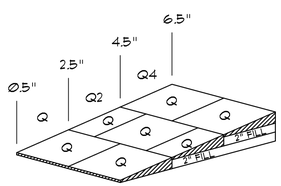
## KEY PLAN

NOT TO SCALE




## SECTION 1/4" SLOPE

NOT TO SCALE




## SECTION 1/2" SLOPE

NOT TO SCALE

| TAPERED SYSTEM DETAILS | |
|---|---|
| TAPER SLOPE (IN./FT.) 1/4"/FT. | CRICKET SLOPE (IN./FT.) 1/2" /FT. |
| TAPER MIN. THICKNESS Ø.5" | CRICKET MIN. THICKNESS 1" |
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| AVERAGE LTTR VALUE 31.41 | MATERIAL TAPERED ACFOAM-II 20 PSI |

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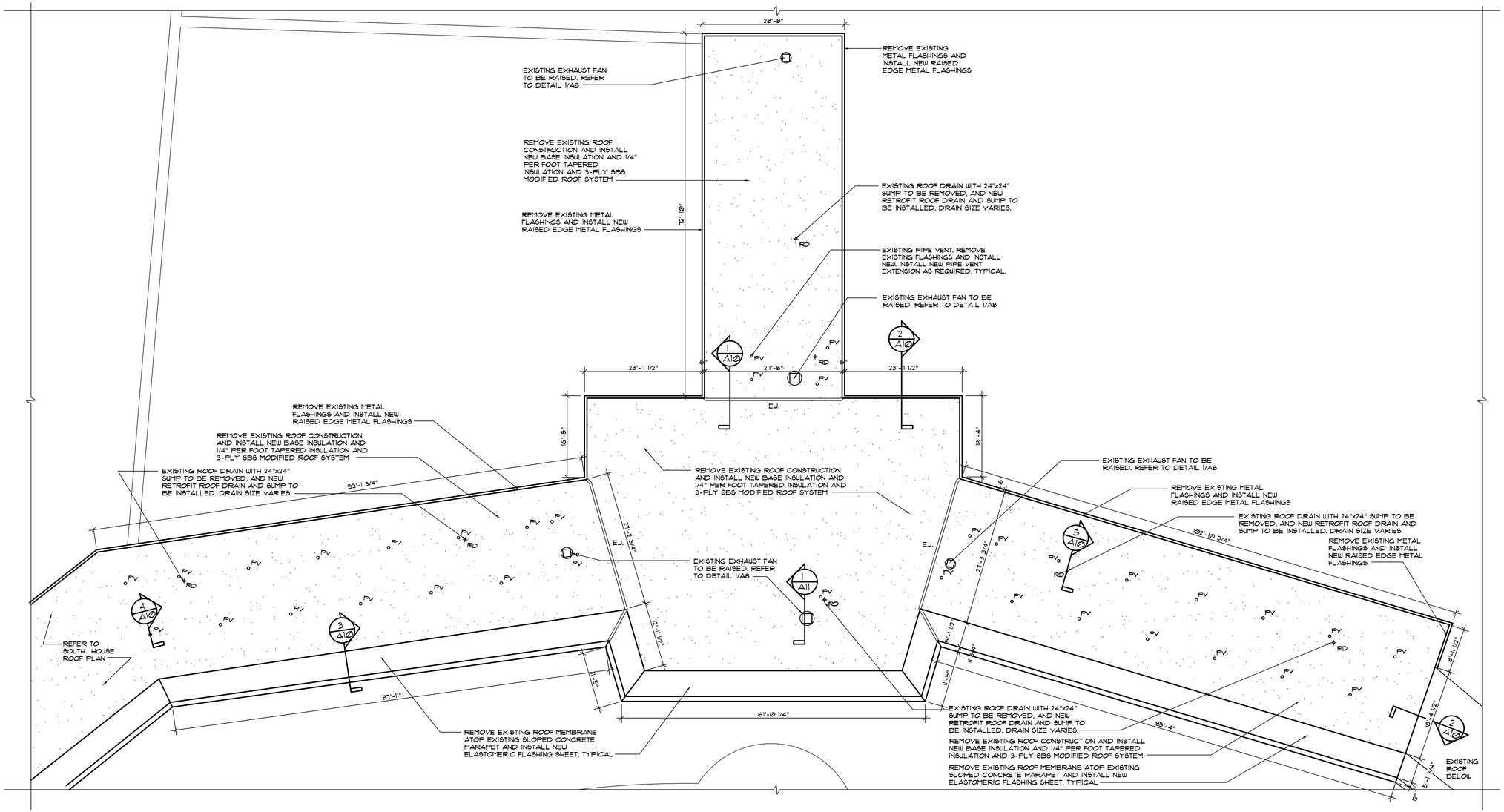
ROOF REPLACEMENT FOR OUTER HOUSING UNITS
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55 HOGBACK RD, CROSSWICKS, NJ 08515
CHESTERFIELD, BURLINGTON COUNTY, NEW JERSEY
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TAPERED INSULATION ROOF PLAN - SOUTH HOUSE


**RONALD A. SEBRING ASSOCIATES, LLC**
rasa
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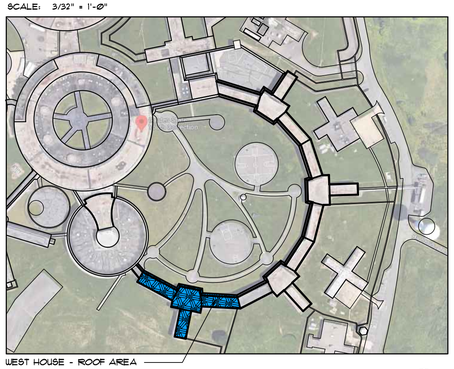

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| FINAL DESIGN | ARC | 7/22/26 |
| FINAL DESIGN 2 | ARC | 8/19/26 |
| PERMIT/BID | FF | 8/31/26 |
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A7




# ROOF PLAN - WEST HOUSE

SCALE: 3/32" = 1'-0"



WEST HOUSE - ROOF AREA

## KEY PLAN

NOT TO SCALE

## LEGEND

EXISTING EXHAUST FAN TO BE RAISED. REFER TO DETAIL 1/A11

DETAIL REFERENCE

INDICATES THICKNESS OF NEW ROOF INSULATION ABOVE EXISTING LEVEL CONCRETE DECK TO TOP OF ROOF COVER BOARD IN INCHES

E.J. REMOVE EXISTING ROOFING TO FACILITATE INSTALLATION OF NEW EPDM BELLOWS EXPANSION JOINT AND INSTALL NEW SELF-ADHERING BASE/PLY SHEET AND CAP SHEET, REFER TO DETAIL 1/A10

P.V. EXISTING PIPE VENT. REMOVE EXISTING FLASHINGS AND INSTALL NEW. INSTALL NEW PIPE VENT EXTENSION AS REQUIRED. REFER TO DETAIL 4/A10

RD. EXISTING ROOF DRAIN WITH 24"x24" SUMP TO BE REMOVED, AND NEW RETROFIT ROOF DRAIN AND SUMP TO BE INSTALLED. DRAIN SIZE VARIES. REFER TO DETAIL 5/A10

## ROOF NOTES

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2.) EXISTING ROOFING SYSTEM: GRAVEL OVER FLOOD COAT OVER BUILT-UP ROOFING OVER FIBERBOARD INSULATION OVER CONCRETE DECK.

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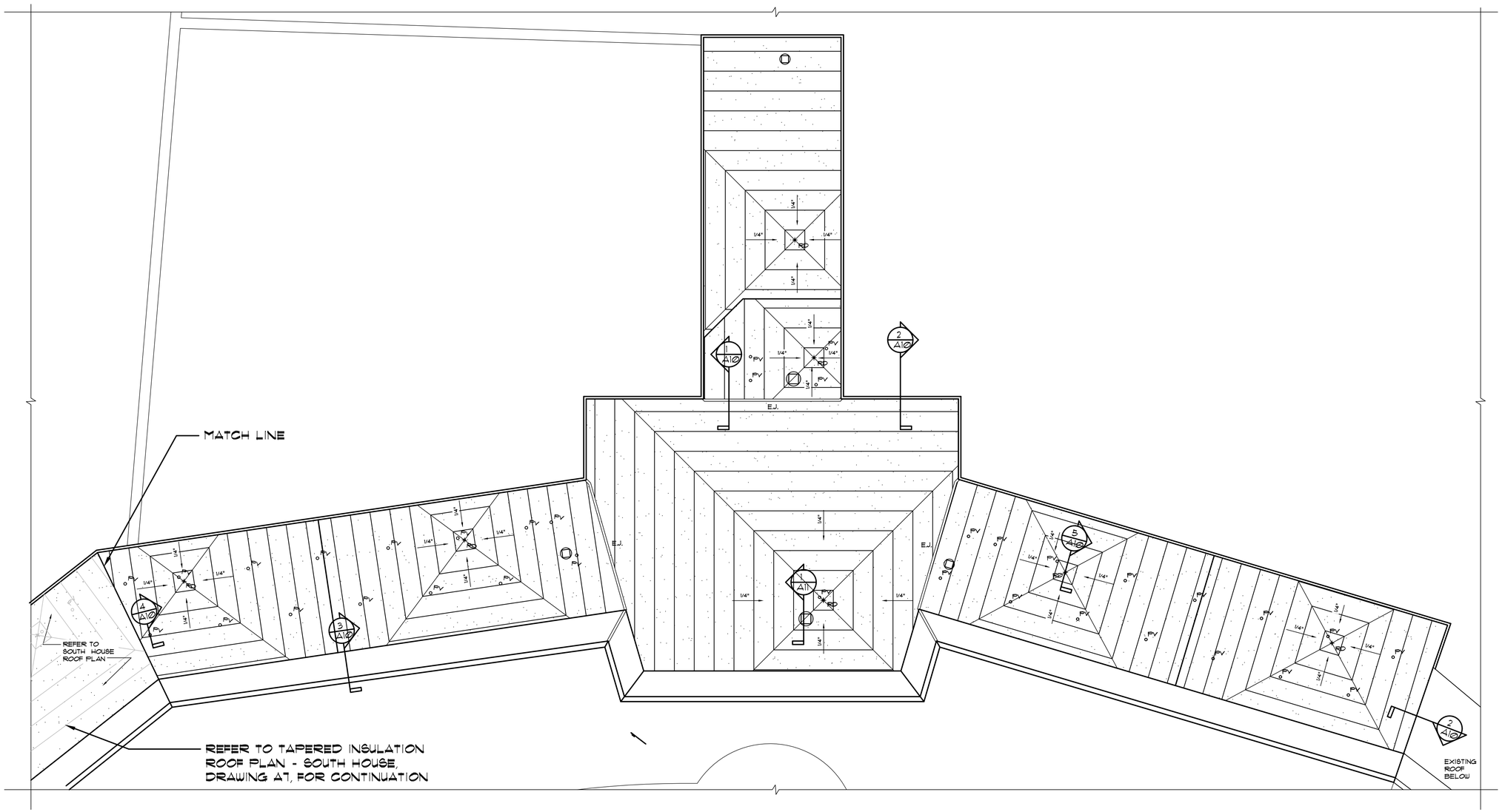
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ROOF PLAN – WEST HOUSE

DAVID A. CLARK
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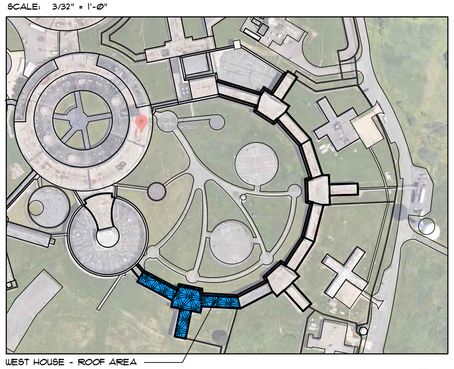
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# TAPERED INSULATION ROOF PLAN - WEST HOUSE

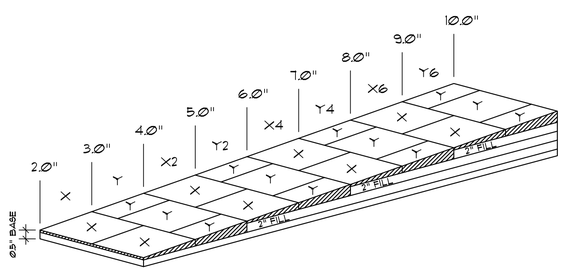
SCALE: 3/32" = 1'-0"



WEST HOUSE - ROOF AREA

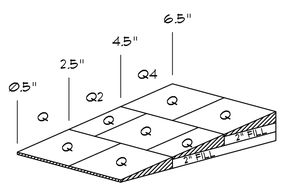
## KEY PLAN

NOT TO SCALE




## SECTION 1/4" SLOPE

NOT TO SCALE




## SECTION 1/2" SLOPE

NOT TO SCALE

| TAPERED SYSTEM DETAILS | |
|---|---|
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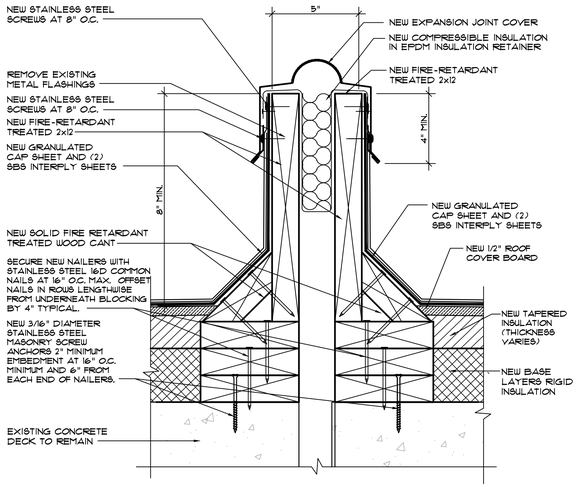
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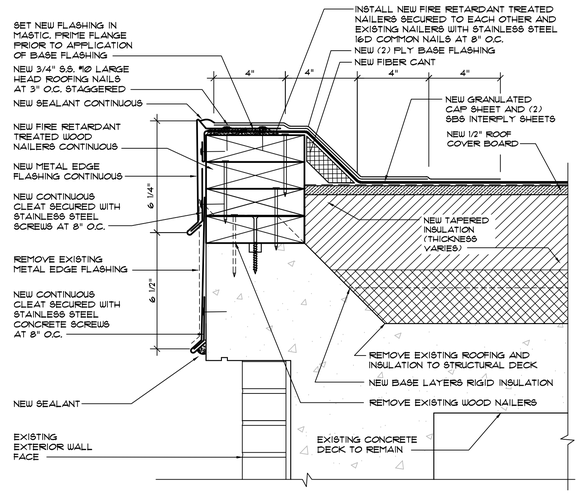
A9




## EXPANSION JOINT DETAIL

SCALE: 3" = 1'-0"

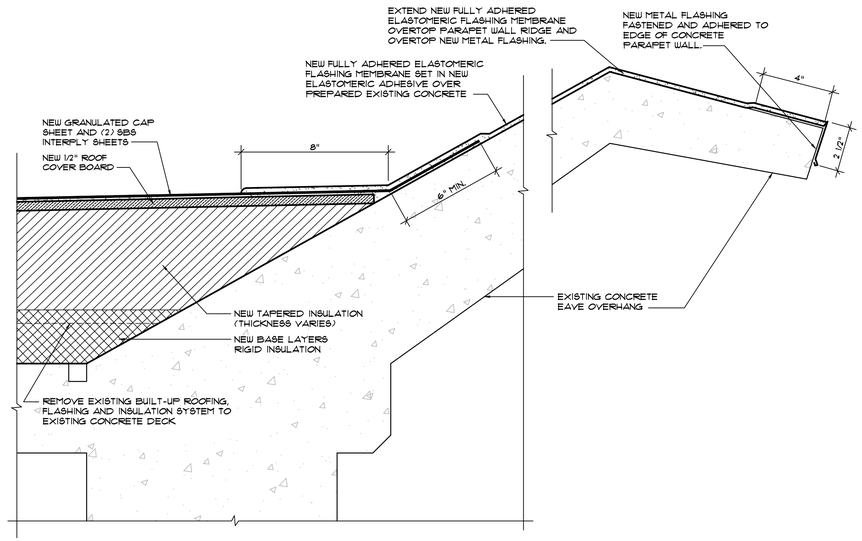
1 / A10




## ROOF EDGE DETAIL

SCALE: 3" = 1'-0"

2 / A10

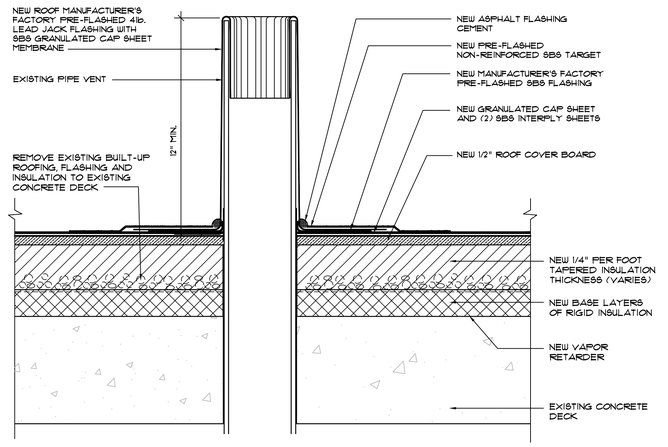



## PARAPET DETAIL

SCALE: 3" = 1'-0"

3 / A10

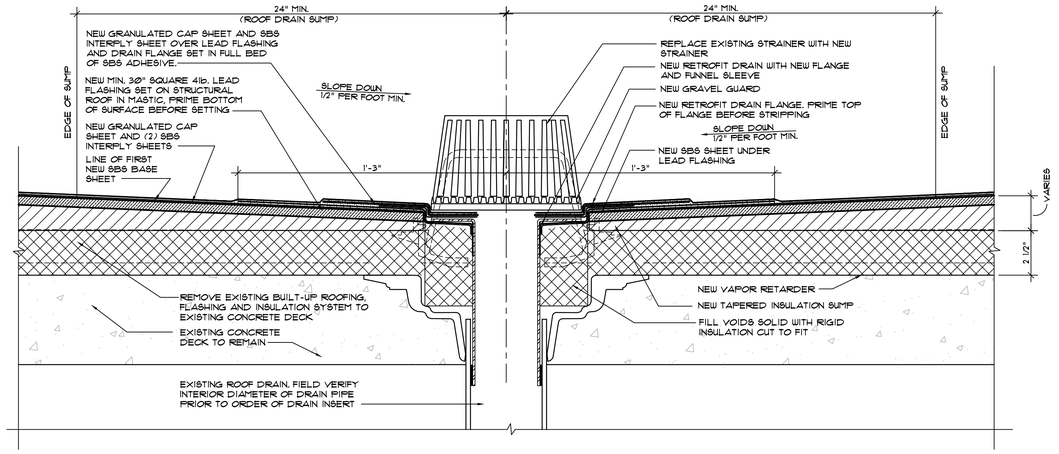
**NOTE:** ALL NEW WOOD/LUMBER UTILIZED, INCLUDING ALL WOOD WITHIN NAILABLE INSULATION PANELS, THROUGHOUT THE PROJECT IS TO BE FIRE RETARDANT TREATED AS SPECIFIED WITHIN SPECIFICATIONS SECTION 06 05 73.




## PIPE VENT DETAIL

SCALE: 3" = 1'-0"

4 / A10




## ROOF DRAIN DETAIL

SCALE: 3" = 1'-0"

5 / A10

DAVID A. CLARK
ARCHITECT 17149

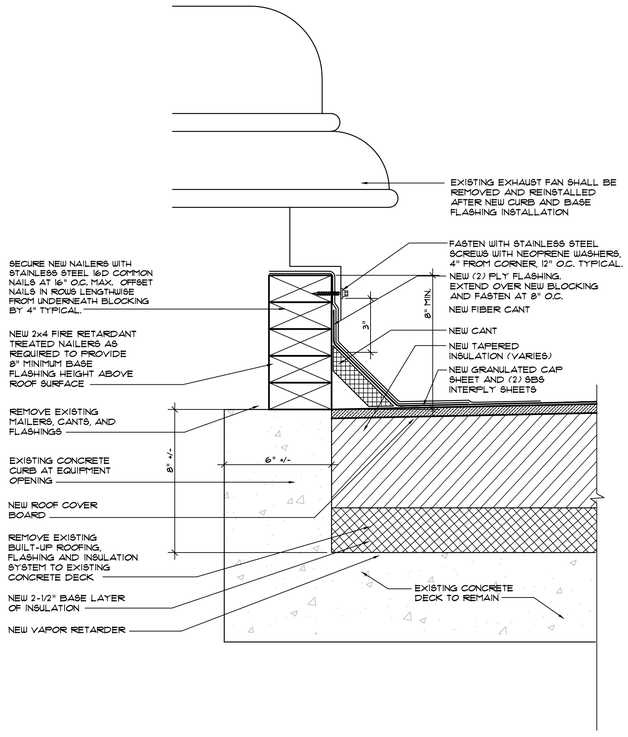
ROOF REPLACEMENT FOR OUTER HOUSING UNITS
GARDEN STATE YOUTH CORRECTIONAL FACILITY
55 HOGBACK RD., CROSSWICKS, NJ 08515
CHESTERFIELD, BURLINGTON COUNTY, NEW JERSEY
PROJECT No. C1102-00

DETAILS

**RONALD A. SEBRING ASSOCIATES, LLC**
rasa
*ARCHITECTURE AND DESIGN*
*1000 WASHINGTON STREET, SUITE 201*
*TOMS RIVER, NEW JERSEY, 08753*
*(732) 701-9444 FAX 701-9919 E-MAIL ARCHITECTS@RASALLC.COM*

| SUBMISSION | BY | DATE |
|---|---|---|
| DESIGN DEVELOPMENT | LD | 5/28/26 |
| FINAL DESIGN | ARC | 7/22/26 |
| PERMIT/BID | FF | 8/31/26 |
| | | |
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| | | |
| | | |

A10

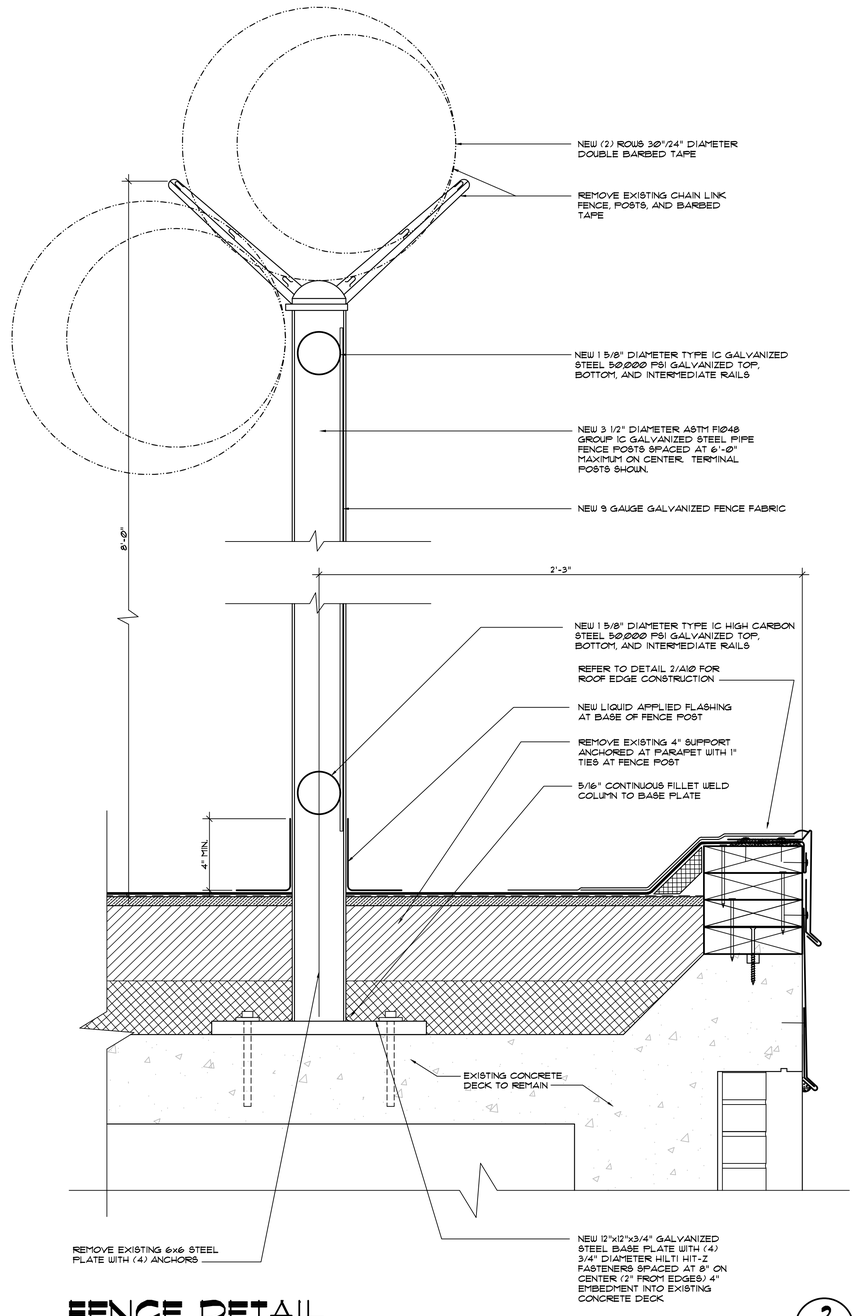



## EXHAUST FAN DETAIL

SCALE: 3" = 1'-0"

1
A11

NOTE: ALL NEW WOOD/LUMBER UTILIZED, INCLUDING ALL WOOD WITHIN NAILABLE INSULATION PANELS, THROUGHOUT THE PROJECT IS TO BE FIRE RETARDANT TREATED AS SPECIFIED WITHIN SPECIFICATIONS SECTION 06 05 73.




## FENCE DETAIL

SCALE: 3" = 1'-0"

2
A11

DAVID A. CLARK
ARCHITECT 17149

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A11